Town of Loomis

Housing Element

2006-2013

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1. INTRODUCTION

California law (Government Article 10.6) requires that each jurisdiction adopt a housing element as one of the seven required elements of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code § 65580(a)). The housing element establishes goals, policies and programs to facilitate and encourage the provision of safe, adequate housing for its current and future resident of all income levels.

The housing element differs from the other required elements, in that the State mandates that it include specific information and analyze population and housing trends. Also, unlike other general plan elements, the housing element must be submitted to the California State Department of Housing and Community Development (HCD) for review and certification. Under State law, the required components of the housing element are:

Housing Needs Assessment and Quantified Objectives: California law (Government Code § 65584)requires the Department of Housing and Community Development to project statewide housing needs and allocate the need to each region in the State. After consulting with the Sacramento Area Council of Governments (SACOG), HCD provided the regional need to SACOG, which then distributed the Regional Housing Needs Determination (RHND) to cities and counties within the SACOG region.

Loomis must independently assess existing, special (i.e. disabled, elderly, etc.), and projected housing needs. After the needs assessment is complete, the Town must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, lower, moderate, and above moderate) to make sure that both the existing and the projected housing needs are met, consistent with the Town's share of the regional housing needs allocation.

One of the main goals of the Housing Element is to increase affordability of housing in an equitable manner. This is often referred to as "affordable housing". However, the Town recognizes that the high cost of housing makes it difficult for the local workforce to afford housing. In fact, teachers or nurses supporting a family could fall into the lower income categories. Therefore, in order to better describe the housing needs, "affordable housing" and "workforce housing" are used interchangeably in the document.

Land Inventory: The Town must compile relevant information on the zoning, acreage, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development.

Governmental and Nongovernmental Constraints: The Town must identify and analyze impediments to the development of housing for all income levels.

Review the Previous Housing Element: The Town must review the actual results of the goals, objectives, policies and programs adopted in the previous housing element (adopted February 2006), and analyze the differences between what was projected and what was achieved.

Program of Actions: The Town must develop housing programs that meet the local housing goals, quantify objectives, and fulfill HCD requirements.

1.1 General Plan Consistency

As stated above, the Housing Element is one of seven mandatory elements of the General Plan, which was updated by the Town of Loomis in May 2001. For the General Plan to provide effective guidance on land use issues, the goals, policies and programs of each element must be internally consistent. This Housing Element builds upon the General Plan and is consistent with its policies. Whenever an element of the General Plan is amended, the Town considers the impacts of the amendment on the other elements to ensure consistency is maintained.

In order to make adequate sites available to accommodate the Town's Regional Housing Need Allocation and comply with State-mandates, the Town has proposed to amend the General Plan and Zoning Ordinance (see Programs 10 and 11).

2. EXISTING CONDITIONS

Loomis is a small, semi-rural community located in rapidly urbanizing western Placer County in California's Central Valley. Incorporated in 1984, the Town is located approximately 25 miles northeast of the City of Sacramento, along Interstate 80. Loomis is in the western portion of the Loomis Basin, an 80-square mile area of the Placer County foothills. Loomis maintains a distinct small-town, semi-rural character through large residential lots with active agricultural activities, rural roads, equestrian trails, a compact downtown "village", and the preservation of historic structures.

Interstate 80, traversing northeast through the center of Town, divides Loomis into two distinct areas. The area north of I-80 contains all the community's existing retail, office and industrial development, as well as higher density residential development, bounded by larger, semi-rural residential lots. The area south of I-80 is almost exclusively rural and residential in character, but contains zoning for a large tourist shopping area between the freeway and Secret Ravine. Many local landowners maintain small-scale or vocational agricultural activities on small ranches, including the raising of farm animals. Higher density residential development is concentrated near the Taylor Road commercial corridor per the Town's "core-concept" of development.

The following information regarding the characteristics of Loomis's housing and population was primarily derived from the U.S. Census Bureau, and taken from the 2000 Census and 2006 American Community Survey. The California Department of Finance (DOF) also provides demographic information. The DOF records total and occupied housing units, household size and population, and group quarters population using the Housing Unit (HU) Method.[1] Information based on housing allocations and growth predictions are derived from SACOG databases.

2.1 Population and Households

During the 1990s, Loomis grew at a moderate pace (average annual growth 1.3%). However, the growth rate has slowed since 2000 (average annual growth 0.6%). As Table 1 shows, the population of Loomis has increased about 5.8 percent between 2000 and 2008 from 6,260 to 6,624 people. In comparison, Placer County's total population increased by about 34 percent between 2000 and 2008 from 248,399 to 333,401 people. The population of Loomis in 2008 represents approximately 2 percent of the 333,401 people in Placer County.

Loomis households grew at about 1 percent per year over the last seven years (see Table 2). Loomis households represent about 3.5 percent of the 64,101 County households in 2007.

[1] HUs are estimated by adding new construction and annexations and subtracting demolitions from the DOF benchmark file. The U.S. Census Bureau and local jurisdictions supply HU changes. Occupied HUs are estimated by subtracting vacant HUs (calculated using the 2000 Census vacancy rate) from total HUs. The household population is derived by multiplying occupied HUs by the current persons per household estimate. The benchmark group quarters population is updated using the reported population change in group quarters facilities. Household and group quarters populations are summed to produce the total city population estimates.

Table 1: Population Growth Trends

Year	Population	% Increase	Avg. Annual Growth Rate
1990	5,705		
2000	6,260	9.7%	1.3%
2008	6,624	5.8%	0.6%

Sources: 2000 Census and Department of Finance, Table B-4: Total Population of California Cities

Table 2: Household Growth Trends

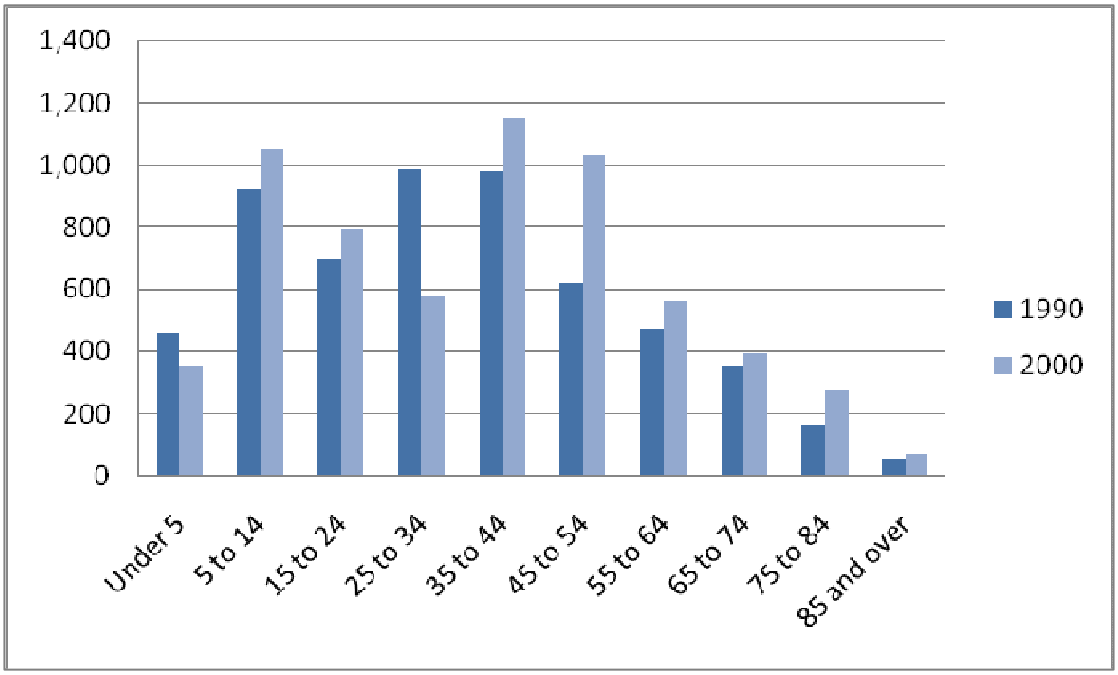
Year	Households	% Increase	Avg. Annual Growth Rate
1990	1,964		
2000	2,273	12.0%	1.2%
2007	2,452	7.3%	1.0%

Source: 2000 Census

2.2 Age

Figure 1 illustrates the age distribution in Loomis for 1990 and 2000 in 10-year increments. The chart indicates an overall increase in the average age of residents since 1990. The population shifted so that more individuals fell into the 45 to 54 age group in 2000 than in 1990 (a 40 percent increase in that category). Decreases in population were greatest for the 25 to 34 age group, nearly 40 percent as well.

Figure 1: 1990 & 2000 Age Distribution



Source: 2000 Census

2.3 Race/Ethnicity

Loomis is predominately white at 89.1 percent of the total population in 2000 down slightly from 92.3 percent in 1990. This change is offset, in part, by the increase in "other race", which increased 4 percent from 2.5 percent in 1990 to 6.4 percent in 2000. Residents identifying themselves as Asian or Pacific Islander account for 3.4 percent of the total population in 2000. The Hispanic population represented 6.9 percent of the total population in Loomis in 2000 down from 7.3 percent in 1990.

Table 3: Race/Ethnicity

	1990	2000
Race/Ethnicity		
White	92.3%	89.1%
Black or African American	0.4%	0.2%
American Indian or Alaska Native	1.4%	1.0%
Asian or Pacific Islander	3.5%	3.4%
Other Race	2.5%	6.4%
	100%	**100%**
Hispanic Origin		
Hispanic or Latino	7.3%	6.9%
Non Hispanic	92.7%	93.1%
	100%	**100%**

Source: 2000 Census

2.4 Housing Units and Housing Conditions

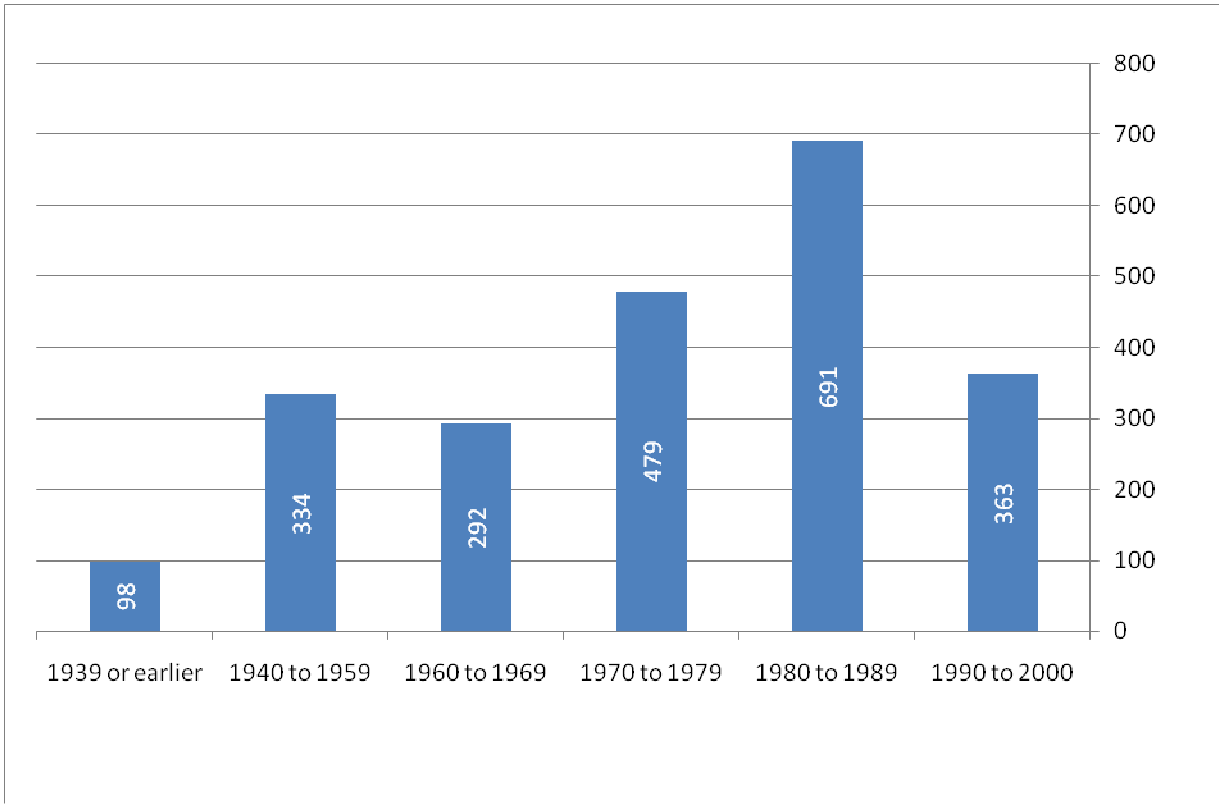
This section identifies housing units and housing conditions. A housing unit is a group of rooms or a single room that functions as separate living quarters, whether occupied or vacant[2].

Number of Units and Year Structures Built: There are 2,452 dwelling units in Loomis as of 2007, according to the Placer County Department of Community Development. This is an 8 percent increase (179 units) from the 2,273 in 2000.

About two-thirds of the total housing stock has been built since 1970 with about thirty percent of the housing units constructed in the 1980's. In the 1990s, housing production slowed from 1970 and 1980 levels to approximately 36 units annually.

[2] HCD defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Figure 2: Year Structure Built

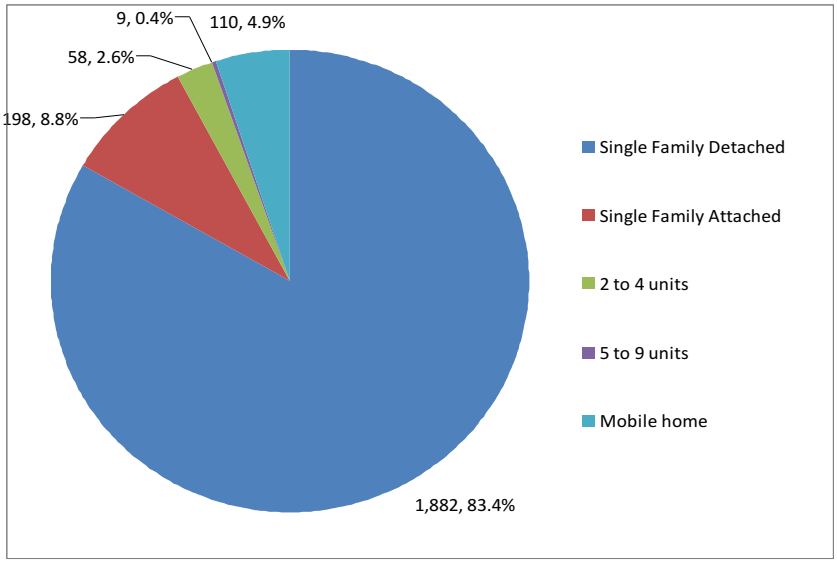


Source: 2000 Census

Occupancy and Tenure: 97 percent (2,206 units) of the total housing units in 2000 were designated as occupied while three percent (67 units) were vacant. The Town of Loomis had a lower vacancy rate than Placer County, which has a vacancy rate of approximately 13 percent. California's vacancy rate was 5.8 percent as of 2000. Of the 67 vacant units, four were used for seasonal, recreational, or occasional use. Of the 2,206 occupied housing units, 80.6 percent were owner occupied (1,779 units) and 19.4 percent (427 units) were renter occupied. There were four owner occupied units for every one renter occupied unit.

Housing Unit Type: Single-family detached homes made up over 83.4 percent of all housing units in Loomis, as of 2000. Single family attached units were the second largest category, about 8.8 percent. Remaining housing types combined make up approximately eight percent of the total housing units. There were no multi-family housing unit types with ten or more units (the apartment buildings of the Brace Road Complex are on separate parcels). However, there were 110 (4.9%) mobile homes.

Figure 3: Housing Unit Type



Source: 2000 Census

Housing Conditions: The condition of most housing in Loomis is generally good to excellent. The community, however, has a number of older smaller homes, some in subdivisions, some not, which are not well maintained and continue to deteriorate; particularly on the north side of the freeway. A number of these units have converted garages, sagging roofs, dry rot, and additions that do not meet code. Staff has reviewed an earlier survey, visually inspected the areas that had a greater percentage of housing that required rehabilitation in the previous study, and checked with the building inspector. The results of this analysis are in Table 4. The building inspector estimates that approximately 11 units (less than 1 percent) in Town are in need of substantial rehabilitation. SACOG estimates that there are no units that are not currently habitable.

Table 4: Housing Conditions Survey

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	2,025	50	15	10	1	2,101
Duplex	96	-	-	-	-	96
Multifamily	-	-	28 (Brace Road Complex)	-	-	28
Total	2,121	50	43	10	1	2,225
Percent	95%	2%	2%	<1%	<1%	100%

Source: Town of Loomis

The following definitions of housing conditions were used in the survey.

Sound – A unit that appears new or well maintained and structurally intact. The foundation appears structurally undamaged and the rooflines are straight. Siding, windows, and doors are in good repair with good exterior paint condition. (Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor – A unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.

Moderate – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and reroofing, as well as painting and window replacement).

Dilapidated – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Units "at risk": There are no subsidized housing units in Loomis and, therefore, no existing assisted housing units "at-risk" of reverting to market rates.

2.5 Employment

Loomis has a small employment base, with the largest employers in education & healthcare, retail, manufacturing, professional, and construction (see Table 5). According to SACOG, in 1999, Loomis had 2,188 jobs and projected job growth to reach 2,741 by 2005.

Table 5: Employment by Industry

Employment Sector	Male	Female	Total
Agriculture	5	2	7
Construction	255	36	291
Manufacturing	240	73	313
Wholesale Trade	105	57	162
Retail Trade	211	176	387
Transportation & Warehousing	71	26	97
Information	90	104	194
Finance	103	150	253
Professional	134	174	308
Education & Healthcare	144	403	547
Arts & Service	100	39	139
Other	70	110	180
Public Administration	146	47	193
Total	**1,674**	**1,397**	**3,071**

Source: 2000 Census

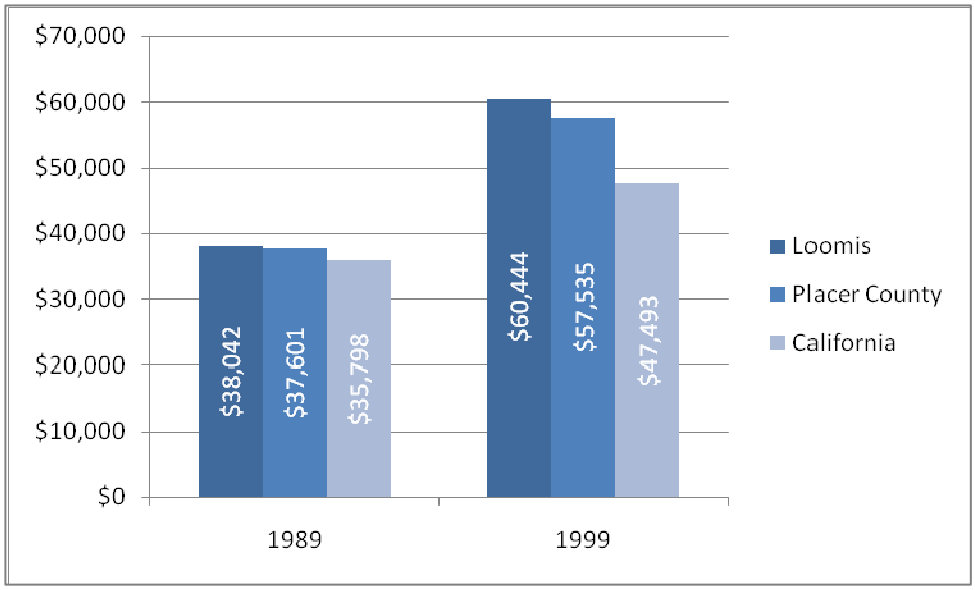
According to the 2000 Census there were 4,813 people age 16 or over in Loomis eligible for work. Of those, approximately two-thirds, or 3,215, were currently in the labor force. This is consistent with both Placer County and California State levels.

The mean travel time to work is 25.6 minutes, suggesting many of those who live in Loomis work outside of the Town limits. SACOG estimates that, as of 2000, the daytime population was 5.6 percent lower than the total area resident population, which supports the assumption that many residents commute to work.

2.6 Income

Loomis is a community with median incomes higher than both the countywide and State average. These differences widened significantly between 1989 and 1999. According to the 2000 Census, the median household income in Loomis for 1999 was $60,444 compared to $57,535 for Placer County and $47,493 for the State. In comparison to the 1990 Census, the median household income in Loomis in 1989 was $38,042, whereas in Placer County it was $37,601 and in California $35,798. When the 1989 numbers are adjusted for inflation (to 1999 levels), they are $51,991 for Loomis, $51,388 for Placer County and $48,924 for California. This illustrates that while median incomes remained relatively flat at the State level after adjusting for inflation, they increased in both Placer County and Loomis over the ten-year period. (See Figure 4 for median household income data.)

Figure 4: Median Household Income



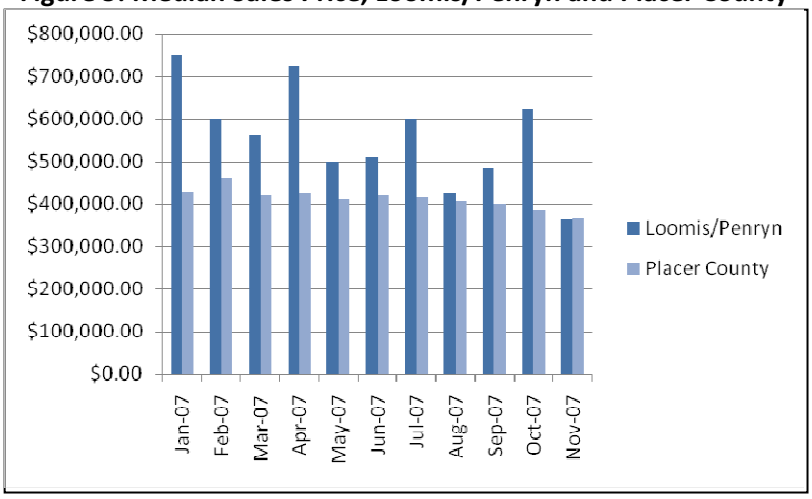
Source: 2000 Census

2.7 Housing Costs

Unit Sales: Figure 5 shows the median sales prices from January 2007 to November 2007. In 2007, the median sales price in the County hovered around $400.000, while the median sales price in the Loomis/Penryn area fluctuated substantially. The Loomis/Penryn area was less affected by the nationwide decline in home prices in 2008. According to the Placer County Association of Realtors, the median sales price of homes in the Loomis/Penryn area for the month of January 2009 was $451,000, and the average sales price was $546,000. Placer County at the same time showed median sales price of $270,000 and an average sales price of $314,860.

Foreclosures are a growing issue throughout the housing market. Foreclosure rates in 2008 increased in Placer County by more than 110 percent from the previous year, with 2,552 residential properties being taken over, compared to 1,193 in 2007. The increasing number of foreclosures is suppressing housing prices, which provides more opportunities for first time home-buyers who can obtain financing. However, the rise in foreclosures can result in a negative impact on residential neighborhoods and the quality of life for those going through the foreclosures. Homes are left vacant and susceptible to dilapidation, while residents are forced to relocate and seek more affordable housing.

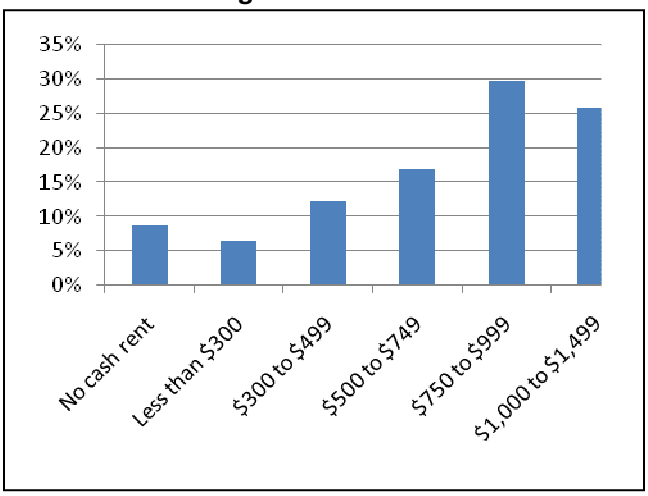
Figure 5: Median Sales Price, Loomis/Penryn and Placer County



Source: Placer County Association of Realtors

Rent: Of the 2,273 housing units in Loomis, 427 were rented as of the 2000 Census. The median gross rent at the time of the census was $793/month. Gross rent is the amount of contract rent plus utilities (electricity, water, gas, and sewer) and fuels (oil, coal, kerosene, wood, etc.).[3] More than half of renters in Loomis pay over $750 per month, as of 2000.

Figure 6: Gross Rent



Source: 2000 Census

[3] Encouraging energy efficiency can reduce overall utility costs, and, thereby improving affordability of long-term owner costs.

2.8 Overpayment for Housing

Although the standards applied to gauge housing costs vary, guidelines from the U.S. Department of Housing and Urban Development (HUD) specify that a household should not spend more than 30 percent of household income on housing and housing related expenses.

According to the 2000 Census, 24 percent of those in owner-occupied units were paying 30 percent or more of their income on housing costs, as compared to 29 percent in the County. And, 31 percent of the households in renter occupied units were paying 30 percent or more of their income on housing costs, as compared to 39 percent in the County.

Figure 7: Selected Monthly Owner Costs as a Percentage of Household Income in 1999

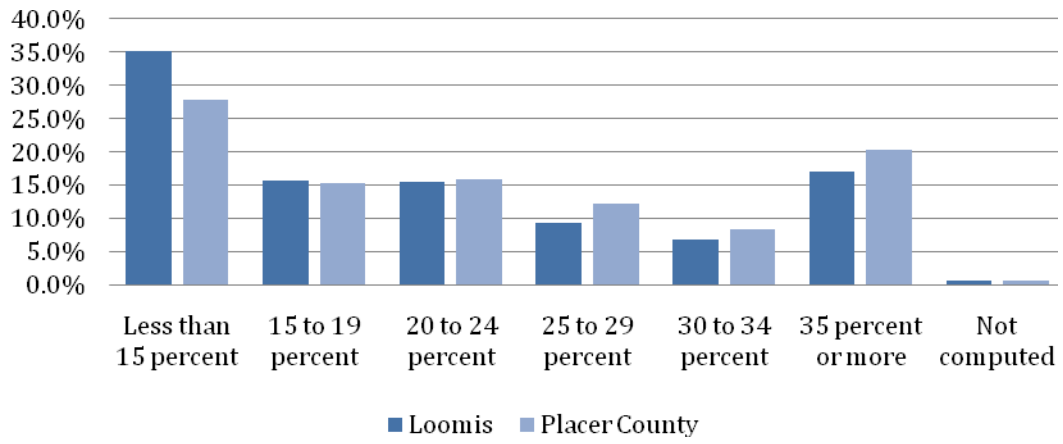
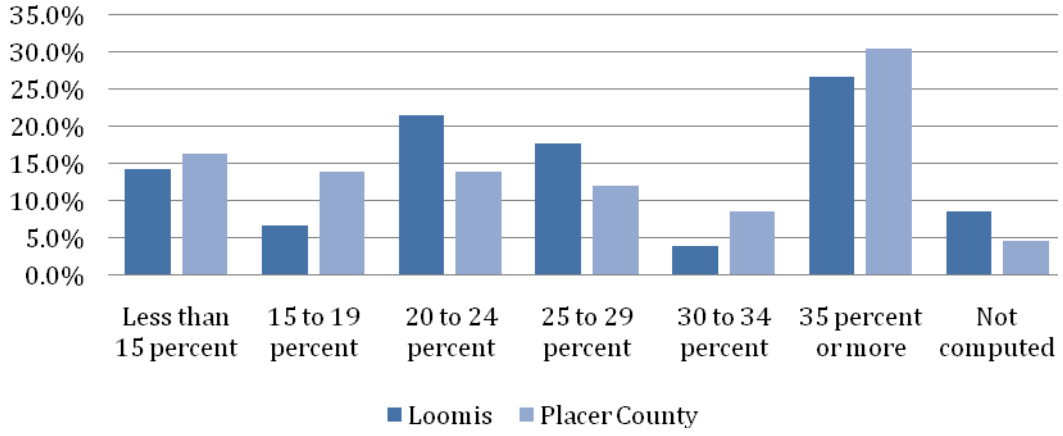


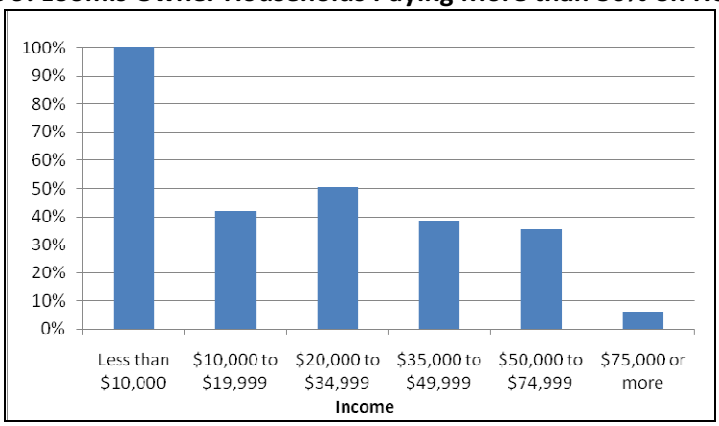
Figure 8: Gross Rent as a Percentage of Household Income in 1999



Source: 2000 Census

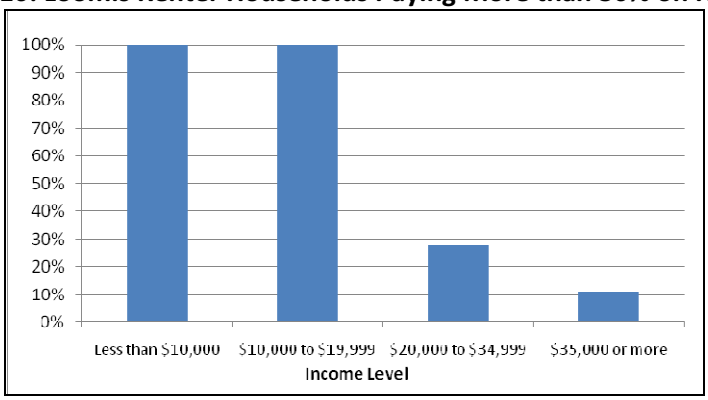
Figures 9 and 10 illustrate overpayment by income level. Households in the lower income levels often carry a larger housing cost burden. For example, all renter households earning less than $20,000 pay more than 30 percent on housing (Figure 10). Conversely, for renter households earning $35,000 or more, 1 household in 10 pays more than 30 percent on housing.

Figure 9: Loomis Owner Households Paying More than 30% on Housing



Source: 2000 Census

Figure 10: Loomis Renter Households Paying More than 30% on Housing



Source: 2000 Census

2.9 Overcrowding

An overcrowded housing unit is defined by the U.S. Census Bureau as one in which there are more than 1.01 persons per room (excluding bathrooms and kitchens).

Overcrowding is not a significant issue in Loomis. According to the 2000 Census, only 22 (0.99 percent) of the 2,212 occupied residential units are classified as overcrowded. This figure is well below the level of overcrowding in Placer County, which is identified as 3.8 percent in 2000.

Twelve (0.7 percent) of the 1,754 owner-occupied residential units are classified as overcrowded. Ten (2.2 percent) of the 458 renter-occupied residential units are classified as overcrowded. These figures are well below the level of overcrowding in Placer County, which is 2.0 percent for owner-occupied residential units and 8.9 percent for renter-occupied residential units in the 2000 Census.

2.10 Extremely Low-Income Housing Needs

Extremely low-income households earn 30 percent or less of median income. The median income in the Town is $60,444 for a family of four. This results in an extremely low income of $18,133 or less for a four-person household. Of the 2,273 households (2000 Census), 55 renters and 58 owners (about 5 percent of all households) have household income less than 30 percent of median income. As Table 6 illustrates, these households have a higher percentage of housing problems and a greater cost burden than other households.

Table 6: Extremely Low Income Households, 2000

	Total Renters	Total Owners	Total Households
Extremely Low Income Households	55	58	113
Percent with any housing problems	100%	65.5%	82.3%
Percent with housing cost burden 30%	100%	65.5%	82.3%
Percent with housing cost burden >50%	81.8%	65.5%	73.5%

Source: CHAS Data Book, 2000

Based on State law methodology, the Town estimates that 50 percent of their very low-income housing allocation is extremely low-income households. As a result, from the very low need of 44 units (see Table 11), the Town has a projected need of 22 units for extremely low-income. Most extremely low-income households receive public assistance, such as social security or disability insurance. To address the need for extremely low-income households, the Town will employ a number of strategies, including promoting a variety of housing types and programs that help support housing for extremely low-income households.

2.11 Opportunities for Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features, can contribute to reduced housing costs for homeowners and renters. Energy efficiency design produces sustainable community design and reduced dependence on automobiles. Additionally, maximizing energy efficiency renders a reduction in greenhouse gas emissions contributing to global climate change. In response to recent legislation on global climate change (SB 375), local governments are now required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits both the market and the changing climate by:

- Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trips and reducing emissions that add to the global climate change.

- Implementing passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design techniques.

- Encouraging the use of solar water and space heating.

Executive Order S-E-05 set into action the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required CARB to establish reduction measures. The global warming legislation was placed into the lap of individual jurisdictions with the San Bernardino County Settlement Agreement, which effects discretionary land use decisions and government operations.

There are several areas where programs for energy conservation in new and existing housing is supported by the Town:

- Through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code).

- Through appropriate land use policies and development standards that reduce energy consumption, such as promoting more compact, walkable neighborhoods, with housing close to jobs, community facilities and shopping; planning and zoning for mixed-use and higher density development; permitting cluster development; and promoting solar design elements in new and rehabilitated housing.

Additionally, the Town's Planning Commission is now encouraging energy efficient measures with projects and has started requiring plumbing for solar in subdivision homes.

Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households. These programs include their Energy Watch Partnerships and the Charitable Contributions Program.

The Energy Watch Partnerships help residents lower their energy bills and promote cleaner energy production. Through Energy Watch Partnerships PG&E has extended the reach of effectiveness of energy efficiency programs, and provided information about demand responses programs, renewable energy and self-generations opportunities.

The Charitable Contributions Program gives millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects that are funded

include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure that 75 percent of the dollars assist under-served communities, which includes low-income households, people with disabilities, and seniors.

2.11.1 Energy Consumption: Residential water heating and space heating/cooling are major sources of energy consumption. With the application of energy efficient design and the use of solar power systems, these sources can be operated on a much more efficient and sustainable level.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction the Town can play a major role in energy conservation. There are two distinct approaches to solar heating: active and passive. The best method to encourage use of these solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Residential water heating can be made more energy efficient through the application of solar water heating technologies. Solar water heating uses the sun to heat water, which is then stored for later use, a conventional water heater is needed only as a back-up. By cutting the amount of natural gas needed to heat water 50-75 percent per building, solar water heating systems can lower energy bills and reduce global warming pollution. The Town has the opportunity to implement solar technologies with the help of recent legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470), approved in October 2007, created a $250 million ten-year program to provide consumer rebates for solar water heating systems.

Active systems use mechanical equipment to collect and transport heat, such as a roof plate collector system used in solar water and space heaters. Passive systems use certain types of building materials to absorb solar energy and can transmit that energy later, without mechanization.

2.11.2 Global Climate Change: The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature and is known as the "greenhouse effect". Without these natural gases, the Earth's surface would be approximately 60 degrees Fahrenheit cooler. Emissions from human activities such as electricity production and automobiles have elevated the concentration of these gases in the atmosphere; this is referred to as global warming or more recently termed - global climate change. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. The increased consumption of fossil fuels (wood, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and design, and the selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

There are significant areas where Loomis can do more to encourage energy conservation in new and existing residential development to reduce the demand on energy production. There are a variety of energy efficiency and greenhouse gas emission reduction strategies available that can be integrated into land use decisions related to housing. Table 7 lists strategies to address energy conservation and global climate change; these were developed by the California Environmental Protection Agency's Climate Action Team.

Through these and other conservation measures the Town seeks to help minimize the percentage of household income that must be dedicated to energy costs as well as minimize the production of greenhouse gases that contribute to global climate change. Programs have been included to incorporate newly adopted state energy efficiency standards and to encourage alternative energy efficient technologies.

Table 7: Strategies to Address Energy Conservation and Global Climate Change

Climate Action Team Strategy	Project Design/Mitigation to Comply with Strategy	Housing Element Strategy
Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings)	Residential Development projects have the potential to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.	Ensure all new development is in compliance with CEC energy efficiency requirements as they are updated.
Smart Land Use: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors.	Specific strategies include: promoting jobs/housing proximity and transit oriented development; encouraging high density residential/commercial development along transit/rail corridor;	The Town should encourage compact residential development.
Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Residential Development projects could increase energy efficiency percentage beyond Title 24 requirements. In addition, the project could implement other green building design (i.e., natural day lighting and on-site renewable, electricity generation).	The Town should adopt standards that require LEED or similar standards for green building.
California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	If feasible, the project could install photovoltaic cells or other solar options.	The Town should investigate the incentives that will be made available and provide information to developers, to encourage the installation of solar roofs on new residential development.

Source: State of California, Environmental Protection Agency, Climate Action Team, 2006.

2.12Special Housing Group Needs

To provide adequate housing for all people, a community must consider the dwelling needs of senior citizens, female heads of households, large families, disabled persons, the homeless, and farmworkers. The shelter requirements of these special groups may point to a need for housing that is more "accessible", larger or smaller, secure, and/or more affordable.

2.12.1 Seniors: A slightly smaller percentage of Loomis's residents are 65 years of age and over (12.5 percent or 806 persons) compared to Placer County (13.1 percent), according to the 2000 Census. However, the percentage of elderly (over 65 years of age) in Loomis has significantly increased since the 1990 Census. In 1990, approximately 594 (10.4 percent) of Loomis's population are identified as elderly. In 2000, only 3 (0.3 percent) of the elderly members of the population live in poverty, and all of these are in owner-occupied housing. However, 608 (75 percent) of the elderly are classified as disabled.

As of the 2000 Census, 453 (20 percent) of householders are 65 and over, of which 417 are owners and 36 were renters.

Table 8: Householders by Tenure by Age

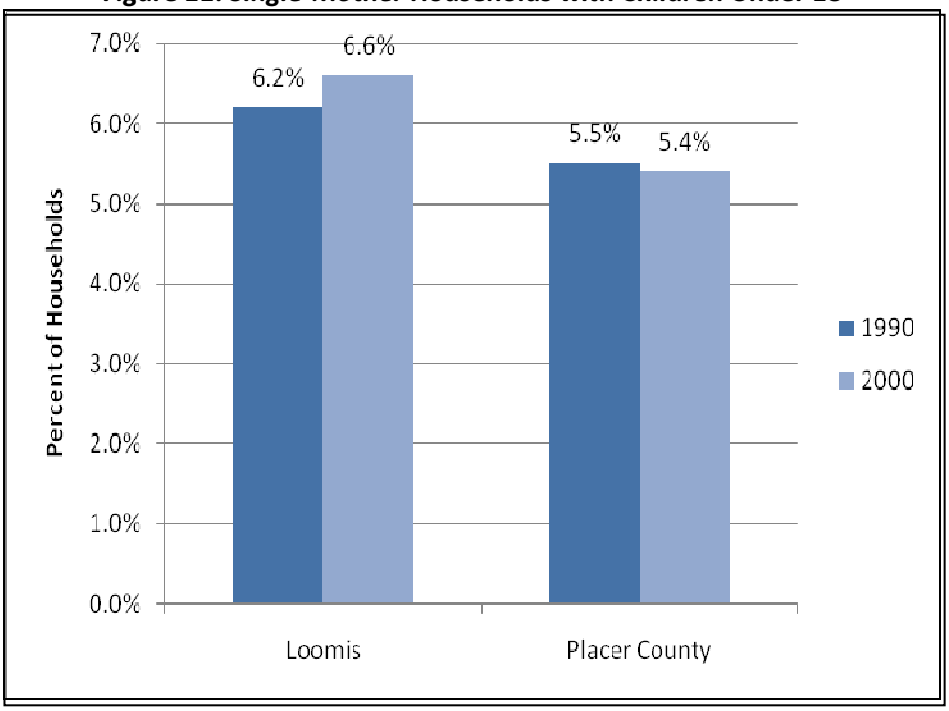
Householder Age	Owners	Renters	Total
65-74 years	222	19	241
75 plus years	195	17	212
Total	417	36	453

Source: 2000 Census

2.12.2 Female Heads of Households and Large Households: Female heads of households and large households (defined as 5 or more persons) may have specific needs due to income levels and housing stock constraints.

Per the 2000 Census, there are 268 female-headed households (12 percent of total households) of which 148 (6.6 percent of total households) have related children under 18 years of age (see Figure 11). Of all female-headed households, 93 (35 percent) are renting, and 65 (24 percent) of the female-headed households have incomes below the poverty level. The percentage of Placer County households headed by a female in 2000 are 8.9 percent; 5.4 percent with children under 18 years. Of the female-headed households in Placer County, 48 percent are renting and 49 percent have incomes below poverty level.

Figure 11: Single-Mother Households with Children Under 18



Source: U.S. Census Bureau, Census 2000.

The 2000 Census also illustrates that there are 237 (10.7 percent) large households in Loomis. In the County, 9.9 percent of the households are classified as large. However, only 28 large households (11.8 percent of large households) are renter-occupied housing. In Placer County, 62 percent of large households are in renter-occupied housing. As stated earlier, overcrowding is not a significant issue in Loomis. In addition, according to the 2000 Census, 33 percent of the housing units in Loomis have seven or more rooms.

2.12.3 Disabled: The living arrangement of disabled persons is dependent on the severity of the disability. Many disabled persons live in their own home, in an independent situation or with other family members. The U.S. Census collects data for several categories of disability. Definitions of each are as follows:

Long lasting disabilities:
Sensory disability: Blindness, deafness, or a severe vision or hearing impairment.
Physical disability: A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

Disabilities lasting six months or more:
Mental disability: Difficulty learning, remembering, or concentrating.
Self-care disability: Difficulty dressing, bathing, or getting around inside the home.
Going outside of home disability: Difficulty going outside the home alone to shop or visit a doctor's office.
Employment disability: Difficulty working at a job or business.

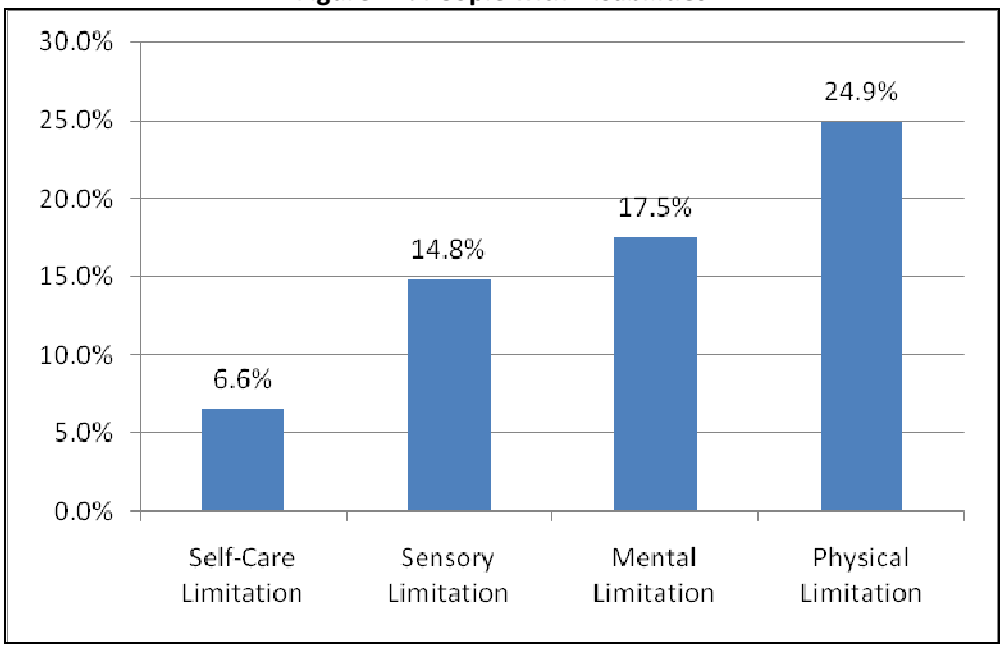
According to the 2000 Census, 859 persons (13 percent of the total population) age five and over in Loomis have a disability. Of these residents 249 have a sensory disability, 419 have a physical disability, 295 have a mental disability, 112 have a self-care disability, and 221 have a go-outside the home disability (see Table 9and Figure 12). In the County, 26.6 percent of the population has a disability.

Table 9: Persons with Disabilities by Disability Type

	Male	Female	Total
Total Disabilities			**859**
Total Disabilities for Ages 5-64	**195**	**224**	**419**
Sensory Disability	50	53	103
Physical Disability	29	20	49
Mental Disability	75	43	118
Self-care Disability	13	46	59
Go-outside-home Disability	28	62	90
Total Disabilities for Ages 65 and Over	**170**	**270**	**440**
Sensory Disability	68	79	147
Physical Disability	28	63	91
Mental Disability	6	12	18
Self-care Disability	20	33	53
Go-outside-home Disability	48	83	131

SOURCE: 2000 CENSUS

Figure 12: People with Disabilities



Note: Because the "Going outside the home" and "Employment" categories were only asked of those sixteen and older (other categories are age 5 and over), they are not shown in order to accurately cross-compare the categories.

Source: U.S. Census Bureau, Census 2000.

While the figures provided by the 2000 Census can help inform on housing issues regarding the disabled population, not all disabilities identify the need for accessible (based on Americans with Disabilities Act (ADA) standards) or low-income housing.

Disabled residents have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to housing such as: wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can increase. Many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

The State requires that those with disabilities receive housing opportunities with reasonable accommodation. An analysis of housing constraints for residents with disabilities is included under the constraints discussion.

A growing number of architects and developers are integrating universal design principles into their projects to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment more usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), new construction will increase the opportunities in housing and employment for everyone. The Town of Loomis has a program to encourage the use of universal design (see Program 22 in Chapter 7).

The following are the seven principles of universal design as outlined by the Center for Universal Design:

Equitable Use: The design is useful and marketable to people with diverse abilities.
Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
Simple and Intuitive: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended action.

Low Physical Effort: The design can be used efficiently and comfortably with minimum fatigue.
Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use, regardless of user's body size, posture, or mobility.

2.12.4 Homeless: Population data for the homeless is difficult to estimate, and homelessness data for the Town is unavailable. Many people are homeless for a short period of time, so an accurate analysis is difficult. However, according to a "point-in-time" survey taken by Sergei Shkurkin and Associates during March 2002, there were 405 homeless people in Placer County.

At the time of the count, of the 405 homeless, 109 were women and 88 were children. The majority (59 percent) of the homeless population was white, 28 percent was multi-racial, seven percent was Hispanic, and two percent was African American. A large percentage (36 percent) completed high school and 25 percent finished two years of college. On average, the homeless surveyed had lived in their community 7.8 years. This does not indicate that they were homeless during that entire time period, but were when the “point-in-time” survey was conducted. The vast majority (89 percent) indicated current or past problems with alcohol or drugs. In addition, 121 (45 percent) report having been diagnosed as mentally ill.

The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs dispersed through various divisions of Placer County’s Health and Human Services (HHS), and several community-based organizations. In addition, a few organizations, such as, the Sierra Foothill AIDS Foundation, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population, such as the homeless, foster children, and victims of domestic violence.

Emergency shelters are allowed, with a use permit,[4] within the following zones: General Commercial (CG), Central Commercial (CC), and Public/Institutional (PI) districts. There are 33 vacant parcels with approximately 81 acres in these districts. Program 24 has been proposed to allow emergency shelters without a conditional use permit or other discretionary review in accordance with SB 2. Rooming or boarding houses are allowed with a use permit in the Medium-Density Residential (RM) and High-Density Residential (RH) districts.

2.12.5 Farmworkers: The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. This is the latest information

[4] Use Permit approval is required for all new construction in the CG and CC districts.

available on farmworkers in Loomis. The study is based on secondary source information, including existing database information and interviews. According to the report, the number of migrant and seasonal farmworkers in all of Placer County is estimated at 802 out of 938,758 statewide (less than 1 percent). Approximately 371 (46 percent) are migrant farmworkers and 431 (64 percent) are seasonal workers. The report defines a seasonal farmworker as an individual whose principal employment (51 percent of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months. A migrant farmworker meets the same definition but establishes a temporary abode.

Housing for farmworkers must accommodate a wide range of household situations, including nuclear families, extended families, and singles. The variety of housing types allowed in Loomis may help facilitate farmworker housing. Second units are allowed in all residential zones except High Density Residential (RH). In addition, some zones allow carriage houses, boarding houses, and mobile homes. Medium Density Residential (RM), which has 14 vacant acres (see Table 14), allows single-family residences and could accommodate a development with a combination of housing types. Several commercial zones (CG, CO, and CT) also allow housing at 2 to 10 units per acre; the CC zone allows housing at 15 units per acre in mixed use projects.

2.13 Regional Housing Needs Assessment

California's housing law has one of the most extensive sets of planning regulations in the nation. While some argue that the State mandates have been effective in addressing local housing needs, others believe that the process is overly burdensome and impinges on local land use control. Since the early 1990s, various stakeholders, including local governments, housing advocates, builders, realtors, and the State, have worked to develop housing reform legislation. The focus of the proposed reforms has been to:

Significantly streamline the existing housing element content requirements;

Clarify the housing fair share allocation process and make it more responsive to local government policies and constraints; and

Develop performance standards that will allow jurisdictions meeting the standards to avoid HCD review of their element.

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG), the COG for the Loomis area, adopted the RHND in February 2008. SACOG took into account several factors in preparing the RHND, including projected household, job growth, and regional income

distribution. In turn, each city and county must address their local share of regional housing needs in their housing elements.

The projected housing needs in the RHND are broken down by income category based on the limits for very-low and lower-income households established by the U.S. Department of Housing and Urban Development (HUD) (see California Health and Safety Code Section 50079.5). Using these figures, HCD calculates "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Placer County's 2009 income limits are shown in Table 10.

Table 10: Placer County 2009 Income Limits

Income Categories	Persons Per Household				
	1	2	3	4	5
Extremely Low-Income	$15,300	$17,500	$19,650	$21,850	$23,600
Very Low-Income	$25,500	$29,100	$32,750	$39,300	$42,200
Lower-Income	$40,800	$46,600	$52,450	$58,250	$62,900
Median Income	$50,950	$58,250	$65,500	$72,800	$78,600
Moderate-income	$61,150	$69,900	$78,600	$87,350	$94,350

Source: HCD

The Regional Housing Needs Allocation for Loomis is shown in Table 11. The number of new units approved since the start of the planning period can reduce the Regional Housing Needs Allocation. Since no subsidized units were approved and, based on high housing prices and land costs in the Town, the new units are believed to be in the lower to above moderate income categories.

Five second units have been approved since January 2006. The size of second units generally ranges from 800 to 1,200 square feet. Based on market research, second units rent at approximately $1 per square foot and are affordable to lower income households at rents ranging from $800 to $1,200 per month (see also Table 12 – Income Limits and Affordability).

Table 11 shows that, after taking into account recent permit activity, the Town has a remaining State allocation of 114units.

Table 11: Regional Housing Needs Allocation

HCD Income Categories	Housing Need	Housing Starts 1/1/06 – 12/31/08	Remaining Housing Need
Very Low	44	0	44
Lower	25	6[1]	19
Moderate	26	0	26
Above Moderate	52	27	25
Total	**147**	**33**	**114**

Note:
1. Six second units were approved between January 2006 and December 2008. Based on market research these units are affordable to lower-income households.

Source: Town of Loomis

Loomis is not responsible for the actual construction of these units. Loomis is, however, responsible for creating a regulatory environment in which the private market *could* build their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, Zoning Code standards, and/or economic incentives to encourage the construction of various types of units. The Goals, Policies, and Programs in this Housing Element anticipate the construction of 309 new units for the remainder of the planning period (see Table 37– Summary of Quantified Objectives). This amounts to about 38 units per year. Historically Loomis has permitted about 20 to 25 units per year on average. In addition, even though the Town approves a project, the applicant may not pull a building permit.

To provide a perspective on housing affordability for each of the income groups, Table 12 shows the estimated affordable home price for each HCD income category based on a family of three. The analysis was prepared for a family of three, because the average household size in Loomis is 2.89.

Table 12: Income Limits and Affordability – Family of Three

	Household Income Level				
	Very Low		Low		Moderate
Estimated Annual Income	$32,750		$52,450		$78,600
Affordable Monthly Housing Cost[1]	$819		$1,311		$1,965
Less: Utilities	$200		$200		$200
Property Taxes[2]	92		165		261
Personal Mortgage Insurance[3]	32		57		90
Homeowners Insurance[4]	14		25		40
Affordable Monthly Mortgage Payment	$481		$864		$1,373
Estimated Affordable Mortgage[5]	$80,300		$144,150		$229,064
Estimated Affordable Home Price[5]	$84,500		$152,000		$241,000

Notes*:*
1. Based on households allocating 30% of their monthly earnings toward housing costs.
2. Property taxes at 1.3%.
3. Personal mortgage insurance at about 0.045% of the home price.

4. Homeowner's insurance at about 0.02% of the home price.
5. Based on a conventional 30-year loan with 6% interest using the affordable monthly mortgage payment and a 5% down payment.

2.14 Unaccommodated Housing Need from 2006 Housing Element

If a jurisdiction failed to make adequate sites available to accommodate the RHNA in the previous period, AB 1233 (GC Section 65584.09) requires them to identify and rezone sites in the first year of the current planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the new planning period (2006-2013). The jurisdiction may not count capacity on the same sites for both planning periods.

The 2006 Town of Loomis Housing Element identified the need to rezone sites to allow 15 dwelling units per acre and accommodate 165 higher density residential units. To implement these programs, the Town needs to rezone at least 11 acres and allow high-density residential development of at least 15 dwelling units per acre "by right". The Gates Property was identified as a potential site for higher density housing in the 2006 Housing Element. The Village at Loomis is currently proposed for this site. As discussed above, this project includes about 13 acres of higher density housing (20-25 dwellings/acre) and about 3 acres of senior housing. In order to address the unaccommodated housing need from the 2006 Housing Element, the Town proposes Program 10, which will encourage higher density residential development

Table 13 illustrates the remaining housing need from the 2006 Housing Element.

Table 13: Unaccommodated Housing Need – 2006 Housing Element

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (01-01-01 to 12-31-05)	**147**	**100**	**91**	**158**	**496**
Units Constructed/Approved	0	13	0	121	**134**
Second Units	0	9	0	0	**9**
Previously Identified Sites Still Available	47	13	91	37	**188**
Sites to be Rezoned Pursuant to Prior Housing Element Programs (See Programs #11and #12 in 2006 Housing Element)	100	65	0	0	**165**
Sites Rezoned - Other	0	0	0	0	**0**
Remaining Housing Need	**100**	**65**	**0**	**0**	**165**

Source: Town of Loomis

3. Housing Resources

3.1 Vacant Land Inventory

State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element ". . . identify adequate sites . . . to facilitate and encourage the development of a variety of types of housing for all income levels . . ." (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the Housing Element. The land must also have access to appropriate public services, such as water, sewage treatment, storm drainage, and roads.

Land suitable for residential development includes all of the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

As Table 14 below indicates, there are 363 vacant parcels (1,045 acres) suitable for residential development that have the capacity to accommodate a realistic development level of 1,820 units if built at 80 percent of allowable densities (see also Figure 13 –Vacant and Underutilized Parcel Map). The anticipated 80 percent buildout is based on historical trends and the assumption that a certain portion of the land is not suitable or desirable for development (and generally, the land that is left is more difficult to develop due to physical constraints). There may be political barriers to full development, as well. The development potential far exceeds the units required to meet the remaining regional housing needs allocation of 114 housing units for the current planning period (see Table 11) and the unaccommodated need of 165 units from the 2006 Housing Element (see Section 2.14). (See Appendix A for a full list of vacant parcels by Assessor Parcel Number.)

Table 14: Vacant Land Inventory

Zone	Number of Parcels	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	On-site Constraints
RE	49	0.43	RE	141.9	49	See Figure 14: FEMA Flood Zones
RA	153	0.22	RA	644.2	113	
RR	19	1	RR	32.1	26	
RS-20	2	2	RL	1.7	3	
RS-10	35	4	RM	23.7	76	
RS-7	2	4	RM	0.3	1	
RS-5	17	6	RMH	23.8	114	
Subtotal Low Density	**277**	**N/A**	**N/A**	**867.70**	**382.00**	
RM-5	43	10	RMH	17.6	141	
CG	18	10	GC	62	496	
CO	3	10	O/P	13.8	110	
RH	2	15	RMH	0.5	5	
CT	11	10	TD	80.7	645	
CC	9	15	TC	3.4	40	
Subtotal High Density	**86**	**N/A**	**N/A**	**178**	**1,437**	
Totals	**363**			**1,045.70**	**1,820**	

Notes:
Realistic Capacity is calculated at 80% of capacity.
This table does not include potential second units and/or carriage houses.
The maximum density in Residential Estate (RE) is one dwelling unit per 2.3.
The maximum density in Residential Agriculture (RA) is one dwelling unit per 4.6 acres.
Multi-family housing in mixed-use development is permitted by right in all commercial districts.

Source: Town of Loomis

In order to assess the land available for very low, low, and moderate-income housing, parcels in the highest density zones were separately tabulated (see Table 15). These sites can reasonably accommodate the development of 1,354 units at 10 to 15 dwelling units per acre. This number surpasses the remaining 89 very low, low, and moderate-income housing units required by the current State housing allocation (see Table 11). In order to encourage and facilitate higher density residential development in these zones, multi-family housing at 10 to 15 dwelling units per acre is permitted by right in mixed-use projects. However, the mixed-use project itself does require a conditional use permit.

Table 15: Capacity of High Density Parcels Greater than 0.5 Acre

Zone	Number of Parcels	Acres	Max dwelling units per acre	Realistic Unit Capacity
CG	13	60.4	10	483
CO	3	13.8	10	110
CT	8	80	10	640
CC	1	2.7	15	32
RM-5	2	11.1	10	89
Totals	**27**	**168**	**55**	**1,354**

Source: Town of Loomis

Although adequate vacant land and housing opportunities are available in the Town of Loomis, the Town recognizes that the State requires land zoned at a minimum of 20 units per acre to meet the very low and low income housing allocation. The Town has a remaining need of 63 units in these categories for the current planning period (see Table 11). In order to address the allocation, the Town proposes Program 11. (See also Sections 3.1.2 and 3.1.3 below for a discussion of larger parcels and potential sites for rezone.)

3.1.1 Second Unit Potential

The Loomis Zoning Ordinance allows second units in the RR, RS-20, RE, and RA zoning districts on lots of 20,000 square feet or larger. There are a total of 221 vacant parcels in these zones. The total number of second units that could be accommodated on vacant parcels in these zones based on a buildout rate of 80 percent is 176. In addition, all developed residential parcels greater than 20,000 square feet that do not have a second unit are potential sites for additional development. Another unquantified number of parcels allow carriage units over garages.

3.1.2 Large Vacant Parcels

Of the 1,412 acres of vacant land suitable for residential development shown in Table 14, 782 acres (more than half) is comprised of parcels that are larger than six acres and have access from a public road (see Table 16). This includes smaller parcels adjacent to each other and under common ownership that when combined are equal to or greater than six acres. Such sites are an asset when considering large-scale projects that have a better opportunity to include affordable units. There are 109 vacant parcels in this analysis that have the capacity to accommodate a realistic development level of 1,654 units if built at 80 percent of allowable densities.

Table 16: Large Vacant Parcels 6+ Acres with Public Road Access

Zone	Number of Parcels	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	On-site Constraints
RR	3	1	RR	20.3	16	See Figure 14: FEMA Flood Zones
RE	12	0.43	RE	190.9	66	
RS-10	1	4	RM	9.6	31	
RA	25	0.22	RA	366.7	65	
RS-5	2	6	RMH	26.2	126	
RH	1	15	RMH	0.4	4	
RM-5	48	10	RMH	13.7	110	
CG	8	10	GC	59.8	479	
CO	2	10	O/P	13.0	104	
CT	7	10	TD	81.7	653	
Totals	**109**			**782.3**	**1,654**	

Notes:
Realistic Capacity is calculated at 80% of capacity.
This table does not include potential second units and/or carriage houses.
The maximum density in Residential Estate (RE) is one dwelling unit per 2.3 and in
The maximum density in Residential Agriculture (RA) is one dwelling unit per 4.6 acres.
Multi-family housing in mixed-use development is permitted by right in all commercial districts.
A Town goal is to protect rural and agricultural lands to accommodate food production needs.

Source: Town of Loomis

The Town also has about 35 acres (2 parcels) zoned BP (Business Park). Although this zone does not allow housing, the parcels will likely be considered for rezoning to residential with the next General Plan update. However, the sites do not have existing adequate access from a public road (Sierra College Boulevard).

3.1.3 Potential Rezone Sites

After discussing the pros and cons of a variety of vacant lands for rezoning for higher density housing, the Town recommends the 53-acre site called the Village at Loomis on Horseshoe Bar Road. The site is currently vacant land zoned for residential and commercial (see Table 17). The site contains several attributes that make it appropriate for higher density housing including:

- Proximity to transit
- Proximity to services (grocery, medical, etc.)
- In keeping with neighborhood character
- Number of units that can be accommodated
- Does the site provide flexibility/multiple development options
- Sites greater than 1 acre
- Interested owner
- Sewer and water availability
- In Master Plan area
- Limited trees and wetland issues
- Water conservation

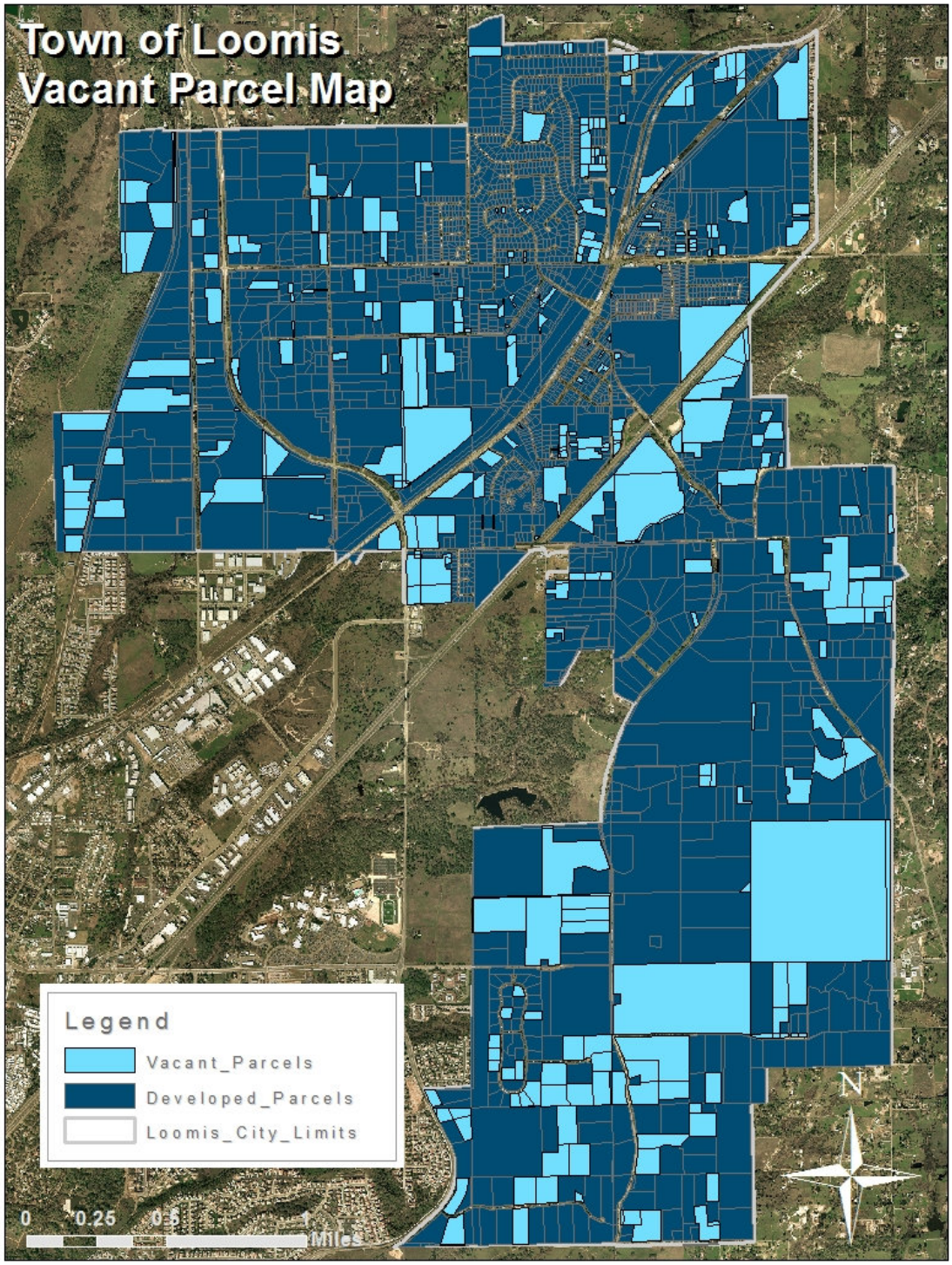
- Energy opportunities
- Better support for these services
- Better options available
- Other conservation measures that make good choices
- Walking friendly
- Bicycle friendly
- Electric vehicle friendly

Table 17: Opportunity Site(s): Village at Loomis

Number of Parcels	Existing Zone	Existing Density	Acres
1	CG	10 du/acre	29.6
1	RS-5	6 du/acre	23.6
5	CC	15 du/acre	0.5
7			53.7

Moreover, the property owner is very willing to work with the Town to accommodate the RHNA and provide higher density and affordable housing. The Town needs to rezone 11.4 acres for the previous and current RHNA. This site can more than accommodate the State requirements.

Figure 13. Vacant and Underutilized Parcels



3.2 Pending Projects

Table 18 lists pending and approved projects with the number of potential units, unit sizes, and the status of the project.

Table 18: Pending and Approved Housing Developments

Developer/Development Name	Description	Number/Type Of Units	Price Range	Status
PENDING				
Village at Loomis (former lands behind Raley's, includes Gates site)	This is a 54-acre site, zoned CG and RS-5, between the Raley's grocery store and Interstate 80. The proposed project includes re-zoning and General Plan changes for retail, office, detached single-family units, attached single-family units, live-work units, multi-family units, and, possibly, senior housing.	10.2+/- acres at 20 du/acre 3.1+/- acres at 25 du/acre (Special-HDR Zone) Senior housing development may be included on 3.1 acres Site is under consideration for rezoning to meet the Town's RHNA.	Unknown	Consultant preparing EIR (on hold)
APPROVED				
Taylor Road Mixed Use	This is an 8.9-acre site.	46 dwelling units and 19,000 square feet of commercial 8 single story (5 of these have 462 sf carriage units) 3 duplexes (6 units) 6 dwelling units	Unknown	7/09 extension of approval concurrent with discretionary approvals; Town has reduced fees; water and sewer fees are problematical for carriage units.
Heritage Park Estates	This is the 2nd and 3rd phase of a 68 lot subdivision zoned RM-5	40 lots	Unknown	Bond expired; Town has acquired.
Loomis Villas	Smaller units ranging from 1,056 sf to 1,330 sf. Site is zoned CG.	8 condominiums 3 single-family detached		06/08 Commission approved extension for two, one year periods (for approved CUP, Subdivision and Design Review)

Developer/Development Name	Description	Number/Type Of Units	Price Range	Status
Shadow Palms	This is a 1.6-acre site zone CG. Project is rental town homes.	16 town homes ranging from 775 sf to 850 sf (1 ADA compliant)		Building permits reviewed but not requested; property foreclosed
Sierra de Montserrat		62 - 4.6-acre lots	Lots $367,000 and up	3 building permits pulled
Brace Ranch Estates	This is a 4 acre site zoned RS-10	8 units	Unknown	No building permits pulled
Morgan Estates	10 acre site zoned for one acre sites	8 planned development sites proposed	Unknown	Approved
Poppy Ridge 2	40 acre site zoned RE	16 units	Unknown	Automatic extension of one year on subdivision
Najadjian site	This is a 9.4 Acre parcel zoned 1 acre	8 units (determination on 5 existing smaller units pending)	Unknown	Approved

Source: Town of Loomis

3.3Infrastructure Capacity

The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Below is an evaluation of water and sewer capacity available to accommodate the housing needs during the planning period.

Water: Water service in Loomis is provided by the Placer County Water Agency (PCWA). Water supplies include 120,000 acre-feet per year (AFY) from the Middle Fork of the American River, 100,400 AFY from Pacific Gas & Electric, and 35,000 AFY from the Central Valley Project. Water is provided on a first-come first-served basis by the PCWA. The Town prefers a policy assuring sufficient water to meet its projected General Plan needs. However, projected use is not anticipated to surpass supply during the planning period. PCWA anticipates serving subscribers' needs through 2030 and water services are available to serve the high-density parcels with additional infrastructure. No major deficiencies have been identified in the PCWA system or for the infill or higher density housing sites.

However, some areas of Loomis are not served by the PCWA system and rely on groundwater from private wells. The largest area not served by PCWA includes properties along Barton Road, an area with low-density development potential. Groundwater distribution and well yield vary greatly in the planning area. In addition, water quality is variable depending on the source. In 1974, an estimate of available groundwater was between 40 and 200 million gallons per day.

Wastewater: Approximately half of the Town of Loomis is connected to wastewater collection infrastructure. The South Placer Municipal Utility District (SPMUD) provides this service. The sewer lines north of Interstate 80 range from 6 to 12 inches in diameter. The primary service line, the Lower Loomis Trunk Sewer, is a 15-inch pipe near Taylor Road. A need has been identified for extension of sewer service in the Middle Antelope Creek area in western Loomis. Wastewater is transported for treatment to the Roseville Regional Wastewater Treatment Plant, which is a consolidation of the Dry Creek Treatment Facility and the Pleasant Grove Treatment Facility. Together the facilities current daily inflow is 16 million gallons per day (mgd) and capacity is 30 mgd. Wastewater services are available to serve the high-density residential sites, although the Roseville Treatment Plant is requesting that projects provide specific environmental impacts to their facility on environmental documents. SPMUD indicates that all of Loomis is now annexed into the District (2008) and agreements with the Roseville treatment plant do not require this project-specific evaluation.

4. CONSTRAINTS

State housing law requires the Town to review both governmental and non-governmental constraints to the construction of affordable housing in order to remove and/or mitigate potentially negative effects.

4.1 Local Governmental Constraints

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The Town's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the Land Use Element of the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this Section.

The Town's land use controls generally do not constrain the development of multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, and single-family occupancy units.

As defined by Loomis, multi-family dwellings include carriage units, duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units in a single building); and townhouse development (three or more attached dwellings where no unit is located over another unit). Multi-family housing may also comprise a row of single-family homes adjacent to existing single-family homes within a larger multi-family project.

Existing resource protection policies, including the Town's Tree Preservation and Protection Ordinance, are designed to encourage resource sensitive mitigation and facilitate the preservation and maintenance of protected trees (heritage and oak), without limiting development potential. Mitigation requirements may become cumbersome for high-density projects, as tree replacement is required on site at fairly high ratios depending on the types of trees being removed (e.g. 12 replacement trees for every 10-15 inch blue oaks removed). However, tree replacement for the retention of the Town's tree canopy is much less costly to developers than paying the in-lieu mitigation fee.

The Town proposes Program 25 to comply with SB 2 on emergency shelters and transitional housing. This legislation requires jurisdictions to permit emergency shelters without a conditional use permit (CUP) or other discretionary permits, and transitional housing and

supportive housing must be considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone.

The following sections provide information on local land use regulations.

4.1.1 Zoning Ordinance: This section addresses the zoning districts, which allow residential development, and the development standards for each district, followed by specific development regulations for multi-family housing, mixed-use development, and secondary dwelling units.

Zoning Districts: The Zoning Ordinance includes six residential zoning districts and four commercial districts that allow residential development. The maximum residential density allowed is 15 units per acre. Residential development is permitted by right, minor use permit, and use permit. (See Table 14 in Section 3 for the vacant land inventory.)

The residential zoning districts are:

a)Residential Agricultural (RA) Zoning District: The RA zoning district is applied to areas appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low density residential uses, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is 4.6 acres per dwelling unit. The RA zoning district is consistent with and implements the Residential Agricultural land use designation of the General Plan.

b) Residential Estate (RE) Zoning District: The RE zoning district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is one dwelling unit per 2.3 acres. The RE zoning district is consistent with and implements the Residential Estate land use designation of the General Plan.

c) Rural Residential (RR) Zoning District: The RR zoning district is also applied to areas appropriate for large-lot single-family residential development. These areas can include agricultural uses such as orchards and vineyards; where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible, but where the keeping of large animals occurs only on parcels of one acre or larger. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is one dwelling unit

per 40,000 square feet. The RR zoning district is consistent with and implements the Rural Residential land use designation of the General Plan.

d) Single-Family Residential (RS) Zoning District: The RS zoning district is applied to areas appropriate for neighborhoods of single-family homes, and related, compatible uses. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. Carriage homes allowed in the downtown area on lots 5,000 square feet and greater. The maximum allowable density ranges from one dwelling per half-acre, to two-to-six dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RS map symbol (see Section 13.24.050). The RS-5 district is intended to be applied only within the downtown area of Loomis. The RS zoning district is consistent with and implements the Residential - Low Density, and Residential - Medium Density land use designations of the General Plan.

e) Medium Density Residential (RM) Zoning District: The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing, and various types of multi-family housing (for example, duplexes, townhouses, and apartments). Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. Carriage homes allowed in the downtown area on lots 5,000 square feet and greater. The maximum allowable density ranges from six to ten dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RM map symbol (see Section 13.24.050). The RM zoning district is consistent with and implements the Residential – Medium-High Density land use designation of the General Plan.

f) High Density Residential (RH) Zoning District: The RH zoning district is applied to areas appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments. The maximum allowable density ranges from 10 to 15 units per acre. The RH zoning district is consistent with and implements the Residential – High Density land use designation of the General Plan.

The commercial zoning districts are:

a) Office Commercial (CO) Zoning District: The CO zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed-use projects in this zoning district. The CO zoning district is consistent with and implements the Office and Professional land use designation of the General Plan.

b) General Commercial (CG) Zoning District: The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local residents and businesses, including shops, personal and business services, and restaurants.

Residential uses may also be accommodated as part of mixed-use projects. The CG zoning district is consistent with the General Commercial land use designation of the General Plan.

c) Central Commercial (CC) Zoning District: the CC zoning district is applied to areas within the historical downtown appropriate for a mixture of land uses, with primarily retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on second and third floors. The CC zoning district is consistent with and implements the Town Center Commercial land use designation of the General Plan.

d) Commercial Tourist Zoning District (CT): The CT zoning district is applied to areas appropriate for a mixture of office/business park, retail commercial, lodging, conference center and other traveler-serving uses, local-serving entertainment uses, and residential uses as part of mixed use structures. The CT zoning district is consistent with the Tourist/Destination Commercial land use designation of the General Plan.

Table 19 displays the types of permits necessary for residential uses in the Town of Loomis.

Table 19: Zoning Districts Permitting Residential Uses

	Zoning District										
Residential Uses	**RA**	**RE**	**RR**	**RS**	**RM**	**RH**	**CO**	**CG**	**CC**	**CT**	**PI**
Single-Family	P	P	P	P	P	—	—	—	—	—	—
Multifamily	—	—	—	—	MUP/UP	P/MUP	—	MUP	UP	—	—
Multifamily in mixed-use	—	—	—	—	—	—	P	P	P	P	—
Second Unit	P	P	P	P	P	—	—	—	—	—	—
Mobile Home Parks	UP	UP	UP	UP	UP	UP	—	—	—	—	—
Mobile Homes	P	P	P	P	P	P	—	—	—	—	—
Mobile Homes – Special Needs	MUP	MUP	MUP	MUP	—	—	—	—	—	—	—
Residential Care Facility ≤6 Persons	P	P	P	P	P	P	—	—	—	—	—
Residential Care Facility >6 Persons	—	—	UP	UP	UP	UP	UP	—	—	—	—
Residential Care Facility for the Elderly	—	UP	UP	UP	UP	UP	UP	—	—	UP	—
Rooming or Boarding House	—	—	—	—	UP	UP	—	—	—	—	—
Emergency Shelter	—	—	—	—	—	—	—	UP	UP	—	UP
Live/work units	—	—	—	—	—	—	—	MUP	MUP	—	—
Carriage House	—	—	—	P	P	—	—	—	—	—	—

Notes:
P: Permitted
MUP: Minor Use Permitted
UP: Use Permit required
--- Use not allowed

Source: Town of Loomis Zoning Ordinance, 2003.

Development Standards: Tables 20, 21, 22, 23, and 24provide development standards for the residential and commercial zoning districts. The development standards do not impede the Town's ability to achieve maximum allowable densities.

Table 20: RA, RE, and RR District Development Standards

Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	**RE Residential Estate**	**RR Rural Residential**
Minimum lot size	*Minimum area and width for parcels proposed in new subdivisions.*		
Area (net)	4.6 acres	2.3 acres	40,000 sf (1)
Width	160 ft	160 ft	135 ft
Depth	100 ft		
Frontage	100 ft, unless approved as a cul-de-sac lot or flag lot.		
Residential density	*Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.*		
Max Density	4.6 acres per unit	2.3 acres per unit	40,000 sf per unit
Min Density Allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling regardless of lot area; parcels may also be allowed a second unit in compliance with the Zoning Ordinance.		
Setbacks	*Minimum setbacks required.*		
Front	75 ft from the centerline of the abutting road		
Side - Interior (each)	25 ft		20 ft
Side - Corner	Same as front setback		
Rear	25 ft		20 ft
Lot coverage	*Maximum percentage of total lot area that may be covered by structures.*		
	20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).		20%
Height limit	*Maximum allowable height of structures.*		
Max height	35 ft and 2 stories		

Notes:
1. A minimum lot area less than 2.3 acres is allowed only where community water or sewer service is provided.
2. An existing parcel in the RR zone that is less than 24,000 sf may use the setbacks required for the RS zone.

Source: Town of Loomis Zoning Ordinance

Table 21: RS, RM and RH District Development Standards

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	**RM Medium Density Residential**	**RH High Density Residential**
Minimum lot size	*Minimum area and width for parcels proposed in new subdivisions.*		
Area (net)	See Table 22		10,000 sf (1)
Width			60 ft
Depth			100 ft
Residential density	*Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.*		
Maximum Density	See Table 22		1 unit per 3,000 sf of site area
Setbacks	*Minimum and, where noted, maximum setbacks required for primary structures.*		
Front	20 ft	15 ft, 25 ft maximum allowed	
Side - Interior (each)	Both interior side setbacks shall total a minimum of 20 ft, with neither side less than 5 ft. 10 ft is required in the RS-5 zoning district for a 2-story building wall.		
Side - Corner	20 ft	15 ft	
Rear	20 ft		10 ft
Building separation	20 ft between a garage and another structure on the site if needed for access to the garage; 10 ft between other structures on the same site.		
Lot coverage	*Maximum percentage of total lot area that may be covered by structures.*		
	See Table 22		40%
Height limit	*Maximum allowable height of structures.*		
Maximum Height	35 ft, 2 stories in RS-20 30 ft, 2 stories elsewhere	30 ft and 2 stories	

Note:

1. A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

Table 22: RS & RM Density, Parcel Size, and Site Coverage

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-20	1 dwelling unit.	20,000 sf	100 ft	100 ft	25%
RS-10		10,000 sf	60 ft	100 ft	30%
RS-10a		10,000 sf average (2)	60 ft	100 ft	30%
RS-7		7,000 sf	60 ft	100 ft	35%
RS-5		5,000 sf	55 ft	80 ft	35%
RM-5	1 unit per 4,500 sf of site area	5,000 sf (1)	55 ft	80 ft	40%
RM-3.5	1 unit per 3,500 sf of site area	3,500 sf (1)	50 ft	70 ft	50%

Notes:

1. A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
2. Individual parcels may be less than 10,000 square feet provided that the average lot size for all the parcels in the subdivision is at least 10,000 square feet.

Source: Town of Loomis Zoning Ordinance

Table 23: CO and CG District Development Standards

Development Feature	Requirement by Zoning District	
	CO **Office Commercial**	**CG** **General Commercial**
Minimum lot size	*Minimum area and width for parcels proposed in new subdivisions.*	
Area (net)	5,000 sf (1)	
Width	Determined by the review authority through the subdivision process.	
Residential density	*Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.*	
Maximum density	2 - 10 units per acre in a mixed use project, subject to the General Plan specific area policies, Land Use and Community Development Element, Section G.	
Setbacks (2)	*Minimum and, where noted, maximum setbacks required for primary structures.*	
Front	15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through Design Review.	
Side - Interior (each)	15 ft along a lot line abutting an R zone, none required otherwise.	
Side - Corner	15 ft	
Rear	15 ft along a lot line abutting an R zone, none required otherwise.	
Floor area ratio (FAR)	*Maximum FAR allowed.*	
	0.60 maximum	
Lot coverage	*Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.*	
	35% to 60%	25% to 60%
Height limit	*Maximum allowable height of structures.*	
Maximum height	30–ft - 2 stories	35–ft - 2 stories

Notes:

1. A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.
2. Ground-floor residential shall comply with the setback requirements and height limits of the RH zone.

Source: Town of Loomis Zoning Ordinance

Table 24: CC and CT District Development Standards

Development Feature	Requirement by Zoning District	
	CC **Central Commercial**	**CT** **Tourist/Destination Commercial**
Minimum lot size	*Minimum area and width for parcels proposed in new subdivisions.*	
Area (net)	5,000 sf (1)	
Width, depth	Determined by the review authority through the subdivision process.	
Residential density	*Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.*	
Maximum density	15 units per acre in a mixed use project.	2 - 10 units per acre in a mixed use project.
Setbacks	*Minimum and, where noted, maximum setbacks required for primary structures.*	
Front	**Taylor Road** - No front setback allowed; buildings shall be placed at the property line except where a setback is authorized through Design Review, and except that up to 20 ft may be allowed for outdoor seating or eating areas with Design Review approval. **Horseshoe Bar Road** - 15 ft for landscaping and the preservation of existing buildings and landscaping. **Sites on other streets** - 15 ft.	25 ft, landscaped
Side - Interior (each)	15 ft along a property line abutting a residential zone or use, none required otherwise.	25 ft along a property line abutting a residential zone, none required otherwise.
Side - Corner	Same requirement as front setback.	
Rear	Same requirement as side setbacks.	
Freeway	N.A.	40 ft from the Interstate 80 right-of-way, or other distance approved as part of a Master Development Plan.
Floor area ratio (FAR)	*Minimum FAR required and maximum FAR allowed.*	
	0.25 minimum, 1.60 maximum; more than 0.60 may be approved only where parking is provided in a structure that does not detract from the pedestrian orientation of the Downtown.	Not applicable

Table continues on next page

Development Feature	Requirement by Zoning District	
	CC **Central Commercial**	**CT** **Tourist/Destination Commercial**
Lot coverage	*Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.*	
	35% to 60%	25% to 40%
Height limit	*Maximum allowable height of structures.*	
Maximum height	35–ft - 3 stories	35–ft - 3 stories; 45 ft allowed for hotels, motels, and theaters only, with Fire Department approval

Note:
1. A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

Multi-Family Housing: New or remodeled multi-family projects (50 percent or more of building area remodeled) shall comply with the standards of Section 13.42.250 of the Zoning Ordinance, which includes:

a) Limitation on use in RS zoning district: A multi-family project allowed in the RS zoning district may be approved only on a corner parcel of at least 10,000 square feet.

b) Accessory structures: Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall have an architectural style, materials and colors similar to the dwelling units.

c) Building facades adjacent to streets: In a multi-family project of three or more units, at least 50 percent of the facade of each building adjacent to a public street shall be occupied by habitable space. Each facade adjacent to a street shall have at least one entry into an individual dwelling unit.

d) Front yard paving: No more than 45 percent of the front yard setback area shall be paved for walkways, driveways, and/or other hardcover pavement.

e) Garage requirements: A garage for a multi-family unit shall comply with the following requirements:

1) Front setback: A garage for a multi-family dwelling shall be set back from the front property line at least 10 feet further than the facade of the dwelling, to reduce visual impact from the street.

2) Side setbacks: When a maintenance easement is granted by the owner of the adjacent parcel with the approval of the Planning Director, a garage may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a garage shall be set back a minimum of five feet from side property lines.

3) Rear setback: A garage shall be set back a minimum of five feet from the rear property line.

4) Facade width, parking orientation: The front facade of any garage shall not exceed a width of 25 feet. Tandem parking is permitted.

5) Door orientation: No garage door for a multi-family unit shall face directly onto a street.

f) Open space: Each multi-family residential project except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space), in addition to required setback areas. This is an important component of the Town's General Plan as Loomis lacks park and open space especially in central areas of Town. The General Plan lists only two park facilities in the Town of Loomis: Loomis Basin Regional Park (33 acres), and Sunrise-Loomis Neighborhood Park (4 acres). The recently acquired Heritage Park site may provide additional park area for the Town.

1) Area required: Private and common open space shall be provided as illustrated in Table 25.

Table 25: Multifamily Open Space Requirements

Project size	Common Open Space Required	Private Open Space Required
3 to 4 units	200 sf	150 sf per unit
5 to 10 units	500 sf	
11 to 30 units	1,000 sf	
31 and more units	2,000 sf	

Source: Town of Loomis

2) Configuration of open space: Required open space areas shall be designed and located as follows. The review authority may allow required open space to be in different locations and/or with different dimensions where it determines that the alternative approach will provide open space of equivalent and aesthetic quality.

a) Location on site: Required open space areas shall be easily accessible, continuous, usable site elements. Private open space shall be at the same level as, and immediately accessible from within the unit.

b) Dimensions: Private open space areas shall have a minimum dimension of 10 feet, and a configuration that would accommodate a rectangle of at least 100 square feet. Common open space areas shall have a minimum dimension of 20 feet.

3) Maintenance and control of common open space: Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of a common interest development.

g) Height Limits: The maximum height allowed for multi-family dwellings in residential zoning districts is 30 feet and 2 stories. A multi-family project in the CG zoning district shall not exceed 35 feet and 2 stories. A multi-family project in the CC zoning district shall not exceed 35 feet and 3 stories. These height limits are based on available fire equipment.

Mixed-Use Development: Multi-family housing in a mixed-use development is permitted by right in all commercial zoning districts. Mixed-Use zones provide increased flexibility for housing development. While there is no standard ratio for residential to commercial development, the residential component must be combined with some type of commercial use. The following standards apply to mixed-use projects (Section 13.42.140 of the Zoning Ordinance). These standards are designed to address compatibility issues between residential and commercial uses and are not intended to discourage the construction of affordable housing.

a) Design considerations: A mixed-use project shall be designed to achieve the following objectives.

1)The design shall provide for internal compatibility between the different uses.

2) Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.

3) The design of the mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.

4) The design of a mixed-use project shall ensure that the residential units are of a residential character, and that privacy between residential units and other uses on the site are maximized.

5) The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.

6) Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

b) Preferred mix of uses: Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).

c) Maximum density: When residential dwelling units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be 15 dwelling units per net acre.

d) Location of units: Residential units shall not occupy ground floor space within the first 50 feet of floor area measured from each building face adjacent to a street, or any ground floor space in the CC zoning district.

e) Loading areas: Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.

f) Refuse and recycling areas: Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.

g) Lighting: Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.

h) Noise: All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with Section 13.30.070 (Noise).

I) Hours of operation: A mixed-use project proposing a commercial component that will operate outside of the hours from 8:00 a.m. to 6 p.m. shall require Minor Use Permit approval to ensure that the commercial use will not negatively impact the residential uses within the project.

Secondary Dwelling Units: To encourage establishment of secondary dwelling units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. The State law requires ministerial consideration of second-unit applications. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

According to the Zoning Ordinance, a second unit is a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Carriage houses are allowed as separate dwelling units over a detached garage.

Table 26 sets out the primary standards for second units and carriage houses in the Town of Loomis. These standards do not conflict with state law governing second units.

Table 26: Second Unit and Carriage House Standards

Standard	Second Unit		Carriage House	
Permit	Second Unit Permit		Zoning Clearance	
Minimum site area	20,000 sf		5,000 sq. feet; min width of 50 feet, min depth of 100 feet, min buildable pad of 400 sf	
Height	25 feet in Downtown; applicable heights in other districts			
Rental of unit	May be rented, although not required			
Floor area	Site Area	Max floor area	Max floor area	
	Up to 40,000 sf	640 sf (1) (2)	640 sf	
	40,0001 sf to 9.2 acres	1,200 sf (1) (2)		
	9.2 acres or larger	No max		
Setbacks	Same as primary unit		Location on top of garage	No closer than 20 feet
			Side setback	W/maintenance easement from Director may be built to side property line with eight feet on other side from other side line; otherwise min 5 feet
			Rear setback	Min 10 feet

Notes:

1. A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable zoning district may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels.
2. A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of July 31, 2001, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.

Source: Town of Loomis Zoning Ordinance

4.1.2 General Plan: The Loomis General Plan was adopted in 2001. The Land Use Element of the General Plan designates the following land use types: residential, public, commercial, and industrial.

The General Plan designates approximately 75 percent of Loomis for residential use in seven residential designations and four commercial designations on the Land Use Map. The residential densities described below are in dwelling units per net acre. A net acre is the actual area of a given property, exclusive of streets rights-of-way.

Table 27 lists the General Plan Land Use Designations allowing housing:

Table 27: General Plan Land Use Designations

Land Use Designation	Corresponding Zoning District	Percent of Land Area
Residential Agricultural	RA	58%
Residential Estate	RE	11%
Rural Residential	RR	Approximately 7%
Residential Low-Density	RS	Less than 1% (32 acres)
Residential-Medium Density	RS	9%
Residential-Medium-High Density	RM	2%
Residential-High Density	RH	One vacant parcel
Office and Professional	CO	0.6%
General Commercial	CG	Select areas outside of downtown core
Town Center Commercial	CC	Small area in downtown core
Tourist/Destination Commercial	CT	3%

Source: Town of Loomis General Plan

4.1.3 Development Processing Procedures and Fees: Government policies and ordinances regulating development affect the availability and cost of new housing. Although land use controls have the greatest direct impact, development approval procedures and fees can affect housing costs as well.

Permit processing requirements have increased at all levels of government in recent years. The Town of Loomis has a number of procedures developers are required to follow. Although the permit approval process must conform to the Permit Streamlining Act (Government Code § 65920 *et. seq*.), housing proposed in Loomis is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

As required by the California Environmental Quality Act (CEQA), the Town's permit processing procedures include an assessment of the potential environmental impacts of the proposed projects. If a project requires an environmental impact report, additional processing and time is required. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public an opportunity to comment on project impacts. This process does, however, increase the time and cost of project approval.

Permit and Development Fees: The Town collects fees to help cover the costs of permit processing, inspections, and environmental review. Fees charged for building permits are based on the construction values prescribed by the California Building Code or less. The Town also collects development impact fees in accordance with California Government Code § 66000-66025 for the provision of services such as roads, signals, and storm drains. These fees are generally assessed on the number of units in a residential development, and collected at the beginning of the approval process. Fees collected by the Town do not exceed the Town's costs for providing these services.

Table 28 shows several examples of current planning and building permit fees for single-family and multi-family development. The County Facility, South Placer sewer, PCWA water, Dry Creek Drainage, school, and fire fees are levied by other jurisdictions. The Town does not have control over these fees nor have the authority to waive or reduce them.

Table 28: Planning and Development Fees

Fee Category	**Fee Amount**	
Planning and Application Fees	**Single-Family**	**Multifamily**
Annexation Application	$1,000 (deposit)	$1,000 (deposit)
Variance	$670 (minor)/$1,375 (major)	$670 (minor)/$1,375 (major)
Conditional Use Permit	$1,261 (MUP)/$3,465 (UP)	$1,261 (MUP)/$3,465 (UP)
General Plan Amendment	$2,490 (text only) $3,375 (deposit for combining with zone change)	$2,490 (text) $3,375 (deposit)
Zone Change	$1,480 (deposit)	$1,480 (deposit)
Design Review	$920 (minor)/$1,375 (major)	$920 (minor)/$1,375 (major)
Master Plan/Specific Plan	$852 per acre	$852 per acre
Specific Plan	$852 per acre	$852 per acre
Second Unit	$130	N/A
Subdivision		
Certificate of Compliance	$1,550	$1,550
Lot Line Adjustment	$1,825 (deposit)	$1,825 (deposit)
Subdivision	$8,790 (deposit)	$8,790 (deposit)
Subdivision Modification/Revision to Tentative Map	$1,460 (deposit)	$1,460 (deposit)
Subdivision Final Map Check/Processing	$2,620 plus $25 per lot	$2,620 plus $25 per lot
Subdivision Amended Map Check/Certificate of Correction	$1,615 (deposit)	$1,615 (deposit)

Fee Category	Fee Amount	
Environmental	**Single-Family**	**Multifamily**
Initial Environmental Study	Cost + 30%	Cost + 15%
Environmental Impact Report	Cost + 30%	Cost + 15%
Negative Declaration	$765 or 3% + $19	$765 or Cost + 15%
Mitigated Negative Declaration	$765 or Cost + 30% + $1926.75 filing fee to State	$765 or Cost + 15%
Other (Notice of Exemption)	$265	$265
Impact		
Traffic	$4,637 per unit	$2,829 per unit
Drainage	$572	$356
Community Facility	$2,488	$1,650
Fire	$0.49 per sq. ft.	$0.89 per sq. ft.
Parks[1]	$5,544 per unit	$3,691 per unit
School Fees	$2.97 per sq. ft.	$2.97 per sq. ft.
Master Plan	$852/acre	$852/acre
Low Income	$750/unit (subdivisions of 5 or more units)	$750/unit (subdivisions of 5 or more units)
Notes: 1. Park impact fee includes Quimby In-Lieu/Park Acquisition, Passive Park/Open Space Acquisition, and Park Facility Improvement.		

Source: Town of Loomis

Table 29 shows the estimated proportion of total fees to the development cost per unit.

Table 29: Proportion of Fee in Overall Development Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	$15,400	$11,800
Typical estimated cost of development per unit	$250,000	$180,000
Estimated proportion of fee cost to overall development cost per unit	6%	6.5%
Notes: Model Assumes a 1,400 sf single family dwelling and 1,200 sf multi-family dwelling.		

Source: Town of Loomis

Planning Permit Procedures: Procedures for processing permits vary based on the permits involved. Generally, the following procedures are common to the permitting process:

a) Formal or informal pre-application meeting with the Director or Staff
b) Filing of application and fees
c) Initial application review – completeness check
d) Environmental Review
e) Staff Report and recommendation
f) Permit approval or disapproval

Table 30 displays the typical timelines for types of approvals and permits.

Table 30: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Use Permit	3 to 6 months
Zone Change	12 to 18 months
General Plan Amendment	12 to 18 months
Site Plan Review	2 weeks
Design Review	3 to 6 months
Tract Maps	12 to 18 months
Parcel Maps	3 to 6 months
Initial Environmental Study	3 to 6 months
Environmental Impact Report	12 months

Source: Town of Loomis

Table 31 lists the review authority for various applications in the Town of Loomis. Use Permits are reviewed by the Planning Commission, which notices and holds a public hearing to decide on approval. The Planning Director reviews Minor Use Permits (MUP). The Director may refer MUP applications to the Planning Commission and appeal to the Town Council as an option. MUP applications are noticed and a hearing is held if it is requested after the noticing. The decision and findings are recorded for Use Permits and Minor Use Permits. Conditions of approval may be imposed for either type of permit. Additionally, design review approval by the Planning Director is often required for subdivision applications. (See Table 19 for the types of permits required for residential construction.)

Table 31: Review Authority

Type of Decision	Role of Review Authority (1)		
	Director	Planning Commission	Town Council
Zoning Clearance	Decision (2)	Appeal	Appeal
Master Development Plan	Recommend	Recommend	Decision
Master Sign Plan	Decision (2)	Appeal	Appeal
Minor Use Permit (MUP)	Decision (2)	Appeal	Appeal
Use Permit (UP)	Recommend	Decision	Appeal
Minor Variance	Decision (2)	Appeal	Appeal
Variance	Recommend	Decision	Appeal
Design Review - Permitted use or MUP	Decision	Appeal	Appeal
Design Review - UP use	Recommend	Decision	Appeal
Limited Term Permit	Decision	Appeal	Appeal
Sign Permit	Decision (2)	Appeal	Appeal

Notes:

1. "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 13.74 (Appeals).
2. The Director may defer action and refer the request to the Commission, so that the Commission may instead make the decision.

Design Review: Design review is required for all multifamily projects proposed in Loomis. In addition, new two story residential units (excluding second units but not carriage homes) and second story additions on lots less than 40,000 square feet require individual design review.

According to the Town of Loomis Zoning Ordinance, Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, historic, and rural character of the community. Therefore, the purposes of these procedures and requirements are to:

1) Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;

2) Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;

3) Retain and strengthen the visual quality and attractive character of the community;

4) Assist project developers understand the Town's concerns for the aesthetics of development, and

5) Ensure that development complies with all applicable Town standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Projects undergoing design review are evaluated for architectural design, building massing, and appropriate scale to the surroundings and community. The project should include an attractive and desirable site layout and design, including but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc. The project must provide safe and efficient public access, circulation, parking, appropriate open space and landscaping, including the use of water efficient landscaping, be consistent with the General Plan, and in compliance with any applicable design guidelines and/or adopted design review policies.

The Planning Commission must make findings regarding compliance with the review criteria on which the decision is based. If approved by the Commission, conditions may be imposed for full approval.

4.1.4 On and Off-Site Improvement Requirements: Loomis requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following (some of which are regulated by other agencies):

a) Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.

b) Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.

c) Sewage collection and treatment (South Placer Municipal Utility District (SPMUD)).

d) Water systems improvements, including lines, storage tanks, and treatment plants (Placer County Water Authority (PCWA)).

e) Public facilities for fire (Loomis Fire Protection District (LFPD), Penryn Fire Protection District (PFPD), South Placer Fire Protection District (SPFPD)), school (Loomis Elementary School District, Placer County High School District), and recreation.

Generally, the developer passes on-site and off-site improvement costs to the homebuyer as part of the final cost of the home. The site improvements that are under the jurisdiction of the Town of Loomis have specific requirements, which are discussed below:

Street Improvements: Street improvement requirements are regulated by zoning district (see Table 32). The standard right-of-way is 50 feet, although this can be reduced to 30 feet on private roads that are not anticipated to be extended or become public.

Table32: Street Improvement Requirements

	Residential Agriculture, Residential Estate, and Rural Residential Zoning Districts		Other Residential Categories (all RS and RM districts)	
Number of Parcels	**Street Width**	**Right of Way**	**Street Width**	**Right of Way**
0-4	20	50	28	50
5-50	24	50	28	50
Over 50	36	50	36	50

Source: Town of Loomis

Parking: Table 33 lists parking space requirements for residential developments.

Table 33: Parking Requirements by Land Use

Land Use Type: Residential Uses	Vehicle Spaces Required
Single Family Dwelling	2 covered spaces, plus 1 additional space for each bedroom over 3.
Live/work units	2 spaces.
Individual mobile home	1 covered space for each unit.
Mobile home park	1 covered space for each unit plus 0.5 uncovered guest parking spaces and 0.25 parking spaces for each unit for vehicle storage.
Multi-family dwelling	2 covered spaces per unit, plus 1 additional space for each bedroom over 3, plus guest parking at a ratio of 1 uncovered space per each 3 units.
Multi-family dwelling in a mixed use project	Studio or 1 bedroom unit - 1 space per unit 2 or 3 bedroom unit - 2 spaces per unit Guest parking - 1 space per each 4 units (These standards have been reduced on a project-by-project basis.)
Organizational house	1 covered or uncovered space for each bedroom.
Residential care homes	
Six or fewer clients	2 covered spaces.
Seven or more clients	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Rooming and boarding houses	1 covered or uncovered space for each bedroom.
Second Units/Carriage Houses	1 space for studios and one bedroom units and 2 spaces for two or three bedroom units.
Senior Housing	1 space for every 2 units.

Source: Town of Loomis

Off-street disabled/handicapped parking is required in compliance with the California Building Code, the Federal Accessibility Guidelines, and California Code of Regulations Title 24.

Bicycle parking is required for all multifamily housing developments. Bicycle parking is required for 10 percent of the required vehicle spaces. If garages are provided for all units, this requirement is waived. Spaces for bicycle parking will be distributed throughout the development. Any parking lot with more than fifty spaces is required to provide 1 motorcycle space per fifty car spaces.

In a few specified situations, parking requirements may be reduced or waived.

4.1.5 Building and Housing Codes: While local regulations and fees increase housing costs, some building and housing regulations and fees are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts.

Loomis uses the latest edition of the California Building Code, which sets minimum standards for residential and other structures. Table 34 lists applicable building and housing codes. No local amendments have been made to the codes that would significantly increase housing costs.

Table 34: Applicable Building and Housing Codes

CODE NAME	CODE DATE	REMARKS
California Building Code	2007	No amendments
California Building Code Standards	2007	No amendments that significantly increase housing costs
California Fire Code	2007	No amendments
California Fire Code	2007	No amendments that significantly affect housing costs
California Plumbing Code	2007	No amendments that significantly affect housing costs
California Mechanical Code	2007	No amendments that significantly affect housing costs
California Electric Code	2007	No amendments that significantly affect housing costs
State Health and Safety Code	N/A	No amendments

Source: Town of Loomis

4.1.6 Governmental Constraints on Housing Production for Persons with Disabilities: As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. Table 35 reviews not only the Zoning Ordinance, but also land use policies, permitting practices, and building codes to ensure compliance with State and Federal Fair Housing laws. Where necessary, the Town proposes new policies or programs to remove constraints.

Loomis has adopted a reasonable accommodation ordinance for housing designed for persons with disabilities. The Town also encourages the incorporation of universal design in new construction.

Table 35: Constraints on Housing for Persons with Disabilities

Overarching and General	
Does the Town have a process for persons with disabilities to make requests for reasonable accommodation?	Yes, Loomis has adopted a reasonable accommodation ordinance (Loomis Zoning Ordinance 13.39) for persons with disabilities in the enforcement of building codes and issuance of building permits.
Has the Town made efforts to remove constraints on housing for persons with disabilities?	Yes, Loomis has adopted a reasonable accommodation ordinance for housing designed for persons with disabilities. In addition, temporary mobile home permits may be issued to those providing evidence of disability provided that the primary dwelling unit is occupied by either the primary caregiver or by the disabled person. (Loomis Zoning Ordinance 13.42.170.B.1.b)
Does the Town assist in meeting identified needs?	The Town has contacted local service providers of special needs groups to assist in providing housing for persons with disabilities and identifying available resources. The Town conditioned one developer to make one apartment ADA compliant.
Zoning and Land Use	
Has the Town reviewed all its zoning laws, policies, and practices for compliance with Fair Housing law?	Yes, the Town has reviewed the land use regulations and practices to ensure compliance with Fair Housing laws. (Note: The General Plan and Zoning Ordinance were updated (2001 and 2003, respectively) and were deemed in compliance with State laws at the time of adoption.)
Are residential parking standards for persons with disabilities different from other parking standards? Does the Town have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 13.36.050 of the Town Zoning Ordinance (Disabled/Handicapped Parking Requirements) mandates the provision of disabled parking spaces in accordance with the California Building Code the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24 requirements. The Town will reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Facilities with

Table 35: Constraints on Housing for Persons with Disabilities

	more than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH), Office Commercial (CO), with a use permit. The Town is also considering Residential Care Facilities for the Elderly in the RA zone.
Does the Town have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
Permits and Processing	
How does the Town process a request to retrofit homes for accessibility?	Loomis has adopted a reasonable accommodation ordinance (Loomis Zoning Ordinance 13.39) for housing designed for persons with disabilities.
Does the Town allow group homes with six or fewer persons by right in single-family zones?	Yes
Does the Town have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes with greater than six persons are allowed by Use Permit in the RR, RS, RM, RH, and CO zones. They are subject to design review and are required to have a minimum site area of 15,000 sq. ft. Additionally, there are parking requirements, site coverage requirements, minimum age of residents, and maximum number of residents.
What kind of community input does the Town allow for the approval of group homes?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Zoning clearance is a routine land use approval that involves staff checking to ensure that zoning requirements will be satisfied. These facilities with more than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH), Office Commercial (CO), with a Use Permit. The Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the Town have particular conditions for group homes that will be providing services on site?	No, the Town does not have special standards for group homes regarding location, design or operation.
Building Codes	

Table 35: Constraints on Housing for Persons with Disabilities

Has the locality adopted the Uniform Building Code?	Loomis has adopted the 2007 California Building Code, which incorporated the 2006 International Building Code. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the Town adopted any universal design element into the code?	The Town will encourage the incorporation of universal design in new construction.
Does the Town provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The Town has adopted an ordinance (Loomis Zoning Ordinance 13.39) ensuring the provision of reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits.

Source: Town of Loomis

4.2 Non-governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions to offset the effects of such constraints. The primary non-governmental constraints to the development of new housing in Loomis are land, construction costs, and environmental constraints.

4.2.1 Land Costs: Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. These costs can account for over half of the final sales prices of new homes in very small developments and in areas where land is scarce. Among the variables affecting the cost of land are its location, amenities, the availability and proximity of public services, and financing arrangements. According to local real estate sources, as of March 2009, an acre of vacant, unimproved land that is suitable for single-family development in central Placer County ranges from $50,000 to $635,000.

4.2.2 Construction Costs: Construction costs vary widely depending on the type, size, and amenities of the development. According to the Construction Industry Research Board, construction costs for typical single-family residential buildings can run as high as $200 or more per square foot. **4.2.3 Environmental and Physical Constraints:** The following potential physical and environmental constraints may affect development regulated by the Town of Loomis by limiting the development potential and/or adding mitigation costs to a project:

Environmental Constraints

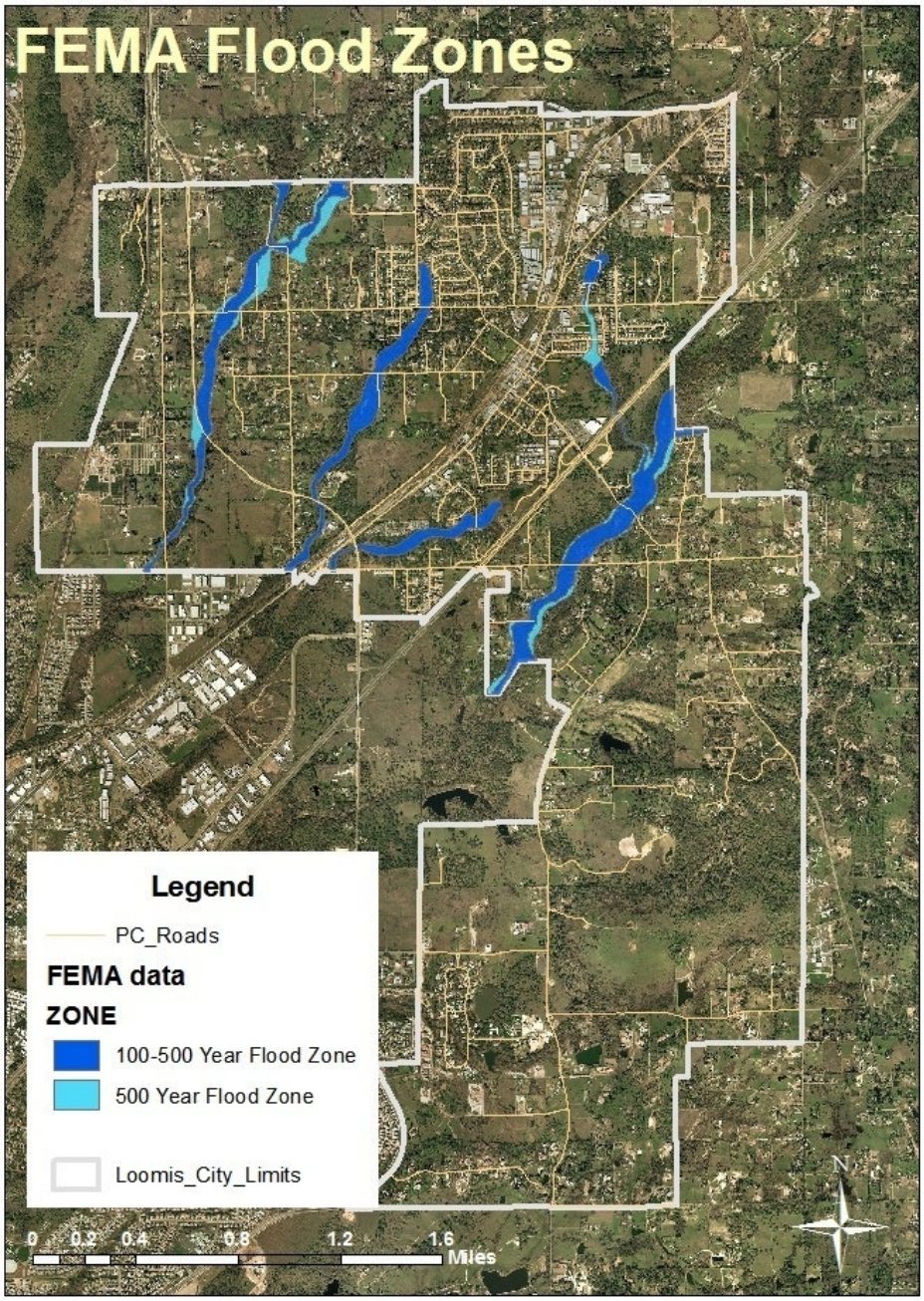
a) Three sensitive plant communities are known to occur in Loomis: Oak Woodland and Savannah, Riparian and Stream habitat and Wetlands. In addition, activities such as oak and heritage tree removal are regulated by the Town and could add additional barriers to development.

b) Vernal pools are not known to occur within the Town of Loomis, but several are located just beyond the Town limits. If a pool was discovered at the site of a potential project it would constrain development in its vicinity. The Town requires wetlands studies, and has policies that limit new development to be setback 25-100', depending on the type of wetlands.
c) One special status animal species is known to occur in Loomis, the federally threatened Valley Elderberry Longhorn Beetle. In 2007, the species was recommended to be delisted, but a proposal has yet to be released (U.S. Fish and Wildlife Service). Other special status species with the potential to occur based on habitat and behavioral patterns are the Cooper's Hawk, Black-Shouldered Kite and Western Pond Turtle. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.
d) Some sites in Loomis were historically used for mining. Tailings remain at some sites posing a potential environmental hazard and constraint to future development.
e) Sites in Loomis historically used for agriculture may have contamination due to former pesticide use, a potential environmental constraint.
f) The Town's Tree Preservation and Protection Ordinance is designed to encourage resource sensitive mitigation and facilitate the preservation and maintenance of protected trees (heritage and oak), without limiting development potential. Mitigation requirements may become cumbersome for high-density projects, as tree replacement is required on site at fairly high ratios depending on the types of trees being removed (e.g. 12 replacement trees for every 10-15 inch blue oaks removed). However, tree replacement for the retention of the Town's tree canopy is much less costly to developers than paying the in-lieu mitigation fee.

Physical Constraints

g) Parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential.
h) Flood hazards pose potential constraints to some areas in Loomis. In particular sites adjacent to Secret Ravine, Antelope Creek, Sucker Ravine and their tributaries have a higher potential for constraints.
i) Rock outcroppings on potential development sites can pose a constraint. These outcroppings either need to be avoided or in some limited cases removed, which can be an additional expense.
j) Stationary noise sources near potential sites for development may pose constraints. For example, the railroad tracks that run through Town exceed acceptable noise levels.
k) Housing may be limited within 500 feet of the I-80 Freeway under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day.

Figure 14: FEMA Flood Zones



4.3 Availability of Financing

The availability of housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. Housing element law is the State's primary market-based strategy to increase housing supply, affordability, and choice. However, housing element law is seen as an unfunded State mandate at the local level. To encourage compliance with housing element law and the adoption of effective housing elements, several housing and infrastructure funding programs have been linked to housing element certification in order to incentivize and reward local governments.

The following programs are available within the State of California to provide cities, communities, and counties financial assistance in the development, preservation, and rehabilitation of affordable housing. The Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable housing:

Affordable Housing Innovation Program: Provides grants or loans to fund the development or preservation of workforce housing.

Building Equity and Growth in Neighborhoods Program: Provides grants and loans to first-time low and moderate-income buyers.
www.hcd.ca.gov/fa/begin

CalHome Program: Provides grants and loans for programs that support low or very-low income homeowners. Eligible Activities include rehabilitation, down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.
www.hcd.ca.gov/fa/calhome

Emergency Housing and Assistance Program Capital Development: Provides deferred payment loans for capital development activities for: emergency shelters, transitional housing, and safe havens.
homeless@hcd.ca.gov

Emergency Housing and Assistance Program Operating Facility Grants: Provides grants for: emergency shelters, transitional housing, and supportive services for homeless individuals and families.
homeless@hcd.ca.gov

Enterprise Zone Program: Provides incentives such as sales tax credits and operation deductions for business investment.
etips@hcd.ca.gov

Federal Emergency Shelter Grant Program: Provides grants to fund emergency shelters and transitional housing for the homeless.
homeless@hcd.ca.gov

Governor's Homeless Initiative: Provides loans for the development of supportive housing for homeless residents who suffer from severe mental illness.
www.hcd.ca.gov/fa/ghi

HOME Investment Partnerships Program: Provides cities, counties, and nonprofit organizations with grants and low-interest loans to develop and preserve workforce housing.
home@hcd.ca.gov

Housing Assistance Program: Provides grants to assist housing payments for extremely-low to very-low-income housing.
www.hcd.ca.gov/fa/hap

Joe Serna, Jr. Farmworker Housing Grant Program: Provides grants and loans to finance the construction, repair, and purchase of rental units for farmworker housing.
www.hcd.ca.gov/fa/fwhg

Multifamily Housing Program: Provide deferred payment loans to fund the construction, repair, and purchase of permanent and rental units for supportive housing. This includes housing for low-income residents with disabilities, or those who are at risk of homelessness.
www.hcd.ca.gov/fa/mhp

Office of Migrant Services: Provides grants to assist in seasonal rental housing and support for migrant farmworker families.
www.hcd.ca.gov/fa/oms

Predevelopment Loan Program: Provides short-term loans for financing low-income housing projects.
www.hcd.ca.gov/fa/pdlp

State CDBG Program Economic Development Allocation, Over the Counter Component: Provides grants to create or sustain jobs for rural low-income workers. May also include grants for publicly owned infrastructure.
http://www.hcd.ca.gov/fa/cdbg/

State CDBG Program Planning and Technical Assistance Grants: Provides grants to support studies and plans for housing, public works, community facilities, and economic development activities that provide principal benefit to low-income persons.
http://www.hcd.ca.gov/fa/cdbg/PlanTech.html

State CDBG Program General, Native American, and Colonias Allocations: Provides grants to fund housing, capital improvement, and community projects that benefit lower-income residents in rural communities.
http://www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html

Substandard Housing Program: Assists State and local agencies responsible for abating unsafe living conditions that violate Health and Safety Codes.
http://www.ftb.ca.gov/forms/misc/959.pdf

Workforce Housing Reward Program: Provides grants to cities and counties that approve permits for new workforce housing going to very-low to low-income households.
www.hcd.ca.gov/fa/whrp

5. Evaluation of Previous Housing Element

Table 36 lists programs from the 2006 Housing Element and provides the results and analysis of each program.

Table 36: Housing Element Implementation Report

Program	Action	Responsible Party	Time Line	Comments
Hsg1	As part of any *General Plan* update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development in areas where public services can support new development. Desired Result: Implementation of the mixed use concept of the *General Plan* and increased range of housing opportunities for residents.	Planning Director	Ongoing	To be included in next General Plan update.
Hsg2	Within the Town Center, the Town will continue to pursue strategies for providing adequate water and sewer services and drainage facilities for the areas designated for residential development. This includes working and coordinating with the appropriate agencies. Desired Result: Full implementation of the mixed-use concept of the *General Plan* through supportive public/private financing programs to eliminate barriers to development.	Town Engineer	Ongoing	Ongoing As part of the Taylor Road Mixed Use Plan, a drainage implementation program was worked out by the Town and developer to improve drainage in area. The Village at Loomis development should result in further review and action in the Town Center by utility providers. .

Program	Action	Responsible Party	Time Line	Comments
Hsg3	The Town will continue to implement the permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance (Section 13.24.050), and streamlining of second residential unit approval process. Desired Result: Expedited development review procedures. Objective: 5 units	Planning Director	Ongoing	Pre-application meetings and streamlining of second residential units ongoing. 14 second units approved since 2001; 1 built without permits in 1980s has been permitted.
Hsg4	The Town Planner and Planning Commission will establish a procedure for giving highest priority in the review process to low income housing projects. Desired Result: Provide an incentive to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing.	Planning Director Planning Commission	Six months after Housing Element adoption	General Plan policy provides guidance for quickly processing low income projects, if an application were submitted.
Hsg5	The Town will identify existing "illegal" second homes through the Housing Conditions Survey or public noticing in the newspaper and consider a "grandfather" clause or legal nonconforming use provision to preserve these units. Desired Result: Achieve a portion of Regional Housing Needs Assessment (RHNA) goals through the preservation of 20 secondary dwelling units. Encourage and protect Second Residential Units.	Planning Director	2004	One second unit constructed without a permit was legalized in 2006; no specific program has been implemented. This Action is not helpful to creating affordable housing and will be discontinued. However, Program 19 is proposed that continues to work on improving housing code compliance.

Program	Action	Responsible Party	Time Line	Comments
Hsg6	The Town will continue to coordinate with the City of Roseville and Placer County in the development of a regional land banking and financing pool to assist with the production of affordable housing. Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.	Town Manager and Planning Director	Ongoing	Town continues to participate in regional and County forums to work on this problem.
Hsg7	The Town will continue to implement the following incentive programs for the construction of affordable housing: a. Allow second residential units with single-family residences. b. Allow mobile homes and manufactured housing in all residential zoning districts. c. Allow "hardship mobile homes" in residential zones. d. Allow density bonuses for the construction of units for low and very low-income residents, and for housing projects for seniors. e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands and conserve open space. Desired Result: Continued use of these programs Objective: 20 units	Planning Director	Ongoing	Town has promoted second units in new large-lot subdivisions as a method of meeting the SACOG compact requirements. Town continues to implement these incentive programs. 14 second residential units were approved; 3 manufactured homes were built; and no hardship mobile homes were requested. A cluster development was approved in 2008 in the RR zone because of environmental constraints.
Hsg8	The Town will continue to seek financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, Self Help Housing, HOME funding, collecting the Low Income Density Bonus Fee and pursuing other financing resources as appropriate. A particular	Planning Director	Apply for funding on an annual basis. Organizations will be contacted regarding available funding.	Town has been working on Equity Sharing concept; and is in touch with Mercy Housing on funding and site opportunities.

Program	Action	Responsible Party	Time Line	Comments
	emphasis will be placed on pursuing development programs and funds that meet very low and low-income needs. This will be accomplished by working with appropriate non-profit organizations to identify funding opportunities. Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing. The Town will coordinate efforts to match potential developers and sites with funding resources for affordable housing (See also Program 11 below.)			Town has reconsidered fees on an approved project that includes 13 - 460 square foot units and has contacted HCD to look for assistance for developer with sewer and water providers – although no assistance appears to be available. The Town has implemented a first time homebuyers program in November 2007 and assisted 3 families; cleaned up the Income Reuse Plan; and applied for CDBG funds in 2008 (denied). Staff attended CDBG conference.
Hsg9	The Town will continue to identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing. Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.	Town Manager Planning Director	Ongoing	The Town has contacted Mercy Housing to discuss funding options and to leverage local resources for affordable housing projects.

Program	Action	Responsible Party	Time Line	Comments
Hsg10	The Town shall adopt an inclusionary housing ordinance that requires at least 10 percent of the units in market-rate developments to be affordable to very low, low, and moderate-income households. This ordinance will identify acceptable methods to provide affordable housing such as the following: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables: • Limiting the application of the ordinance to developments exceeding a certain size. • Percentage of housing units required to be set aside as affordable. • Design and building requirements. • Timing of affordable unit construction. • Determination of a fee in lieu of developing affordable units. • Developer incentives, such as cost offsets. • Administration of affordability control. Desired Result: An inclusionary housing ordinance Objective: 15 units	Town Planner	Study complete. Adopt inclusionary ordinance that complies with the Sacramento Regional Compact for the Production of Affordable Housing within one year after adoption of the Housing Element.	Town has included a condition on each subdivision approved since adoption of SACOG compact to provide 10% affordable housing. The Town Council considered an inclusionary housing ordinance in 2007; a new proposal is being considered in conjunction with this housing element.
Hsg11	The Town will work with developers to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will: • Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC). • Identify specific sites for multi-family development at 15 units per acre. • Develop timelines and contingency plans for contacting developers and providing affordable housing. • Assist in preparing applications (See	Planning Director	Six months after adoption of the Housing Element	Town has kept in touch with Mercy Housing to look at potential sites; discussed senior congregate care site needs with large provider; and indicated a need to potential developers of the larger sites in Town that inclusion of a 100 or so unit facility for seniors would

Program	Action	Responsible Party	Time Line	Comments
	also Program 4) and in identifying funding opportunities (See also Program 8). Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (See also Program 7). Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities. Objective: 100 units.			be desirable. Town also looked at site for low income housing near Sierra College; looked at failing subdivision to see if it could come together.
Hsg12	The Town will amend the zoning ordinance parking requirements for second units and carriage houses to require 1 vehicle space for studio or 1-bedroom units and 2 vehicle spaces for 2 and 3 bedroom units. Desired Result: Encourage Second Residential Units	Planning Director	Six months after adoption of the Housing Element	Ordinance amended.
Hsg13	The Town shall amend the General Plan and the Zoning Ordinance to require uses and intensities sufficient to facilitate housing for lower income households. In order to meet the housing objectives, such amendments will include one or more of the following: • Allowing 15 units per acre in the General Commercial Zoning District. • Allowing 15 units per acre in the Commercial Tourist Zoning District. • Identifying a specific site(s) for medium and high-density residential development at 15 units per acre. • Requiring a residential component at 15 units per acre in mixed-use projects, such as 50% residential or second floor residential. Desired Result: Encourage higher density residential development Objective: 15 units	Planning Director	One year after adoption of the Housing Element	Rezoning of parcels to comply with this Program under review by the Town. Town is reviewing all potential sites that can accommodate 15 to 20 units per acre.

Program	Action	Responsible Party	Time Line	Comments
Hsg14	The Town has identified the Gates property (also known as the Raley's site) or other appropriate sites as suitable for medium and high-density residential development. The Town will amend the General Plan and Zoning Ordinance to allow high-density residential development of at least 15 dwelling units per acre "by right" on at least 10 acres this site subject to design review. Desired Result: Encourage higher density residential development Objective: 150 units	Planning Director	Six months after adoption of the Housing Element	Rezoning of parcels to comply with this Program under review by the Town.
Hsg15	The Town will develop reasonable design guidelines which are responsive to changing markets and desired amenities and which allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing Multifamily Residential Housing. Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.	Planning Director	One year after adoption of the Housing Element	Town Council believes that existing documents are adequate and can be combined into one comprehensive document. Ongoing.
Hsg16	The Town will seek appropriate funding to provide housing rehabilitation loans and weatherization services for low and moderate-income households. Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units. Objective: 5 units.	Planning Director	Ongoing.	Ongoing. Town put monies towards first time home buyers. Recent 2008 CDBG application denied.

Program	Action	Responsible Party	Time Line	Comments
Hsg17	The Town will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provision of state law. Desired Result: Preserve and where feasible improve conditions in Mobile Home Parks.	Planning Director	2004	Ordinance adopted
Hsg18	The Town will continue to implement the incentive program for senior housing, including the density bonus ordinance. Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area. Objective: 20 units	Planning Director	Ongoing	The Town will continue this effort with larger projects. Currently discussed as part of the Village at Loomis project. An additional site is being considered by a developer.
Hsg19	The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings. Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs. Objective: 10	Planning Director	Ongoing	No group housing issues known to staff. To staff's knowledge, one additional group home has moved in and State law upheld.
Hsg20	Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include: • Entrances to homes without steps.	Planning Director	2004 and ongoing	Planning Commission has required two units recently approved units to be ADA-compliant.

Program	Action	Responsible Party	Time Line	Comments
	• Hallways and doors that comfortably accommodate strollers and wheelchairs. • Lever door handles and doors of the appropriate weight. • Electrical outlets that can be accessed without having to move furniture. • Rocker action light switches to aide people with a loss of finger dexterity. • Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights. • Kitchens with varying counter heights. The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs. Desired Result: A greater number of homes that accommodate people of different abilities.			
Hsg21	Review the Zoning Ordinance, Land Use Policies, Permitting Practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State Fair Housing laws that protect people with disabilities. For example, current regulations, policies, and practices should be reviewed to ensure that they do not: • Deny housing based upon the disability of the residents. • Impose special restrictions on disability related services. • Characterize congregate living arrangements as a business. • Impose restrictions on ADA retrofits. Desired Result: Review regulations, policies, and practices and amend, as	Planning Director	2004 and ongoing	Reasonable accommodation ordinance adopted.

Program	Action	Responsible Party	Time Line	Comments
	appropriate.			
Hsg22	The Town will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation", and 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and if it is not required of any other agricultural activity in the same zone". The Town shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. Desired Result: Compliance with Health and Safety Code Sections 17021.5 and 17021.6 and procedures that encourage and facilitate the development of farmworker housing.	Planning Director	Zoning Ordinance amendment adoption within six months of the Housing Element adoption	Not applicable. H&S Code Section only applies to agricultural zones. The Town does not have any agricultural zones.
Hsg23	The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation. Desired Result: Supportive, inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.	Planning Director	Ongoing	Ongoing relationship with Placer County agencies.

Program	Action	Responsible Party	Time Line	Comments
Hsg 24	The Town will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical, and which encourages the use of trees for shading and cooling. Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.	Planning Director	Ongoing	Zoning Ordinance requires trees for shading and along subdivision frontages. Several solar systems have recently received permits, one for a substantial business in Town.
Hsg 25	The Town will encourage the developers to be innovative in designing energy efficient homes, and ways to improve the energy efficiency of new construction. Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.	Planning Director	Ongoing	Planning Commission is encouraging energy efficient measures with projects; lately started requiring plumbing for solar in subdivision homes.
Hsg26	The Town will provide information on their website on weatherization programs funded by the State, PG&E, and others Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.	Planning Director	Ongoing	Link to PG&E rebate; Flex Your Power and Green Buildings added to Building Department page
Hsg27	The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community as well as post the information on the Town website. Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.	Town Manager	Ongoing	Ongoing

Program	Action	Responsible Party	Time Line	Comments
Hsg28	The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing, or Legal Services of Northern California for help. Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.	Town Manager	Ongoing	Ongoing. No cases.
Hsg29	Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statues of 2001 (Senate Bill 520), the Town will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall. Desired Result: Adoption of new ordinance.	Planning Director	2004 Promotional materials will be available within one month of adoption of the ordinance.	Reasonable accommodation ordinance adopted

Source: Town of Loomis

6. PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and objectives are critical to the development of appropriate and effective housing programs. In order to facilitate this process, several workshops were held during the development of the Housing Element. One of the workshops was held early in the process (November 6, 2007) and was intended to inform the community of State requirements, gather information on existing conditions, and discuss local concerns.

On January 15, 2008, a second workshop was held with the Planning Commission to discuss making adequate sites available to accommodate the Regional Housing Needs Allocation in the 2006 Housing Element in accordance with GC Section 65584.09.

Another public meeting was held with the Planning Commission on February 19, 2008, to discuss issues identified by the community at the earlier meetings and potential new program options.

The fourth workshop was held at the Planning Commission on April 21, 2009, after the release of the Public Review Draft. A notice of this workshop was sent (via electronic mail) to the Placer Consortium on Homelessness and Affordable Housing (PCOH) two weeks before the meeting. The PCOH is a countywide group of over fifty agencies, homeless resource providers, and interested individuals concerned with affordable housing and the provision of services to the homeless community.

Notice for the fourth workshop was also posted at the Loomis Mobile Home Village, Glenbrook Mobile Estates, Sierra Gateway Mobile Home Park, and the Raley's on Horseshoe Bar Road.

Additional public meetings were held on June 16, 2009, July 21, 2009, and October 20, 2009, to discuss Housing Element programs and potential sites for high-density housing.

Public outreach will continue throughout the completion and adoption of the Element, additional public hearings will be scheduled with the Planning Commission and/or Town Council, to review changes made to the Housing Element in response to HCD's review.

7. GOALS, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." This Section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the Town of Loomis.

Goals refer to general statements of purpose, and indicate the direction the Town will take with respect to the housing problems identified. *Policies* are statements of the Town's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. *Programs* are steps to be taken to implement the policies. Some of the programs contain quantified *Objectives*, which refer to the number of units that are expected to be constructed, conserved or rehabilitated through a specific program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This Housing Element includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Loomis. While most of the new efforts will be initiated shortly after adoption of the Housing Element, full implementation and the intended results will take much longer to realize. The Town will annually evaluate the progress and effectiveness of these efforts in accordance with State law. Together, these initiatives reflect a commitment to increasing affordable housing. Programs that prove effective for Loomis will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The Town's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

A. Affordable Housing

Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.

Policies

A.1 The Town shall adopt these policies and programs with the intent of achieving its fair share regional housing allocation, including the number of units for each income classification.

A.2 The Town shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.

A.3 The Town shall ensure that its adopted policies, regulations and procedures attain important Town objectives, but do not unnecessarily add to the cost of housing.

A.4 The Town shall give development projects that include a lower income residential component the highest priority for permit processing.

A.5 The Town shall promote the mixed use polices of the *General Plan* and encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.

A.6 The Town will make significant efforts to support Placer County's efforts to create a fair, reasonable, and balanced nonprofit housing development corporation whose primary focus will be to serve the Placer County area (incorporated and unincorporated).

A.7 The Town shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers with a project application before the Town, apply for appropriate State or Federal funds to assist the construction of housing for low-income households.

A.8 The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards furthering Housing Element goals.

A.9 The Town shall adopt an inclusionary housing ordinance as a means of integrating affordable units within new residential development.

A.10 Housing for low-income households that is part of a market-rate project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

A.11 The Town shall encourage low-income housing units in density bonus projects to be available at the same time as the market-rate units.

A.12 The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.

A.13 The Town will allow dwellings to be rehabilitated that do not meet current lot size, setback, yard requirement, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health or safety.

A.14 The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.

A.15 The Town of Loomis will explore and encourage innovative housing alternatives such as well-designed manufactured units or sweat equity units as a means to diversify the housing stock and affordability.

Programs

1. As part of any overall *General Plan* update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify areas where public services can support higher density residential development. The Town will also track opportunity sites for higher density residential development.

   Responsible Entity: Planning Director
   Timeframe: Ongoing
   Desired Result: Implementation of the mixed use concept of the *General Plan* and increased range of housing opportunities for residents

2. Within the Town Center, the Town will continue to pursue strategies for providing adequate water, sewer services and drainage facilities for the areas designated for residential development. This includes working with the appropriate agencies and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD).

   Responsible Entity: Town Engineer
   Timeframe: Ongoing
   Desired Result: Full implementation of the mixed-use concept of the *General Plan* through supportive public/private financing programs to eliminate barriers to high-density residential development

3. The Town will continue to implement the expedited permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance, and streamlining the approval process of affordable residential units.

   Responsible Entity: Planning Director
   Timeframe: Ongoing
   Desired Result: Expedited development review procedures and other incentives to qualified sponsors of affordable housing projects to encourage the production, preservation, and rehabilitation of housing

4. The Town will continue to work with the County to assist with the production of affordable housing, through regional land banking, financing pools, and other mechanisms, such as housing trust funds. For example, HCD sponsors the Local Housing Trust Fund Program (LHTF) to help finance housing trust funds dedicated to the creation and preservation of affordable housing. In order to encourage extremely low-income

housing, the City will prioritize funding for projects that include extremely low-income units.

Responsible Entity: Town Manager and Planning Director
Timeframe: Ongoing
Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.
Objective: 5 units

5. The Town will continue to implement the following incentive programs for the construction of affordable housing:

   a. Allow second residential units “by right” in all residential zones (except RH).
   b. Allow mobile homes and manufactured housing in all residential zoning districts.
   c. Allow "hardship mobile homes" in residential zones.
   d. Allow density bonuses for the construction of units for low and very low-income residents and for senior housing projects.
   e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space.

Responsible Entity: Planning Director
Timeframe: On-going
Desired Result: Continued use of these programs

6. The Town will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, BEGIN Program (down payment assistance for first-time homebuyers), Self Help Housing (CalHome Program), HOME funding, collecting the Low Income Density Bonus Fee and pursuing other financing resources as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low, very low, and low income needs. This will be accomplished by working with appropriate non-profit organizations, such as Mercy Housing, to identify funding opportunities.

Responsible Entity: Planning Director and Finance Director
Timeframe: Apply for funding on an annual basis. Organizations will be contacted on a regular basis regarding available funding
Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing. The Town will coordinate efforts to match potential developers and sites with funding resources for affordable housing

7. The Town will continue to identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Entity: Town Manager and Planning Director
Timeframe: Ongoing
Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

8. The Town will research an inclusionary housing ordinance that requires at least 10 percent of the units in market-rate developments to be affordable to extremely low, very low, low, and moderate-income households. This ordinance will identify acceptable methods to provide affordable housing such as: a) construction of housing on-site, b) construction of housing off-site, c) dedication of land for housing, and d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units.
- Developer incentives, such as fee deferrals and waivers.
- Administration of affordability control.

Responsible Entity: Planning Director
Timeframe: Adopt inclusionary ordinance that complies with or exceeds the Sacramento Regional Compact for the Production of Affordable Housing within one year after adoption of the Housing Element
Desired Result: An inclusionary housing ordinance
Objective: 15 units

9. The Town will partner with the development community to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:

- Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC).
- Identify specific sites for multi-family development at 20 units per acre (see also Programs 10 and 11).
- Identify funding opportunities and assist in preparing applications for funds.
- Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities
Objective: 10 units

10. Under State law, the Town must meet the unaccommodated need from the 2006 Housing Element. This requirement is in addition to the requirement to identify sites to accommodate the RHNA for the new planning period (2006-2013) (see Program 11). The jurisdiction may not count capacity on the same sites for both planning periods.

In order to meet the RHNA in the 2006 Housing Element, the Town shall amend the General Plan and Zoning Ordinance to accommodate 165 residential units "by right" at a minimum of 20 dwelling units per acre. The Town shall begin General Plan and zoning amendments on the parcels known as the "Village at Loomis" to meet the State requirement.

Responsible Entity: Planning Director
Timeframe: Concurrent or before adoption of the Housing Element
Desired Result: Encourage higher density residential development and meet State law requirements for the unaccommodated need identified in the previous Housing Element
Objective: 165 units

NEW PROGRAMS

11. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2006 – 2013 RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 63 very low and low-income units at a minimum of 20 dwelling units per acre "by right" at the "Village at Loomis" properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only.

    Responsible Entity: Planning Director
    Timeframe: Within two years after adoption of the Housing Element
    Desired Result: Encourage higher density residential development and meet State law requirements for the 2006-2013 very low income and low income RHNA
    Objective: 63 units

12. Under limited circumstances, State law allows local governments to count existing units toward meeting their regional housing need. Under the alternative sites analysis, a local government may take credit for existing units that will be: (1) substantially rehabilitated, (2) converted from non-affordable to affordable (multifamily rental housing of 4 or more units), or (3) preserved at affordable housing costs to low or very low-income households. As new projects, code enforcement actions, and other opportunities arise, the Town will investigate ways to meet their housing needs through rehabilitation and preservation of existing units.

    Responsible Entity: Planning Director
    Timeframe: Two years after adoption of the Housing Element
    Desired Result: Rehabilitation and preservation of the existing affordable housing stock
    Objective: 5 units

13. The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915).

    Responsible Entity: Planning Director
    Timeframe: Within one year after the adoption of the Housing Element
    Desired Result: Provide additional housing opportunities and to ensure that the Zoning Ordinance is in compliance with State law
    Objective: 10 units

14. The Town will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans.

Responsible Entity: Planning Director
Timeframe: Within one year after the adoption of the Housing Element
Desired Result: Provide incentives to homeowners and encourage smaller, more affordable secondary dwelling units.
Objective: 15 units

15. The Town shall consider an affordable housing linkage fee on nonresidential development to support the development of affordable housing. This ordinance will consider alternatives to paying the fee such as construction of housing on-site, construction of housing off-site, and/or dedication of land for housing.

Responsible Entity: Planning Director
Timeframe: Within two years after the adoption of the Housing Element.
Desired Result: Promote affordable housing.
Objective: 5 units

16. The Town will examine alternatives to establish a local housing trust fund from a combination of public and private resources.

Responsible Entity: Town Manager and Planning Director
Timeframe: Within 2 years of adoption
Desired Result: Local financing resources to facilitate the development of housing for low- and moderate-income families and workers

B. Quality of Design

GOAL B: To promote quality residential development in the Town.

Policy

B.1 The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.

Program

17. The Town will develop reasonable design guidelines that are responsive to changing markets and desired amenities and allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.

Responsible Entity: Planning Director
Timeframe: Within the planning period
Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.

C. Conservation and Rehabilitation

GOAL C: To conserve the Town's current stock of affordable housing.

Policies

C.1 The Town shall continue to apply for Community Development Block Grant (CDBG) grant funding for the purpose of rehabilitating low cost, owner occupied, and rental housing.

C.2 The Town shall encourage private financing of the rehabilitation of housing.

C.3 The Town shall discourage the conversion of mobile home parks to other types of housing except where the conversion results in the replacement of such affordable housing or the living conditions within the mobile home park are such that an alternative land use will better serve the community or the residents of the mobile home park.

C.4 The Town shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

C.5 The demolition of existing housing units occupied by low and moderate income persons should be allowed only when a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, and relocation assistance.

C.6 The Town will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.

C.7 The Town will allow affordable dwellings that do not meet current lot size, setback, or other current zoning standards to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and/or safety.

Programs

18. The Town will seek appropriate funding through the CalHome Program and the Community Development Block Grant Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, and low-income households.

Responsible Entity: Planning Director

Timeframe: Ongoing
Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units.
Objective: 10 units

NEW PROGRAM

19. The Town will establish a code compliance mechanism that effectively utilizes funding resources, efficiently ensures safe homes, and avoids displacement. The Town can utilize the Franchise Tax Board's Substandard Housing Program, which allocated funds[5] to local jurisdictions to strengthen code compliance operations.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Reduce substandard and unsuitable residential development. Will help to determine specific areas where rehabilitation may be warranted.
Objective: 5 units

D. Special Housing Needs

GOAL D: To meet the housing needs of special groups of Town residents, including a growing senior population, large families, single mothers, farmworkers, and the disabled.

Policies

D.1 The Town shall encourage the development of housing for seniors, including congregate care facilities.

D.2 Town policies, programs, and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.

D.3 The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and not affect public health and safety.

[5] Property owners in violation of Health and Safety Code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by the Franchise Tax Board (FTB) is transferred to the Local Code Enforcement Rehabilitation fund. These funds are allocated and disbursed to the cities and counties that generated the notification of substandard housing to the FTB.

Programs

20. The Town will continue to implement incentive programs for senior housing, including the density bonus ordinance.

    Responsible Entity: Planning Director
    Timeframe: On-going
    Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area.

21. The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.

    Responsible Entity: Planning Director
    Timeframe: On-going
    Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.

22. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:

    - Entrances to homes without steps.
    - Hallways and doors that comfortably accommodate strollers and wheelchairs.
    - Lever door handles and doors of the appropriate weight.
    - Electrical outlets that can be accessed without having to move furniture.
    - Rocker action light switches to aide people with a loss of finger dexterity.
    - Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights.
    - Kitchens with varying counter heights.

    The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.

    Responsible Entity: Planning Director
    Timeframe: On-going
    Desired Result: A greater number of homes that accommodate people of different abilities.

E. Homelessness

GOAL E: To prevent and reduce homelessness in the Town through a variety of programs, including increased affordable housing opportunities and access to emergency shelter for all persons in need.

Policy

E.1 The Town shall continue to coordinate with Placer County and/or neighboring cities in developing emergency shelter programs that provide adequate shelter and services for the South Placer County area.

Program

23. The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Supportive inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

NEW PROGRAM

24. SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Emergency shelters must now be permitted without a conditional use permit (CUP) or other discretionary permits, and transitional housing and supportive housing are considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements.

The Town shall amend the Zoning Ordinance to comply with SB 2 and permit emergency shelters without a conditional use permit (CUP) or other discretionary permits and shall define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing.

Responsible Entity: Planning Director
Timeframe: Within one year of adoption of the Housing Element

Desired Result: Compliance with State law and increased housing choices for the homeless

F. Energy Conservation

GOAL F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents.

Policies

F.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.

F.2 New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

25. The Town will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical, and encourage the use of trees for shading and cooling.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

26. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

27. The Town will continue to provide information on their website on weatherization programs funded by the State, PG&E, and others.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.

NEW PROGRAMS

28. The Town will promote the installation and use of photovoltaic systems by promoting stub outs on all housing.

Responsible Entity: Planning Director and Building Official
Timeframe: Within a year after the adoption of the Housing Element.
Desired Result: Assist in the reduction of the ecological footprint. Reduce impact on local power grid.

29. The Town will encourage water-efficient landscaping, xeriscaping, and/or energy efficient irrigation systems in residential developments. Additionally, the Town will have material available to residents regarding the PCWA's Water-Wise House Call Program.

Responsible Entity: Planning Director
Timeframe: Within one year after the adoption of the Housing Element
Desired Result: Reduce water consumption and impact existing infrastructure. Reduce cost for landscape maintenance.

G. Equal Opportunity

GOAL G: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or gender.

Policies

G.1 The Town declares that all persons regardless of race, creed, age or sex shall have equal access to sound and affordable housing.

G.2 The Town will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs

30. The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community, as well as, post the information on the Town website.

Responsible Entity: Town Manager
Timeframe: Ongoing

Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.

31. The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing or Legal Services of Northern California for help.

Responsible Entity: Town Manager
Timeframe: On-going
Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.

32. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statues of 2001 (Senate Bill 520), the Town will continue to implement its reasonable accommodation ordinance to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: A process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities

7.1 Summary of Quantified Objectives

Table 37 summarizes the quantified objectives for all the above programs. The Town anticipates that 309 units will be provided by new construction and that 15 units will be rehabilitated or conserved.

Table 37: Summary of Quantified Objectives

	Income Categories				
Programs	**Extremely Low**	**Very Low**	**Lower**	**Moderate**	**Total**
New Construction					
4 – Work with County on Housing Development	1	1	5		5
8 – Inclusionary Housing	2	3	5	5	15
9 – Partner with Affordable Housing Developers	1	1	4	4	10
10 – Rezone Sites (Unaccommodated housing need)	5	20	75	65	165
11 – Rezone Sites (2006 -2013 RHNA)	4	40	19		63
12 – Alternative Sites			5		5
13 – Update Density Bonus Ordinance		2	3	5	10
14 –Second Unit Incentives			10	5	15
15 – Linkage Fee			2	3	5
22 –Special Housing Needs		10	5		15
Rehabilitation and Conservation					
18 - Rehabilitation	1	2	2	5	10
19 – Code Compliance			2	3	5
Total	**4**	**63**	**162**	**95**	**324**

Source: Town of Loomis

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Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
General Commercial							
043-014-007-000	0.4	CG-General Commercial	10	GC	3		Vacant
043-014-011-000	1.6	CG-General Commercial	10	GC	13		Vacant
043-030-025-000	0.2	CG-General Commercial	10	GC	2		Vacant
043-030-046-000	0.7	CG-General Commercial	10	GC	5		Vacant
043-030-057-000	0.9	CG-General Commercial	10	GC	8		Vacant
043-080-044-000	28.1	CG-General Commercial	10	GC	225		Vacant
044-122-005-000	3.9	CG-General Commercial	10	GC	32		Vacant
044-123-057-000	5.8	CG-General Commercial	10	GC	46		Vacant
044-123-069-000	3.0	CG-General Commercial	10	GC	24		Vacant
044-123-072-000	2.6	CG-General Commercial	10	GC	21		Vacant
044-123-073-000	6.3	CG-General Commercial	10	GC	50		Vacant
044-131-003-000	0.1	CG-General Commercial	10	GC	1		Vacant
044-141-037-000	0.6	CG-General Commercial	10	GC	5		Vacant
044-200-014-000	0.4	CG-General Commercial	10	GC	4		Vacant
044-200-016-000	0.4	CG-General Commercial	10	GC	3		Vacant
044-200-017-000	1.2	CG-General Commercial	10	GC	10		Vacant
045-042-035-000	3.5	CG-General Commercial	10	GC	28		Vacant
045-042-037-000	2.1	CG-General Commercial	10	GC	16		Vacant
Subtotal	**62.0**				**496**	**18**	
Office Commercial							
043-030-060-000	0.7	CO-Office Commercial	10	O/P	6		Vacant
043-050-024-000	6.5	CO-Office Commercial	10	O/P	52		Vacant
043-080-008-000	6.5	CO-Office Commercial	10	O/P	52		Vacant
Subtotal	**13.8**				**110**	**3**	
Residential Agricultural							
030-041-012-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
030-041-019-000	9.1	RA-Residential Agricultural	0.22	RA	2		Vacant
030-041-023-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
030-042-011-000	1.8	RA-Residential Agricultural	0.22	RA	0		Vacant
030-042-015-000	1.8	RA-Residential Agricultural	0.22	RA	0		Vacant
030-042-019-000	0.2	RA-Residential Agricultural	0.22	RA	0		Vacant
030-043-046-000	3.6	RA-Residential Agricultural	0.22	RA	1		Vacant
030-043-062-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
030-070-012-000	8.8	RA-Residential Agricultural	0.22	RA	2		Vacant
030-080-047-000	2.0	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-072-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-075-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-080-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
030-090-011-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-028-000	1.2	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-030-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-032-000	0.1	RA-Residential Agricultural	0.22	RA	0		Vacant
030-100-009-000	2.3	RA-Residential Agricultural	0.22	RA	0		Vacant
030-100-013-000	17.5	RA-Residential Agricultural	0.22	RA	3		Vacant
030-100-014-000	0.6	RA-Residential Agricultural	0.22	RA	0		Vacant
030-110-002-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
030-110-010-000	10.0	RA-Residential Agricultural	0.22	RA	2		Vacant
030-120-001-000	8.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-120-011-000	6.8	RA-Residential Agricultural	0.22	RA	1		Vacant
030-120-026-000	1.4	RA-Residential Agricultural	0.22	RA	0		Vacant
030-130-017-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-130-018-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-130-023-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-009-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
035-012-059-000	7.0	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-063-000	5.3	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-064-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
035-012-065-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-072-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-076-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-083-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-086-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
044-021-011-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
044-021-012-000	1.7	RA-Residential Agricultural	0.22	RA	0		Vacant
044-021-070-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
044-300-003-000	3.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-061-012-000	0.8	RA-Residential Agricultural	0.22	RA	0		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-062-015-000	2.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-062-044-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-063-034-000	3.2	RA-Residential Agricultural	0.22	RA	1		Vacant
045-063-040-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-063-057-000	2.6	RA-Residential Agricultural	0.22	RA	0		Vacant
045-063-072-000	5.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-016-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-024-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-036-000	1.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-071-041-000	1.1	RA-Residential Agricultural	0.22	RA	0		Vacant
045-071-066-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-150-014-000	1.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-161-018-000	28.4	RA-Residential Agricultural	0.22	RA	5		Vacant
045-170-002-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-014-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-015-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-016-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-017-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-018-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-019-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-020-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-021-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-022-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-023-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-024-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-025-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-026-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-027-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-028-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-032-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-033-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-034-000	6.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-035-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-036-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-170-037-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-038-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-039-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-040-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-041-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-042-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-043-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-044-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-045-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-046-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-047-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-048-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-049-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-050-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-051-000	5.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-052-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-053-000	5.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-054-000	5.3	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-055-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-056-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-057-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-058-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-059-000	2.7	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-060-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-061-000	4.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-062-000	4.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-063-000	4.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-064-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-065-000	0.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-066-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-068-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-070-000	0.2	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-002-000	0.8	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-003-000	5.9	RA-Residential Agricultural	0.22	RA	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-181-004-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-005-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-007-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-012-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-014-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-025-000	0.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-026-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-027-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-028-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-029-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-030-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-031-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-032-000	6.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-033-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-034-000	6.3	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-035-000	5.3	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-036-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-037-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-038-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-039-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-001-000	19.8	RA-Residential Agricultural	0.22	RA	3		Vacant
045-182-002-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-008-000	1.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-182-010-000	4.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-022-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-025-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-330-029-000	4.5	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-015-000	0.1	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-033-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-034-000	1.6	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-035-000	1.4	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-036-000	2.4	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-037-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-051-000	5.4	RA-Residential Agricultural	0.22	RA	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
046-040-052-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-061-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-069-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-079-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-081-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-092-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-093-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-094-000	5.6	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-095-000	5.8	RA-Residential Agricultural	0.22	RA	1		Vacant
Subtotal	**644.2**				**113**	**153**	
Residential Estate							
030-043-013-000	2.3	RE-Residential Estate	0.43	RE	1		Vacant
030-080-077-000	0.2	RE-Residential Estate	0.43	RE	0		Vacant
030-080-086-000	0.2	RE-Residential Estate	0.43	RE	0		Vacant
030-100-021-000	6.0	RE-Residential Estate	0.43	RE	2		Vacant
030-100-022-000	5.9	RE-Residential Estate	0.43	RE	2		Vacant
030-100-024-000	1.1	RE-Residential Estate	0.43	RE	0		Vacant
030-110-008-000	0.6	RE-Residential Estate	0.43	RE	0		Vacant
030-110-013-000	18.8	RE-Residential Estate	0.43	RE	6		Vacant
043-110-004-000	0.1	RE-Residential Estate	0.43	RE	0		Vacant
043-110-006-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
043-110-027-000	1.7	RE-Residential Estate	0.43	RE	1		Vacant
043-110-054-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
043-110-055-000	1.2	RE-Residential Estate	0.43	RE	0		Vacant
043-130-033-000	0.0	RE-Residential Estate	0.43	RE	0		Vacant
043-130-047-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant
043-130-052-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
044-051-008-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
044-051-051-000	1.4	RE-Residential Estate	0.43	RE	0		Vacant
044-051-091-000	2.4	RE-Residential Estate	0.43	RE	1		Vacant
044-060-023-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
044-060-029-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
044-121-038-000	0.8	RE-Residential Estate	0.43	RE	0		Vacant
044-121-045-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-121-059-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant
044-121-060-000	0.5	RE-Residential Estate	0.43	RE	0		Vacant
045-044-027-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
045-044-028-000	2.0	RE-Residential Estate	0.43	RE	1		Vacant
045-044-047-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
045-044-055-000	1.2	RE-Residential Estate	0.43	RE	0		Vacant
045-061-006-000	3.7	RE-Residential Estate	0.43	RE	1		Vacant
045-062-053-000	3.3	RE-Residential Estate	0.43	RE	1		Vacant
045-063-058-000	9.9	RE-Residential Estate	0.43	RE	3		Vacant
045-063-073-000	3.1	RE-Residential Estate	0.43	RE	1		Vacant
045-063-075-000	3.0	RE-Residential Estate	0.43	RE	1		Vacant
045-063-077-000	2.6	RE-Residential Estate	0.43	RE	1		Vacant
045-150-015-000	23.0	RE-Residential Estate	0.43	RE	8		Vacant
045-150-018-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
045-150-022-000	0.6	RE-Residential Estate	0.43	RE	0		Vacant
045-150-034-000	14.9	RE-Residential Estate	0.43	RE	5		Vacant
045-150-040-000	2.7	RE-Residential Estate	0.43	RE	1		Vacant
045-150-041-000	4.7	RE-Residential Estate	0.43	RE	2		Vacant
045-150-042-000	2.6	RE-Residential Estate	0.43	RE	1		Vacant
045-150-043-000	2.4	RE-Residential Estate	0.43	RE	1		Vacant
045-150-044-000	2.5	RE-Residential Estate	0.43	RE	1		Vacant
045-150-045-000	2.4	RE-Residential Estate	0.43	RE	1		Vacant
045-150-046-000	2.5	RE-Residential Estate	0.43	RE	1		Vacant
045-150-047-000	2.3	RE-Residential Estate	0.43	RE	1		Vacant
045-161-021-000	0.5	RE-Residential Estate	0.43	RE	0		Vacant
045-161-022-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
Subtotal	**141.9**				**49**	**49**	
High Density Residential							
045-042-023-000	0.4	RH-High Density Residential	15	RH	4		Vacant
045-042-024-000	0.1	RH-High Density Residential	15	RH	1		Vacant
Subtotal	**0.5**				**5**	**2**	
Single Family Residential (RS-20)							
043-030-035-000	1.2	RS-20-Single Family Residential	2	RL	2		Vacant
043-030-068-000	0.5	RS-20-Single Family Residential	2	RL	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
Subtotal	**1.7**				**3**	**2**	
Single Family Residential (RS-7)							
043-092-037-000	0.1	RS-7-Single Family Residential	4	RM	0		Vacant
044-150-073-000	0.3	RS-7-Single Family Residential	4	RM	1		Vacant
Subtotal	**0.3**				**1**	**2**	
Single Famlity Residential (RS-10)							
044-021-008-000	9.6	RS-10a-Single Family Residential	4	RM	31		Vacant
044-032-044-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-063-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-070-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-074-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-043-016-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-043-021-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-051-041-000	0.7	RS-10-Single Family Residential	4	RM	2		Vacant
044-051-067-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-051-084-000	0.6	RS-10-Single Family Residential	4	RM	2		Vacant
044-051-088-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-072-025-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-022-000	0.4	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-027-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-035-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-073-064-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-073-081-000	0.7	RS-10-Single Family Residential	4	RM	2		Vacant
044-073-085-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-086-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-088-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-080-041-000	4.2	RS-10-Single Family Residential	4	RM	14		Vacant
044-123-007-000	2.5	RS-10-Single Family Residential	4	RM	8		Vacant
044-123-029-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-123-031-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-200-002-510	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-250-090-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-250-093-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-360-001-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-360-002-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-003-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-004-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-005-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-006-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-007-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-360-008-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
Subtotal	**23.7**				**76**	**35**	
Single Family Residential (RS-5)							
043-080-015-000	22.1	RS-5-Single Family Residential	6	RM	106		Vacant
045-290-052-000	0.2	RS-5-Single Family Residential	6	RM	1		Vacant
045-290-057-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-059-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-068-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-070-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-079-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-084-000	0.1	RS-5-Single Family Residential	6	RM	1		Vacant
044-105-009-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-112-017-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-113-016-000	0.0	RS-5-Single Family Residential	6	RMH	0		Vacant
044-113-020-000	0.0	RS-5-Single Family Residential	6	RMH	0		Vacant
044-116-014-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-170-017-000	0.1	RS-5-Single Family Residential	6	RMH	0		Vacant
044-170-044-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-170-047-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-170-061-000	0.1	RS-5-Single Family Residential	6	RMH	0		Vacant
Subtotal	**23.8**				**114**	**17**	
Med Density Residential (RM-5)							
044-350-001-000	0.4	RM-5-Medium Density Residential	10	RMH	3		Vacant
044-350-002-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-003-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-004-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-005-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-006-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-350-007-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-008-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-009-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-010-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-011-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-012-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-013-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-014-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-015-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-016-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-017-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-018-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-019-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-020-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-021-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-022-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-023-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-024-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-025-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-026-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-027-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-028-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-029-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-030-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-031-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-032-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-033-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-034-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-035-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-036-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-037-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-038-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-039-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-040-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-042-011-000	0.3	RM-5-Medium Density Residential	10	RMH	2		Vacant
045-042-034-000	6.5	RM-5-Medium Density Residential	10	RMH	52		Vacant
045-042-036-000	4.5	RM-5-Medium Density Residential	10	RMH	36		Vacant
Subtotal	**17.6**				**141**	**43**	
Rural Residential							
030-080-031-000	0.4	RR-Rural Residential	1	RR	0		Vacant
030-080-050-000	0.5	RR-Rural Residential	1	RR	0		Vacant
030-080-054-000	0.2	RR-Rural Residential	1	RR	0		Vacant
044-012-050-000	2.7	RR-Rural Residential	1	RR	2		Vacant
044-051-048-000	9.9	RR-Rural Residential	1	RR	8		Vacant
044-051-083-000	1.6	RR-Rural Residential	1	RR	1		Vacant
044-072-017-000	0.1	RR-Rural Residential	1	RR	0		Vacant
044-072-019-000	0.6	RR-Rural Residential	1	RR	0		Vacant
044-072-060-000	0.8	RR-Rural Residential	1	RR	1		Vacant
044-080-026-000	1.8	RR-Rural Residential	1	RR	1		Vacant
044-080-027-000	4.5	RR-Rural Residential	1	RR	4		Vacant
044-080-051-000	2.2	RR-Rural Residential	1	RR	2		Vacant
045-330-050-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-330-053-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-025-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-026-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-027-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-028-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-029-000	1.0	RR-Rural Residential	1	RR	1		Vacant
Subtotal	**32.1**				**26**	**19**	
Central Commercial							
043-080-040-000	0.1	CC-Central Commercial	15	TC	1		Vacant
043-100-025-000	2.7	CC-Central Commercial	15	TC	32		Vacant
044-091-007-000	0.2	CC-Central Commercial	15	TC	3		Vacant
044-091-008-000	0.2	CC-Central Commercial	15	TC	2		Vacant
044-094-005-000	0.1	CC-Central Commercial	15	TC	1		Vacant
044-094-011-000	0.0	CC-Central Commercial	15	TC	0		Vacant
044-103-003-000	0.0	CC-Central Commercial	15	TC	0		Vacant
044-103-015-000	0.0	CC-Central Commercial	15	TC	0		Vacant

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-105-003-000	0.1	CC-Central Commercial	15	TC	1		Vacant
Subtotal	**3.4**				**40**	**9**	
Tourist/Destination Commercial							
043-080-045-510	6.5	CT-Tourist/Destination Commercial	10	TD	52		Vacant
043-080-046-510	6.0	CT-Tourist/Destination Commercial	10	TD	48		Vacant
043-080-047-510	4.8	CT-Tourist/Destination Commercial	10	TD	39		Vacant
043-120-003-000	0.3	CT-Tourist/Destination Commercial	10	TD	2		Vacant
043-120-004-000	15.6	CT-Tourist/Destination Commercial	10	TD	124		Vacant
043-120-013-000	1.5	CT-Tourist/Destination Commercial	10	TD	12		Vacant
043-120-014-000	12.4	CT-Tourist/Destination Commercial	10	TD	99		Vacant
043-120-015-510	0.4	CT-Tourist/Destination Commercial	10	TD	3		Vacant
043-120-037-000	1.8	CT-Tourist/Destination Commercial	10	TD	14		Vacant
043-130-001-000	31.5	CT-Tourist/Destination Commercial	10	TD	252		Vacant
044-150-010-510	0.0	CT-Tourist/Destination Commercial	10	TD	0		Vacant
Subtotal	**80.7**				**645**	**11**	
TOTAL	**1045.6**				**1820**	**363**	