

JUN 17 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Town of Loomis

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Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Town of Loomis
 Reporting Period: Date 1/1/10 - Date 12/31/10

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information											
1	2	3	4				5	5a	6	7	8
			Affordability by Household Income								
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	None below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
044-360-001	SF	O				1	1				
044-360-002	SF	O				1	1				
044-360-004	SF	O				1	1				
044-360-005	SF	O				1	1				
044-360-006	SF	O				1	1				
044-360-008	SF	O				1	1				
045-063-072	SF	O				1	1				
045-330-050	SF	O				1	1				
(9) Total of Moderate and Above Moderate from Table A3						0	0				
(10) Total by Income Table A/A3						8	8				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Town of Loomis
 Reporting Period Date 1/1/10 - Date 12/31/10

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
							0
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Town of Loomis
 Reporting Period: Date 1/1/10 - Date 12/31/10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed restricted											
	Restricted Non-deed											
	Deed restricted											
Low	Deed restricted											
	Restricted Non-deed											
	Deed restricted											
Moderate	Deed restricted				1						1	-1
	Restricted Non-deed											
	Deed restricted											
Above Moderate					2	8					10	-10
Total RHNA by COG. Enter allocation number.					3	8					11	
Total Units												-11
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

APPENDIX "C"

PROPOSED 2006-2013 HOUSING ELEMENT (PUBLIC REVIEW DRAFT SUBMITTED TO HCD AS AGREED BY TOWN COUNCIL) PROGRAM IMPLEMENTATION STATUS

Table 36: Housing Element Implementation Report

Program	Action	Time Line	Status
Hsg1	<p>As part of any overall <i>General Plan</i> 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.</p> <p>Desired Result: Implementation of the mixed use concept of the <i>General Plan</i> and increased range of housing opportunities for residents.</p>	Ongoing	<p>To be included in next General Plan update (last one completed 2001). Application received requesting General Plan changes for 20 and 25 units per acre (The Villages at Loomis, on hold by developer)</p>
Hsg2	<p>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 and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD).</p> <p>Desired Result: Full implementation of the mixed-use concept of the <i>General Plan</i> through supportive public/private financing programs to eliminate barriers to High-density residential development.</p>	Ongoing	<p>Ongoing</p> <p>As part of the Taylor Road Mixed Use Plan, approved tentative map, a drainage implementation program was worked out by the Town and developer to improve drainage in area. The Village at Loomis development, on hold by developer, should result in further review and action in the Town Center by utility providers.</p>
Hsg3	<p>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 the approval process of affordable residential units.</p> <p>Desired Result: Expedited development review procedures and other incentives</p>	Ongoing	<p>Pre-application meetings, clustering, and streamlining of second residential units ongoing.</p> <p>Application involving 20 units and 25 units per acre on hold by developer – requires completion of EIR</p>

	to qualified sponsors of affordable housing projects to encourage the production, preservation, and rehabilitation of housing.		and economy upturn.
Hsg4	<p>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 Town will prioritize funding for projects that included extremely low-income units. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p> <p>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</p>	Ongoing	Town continues to participate in regional and County forums to work on this problem.
Hsg5	<p>The Town will continue to implement the following incentive programs for the construction of affordable housing:</p> <ol style="list-style-type: none"> a. Allow second residential units "by right" in all residential zones (except RH) b. Allow mobile homes and manufacture 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. 	Ongoing	<p>Town continues to implement these incentive programs.</p> <p>Developer indicates that 13 second units, tentatively approved with Taylor Road Mixed Use project, did not "pencil out" because of high cost of sewer and water (separate special agencies) and economic downturn.</p> <p>No second units requested in 2009 and 2010. A tentative approval for a clustered development</p>

	Desired Result: Continued use of these programs.		(Morgan Estates) has not gone forward due to economic downturn.
Hsg6	<p>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. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p> <p>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.</p>	Apply for funding on an annual basis regarding available funding.	The Town 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). Town applied for air quality grant to work on form-based code to facilitate Village at Loomis project (which is to include the 165 units from the previous element)
Hsg 7	<p>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.</p> <p>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.</p>	Ongoing	The Town has ongoing relationship with Mercy Housing since CDBG grant and FTHB program on options and to leverage local resources for affordable housing projects.
Hsg 8	The Town will research an inclusionary housing ordinance that requires at least 10 percent of the units in market-rate	Adopt inclusionary ordinance that	Town continues to include a condition on each 5 or more

	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>If an inclusionary housing ordinance is adopted, an evaluation of its effects on the cost and supply of housing will be conducted. If constraints are identified the inclusionary housing ordinance will be written to minimize the constraints and increase the chances of housing development at multiple income levels.</p> <p>Desired Result: Adopt inclusionary ordinance that complies with or exceeds the Sacramento Regional Compact for Production of Affordable Housing within one year after adoption of the Housing Element. Objective: 15 units</p>	<p>complies with or exceeds the Sacramento Regional Compact for the Production of Affordable Housing within one year after adoption of the Housing Element.</p>	<p>lot subdivision approved since adoption of SACOG compact to provide 10% affordable housing.</p> <p>The Town Council considered an inclusionary housing ordinance in conjunction with this Element, but it is on hold for resolution of legal issues.</p>
<p>Hsg 9</p>	<p>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:</p> <ul style="list-style-type: none"> • Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC). • Identify specific sites for multi-family 	<p>Ongoing</p>	<p>Town has kept in touch with Mercy Housing to look at potential sites; potential developer of the Village at Loomis project has agreed to including 165 high density units, (par of which will be housing for low-income seniors).</p>

	<p>development at 20 units per acre (see also Programs 10 and 11).</p> <ul style="list-style-type: none"> • 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. <p>Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities. Objective: 10 units.</p>		<p>Town also looked at site for low income housing near Sierra College; acquired foreclosed subdivision as possible site for some affordable housing.</p>
Hsg10	<p>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.</p> <p>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 (without conditional use permit or other discretionary action). The sites rezoned must be able to accommodate a minimum of 16 units per site. The Town of Loomis recognizes that parcels of 2 to 9 acres in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into sites between 2 and 9 acres in size. The Town shall begin General Plan and zoning amendments on the parcels known as the "Village at Loomis" to meet the State requirement.</p> <p>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</p>	<p>Concurrent or before adoption of the Housing Element</p>	<p>Rezoning of parcels to comply with this Program anticipated by Town Council. Rezoning requires expensive environmental work which could/would be accomplished with the Village at Loomis project. Staff has discussed issues with HCD, and with economy and Town budget, proposes to do rezoning with Village at Loomis project rather than creating a temporary scenario and doing rezoning twice.</p>
Hsg11	<p>In order to meet State law requirements (Government Code Sections 65583(c)(1)</p>	<p>Within two years after</p>	<p>Rezoning of parcels to comply with this</p>

	<p>(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” (without conditional use permit or other discretionary action) at the “Village at Loomis” properties or another suitable site(s). The sites rezoned must be able to accommodate a minimum of 16 units per site. At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels of 2 to 9 acres in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into sites between 2 and 9 acres in size.</p> <p>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</p>	adoption of the Housing Element.	Program to be placed on Council agenda for direction.
Hsg12	<p>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.</p> <p>Desired Result: Rehabilitation and preservation of the existing affordable housing stock.</p> <p>Objective: 5 units</p>	Two years after adoption of the Housing Element	Will be on Council agenda for direction.
Hsg13	The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with	Within one year after the adoption of	Under review.

	<p>changes in the State Density Bonus law (Government Code Section 65915). Desired Result: Provide additional housing opportunities and to ensure that the Zoning Ordinance is in compliance with State law Objective: 10 units.</p>	the Housing Element	
Hsg14	<p>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.</p> <p>Desired Result: Provide incentives to homeowners and encourage smaller, more affordable secondary dwelling units. Objective: 15 units</p>	Within one year after adoption of the Housing Element	To be placed on Council agenda for direction.
Hsg15	<p>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..</p> <p>Desired Result: Promote affordable housing. Objective: 5 units</p>	Within two years after the adoption of the Housing Element.	To be placed on Council agenda for direction.
Hsg16	<p>The Town will examine alternatives to establish a local housing trust fund from a combination of public and private resources.</p> <p>Desired Result: Local financing resources to facilitate the development of housing for low- and moderate-income families and workers.</p>	Within 2 years of adoption	Ongoing
Hsg17	<p>In order to encourage housing for extremely low, very low, and low income households, the Town shall allow single-room occupancy units (SROs) in the RH (High Density Residential), RM-3.5 (Medium Density Residential), RM-5 (Medium Density Residential), and CG (General Commercial) zoning districts with a conditional use permit. Standards and procedures shall be developed to</p>	Within two years of Housing Element adoption	To be placed on Council agenda for direction.

	<p>encourage and facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.</p> <p>Desired Result: Five extremely low-income units</p>		
Hsg18	<p>The Town shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town may use the Local Housing Trust Fund Program (LHTF) to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p> <p>Desired Result: Increase incentives for construction of Extremely Low-Income Housing</p>	<p>Within two years of Housing Element adoption; promotional material will be prepared and utilized within six months after adoption of the Housing Element.</p>	<p>Under review.</p>
Hsg19	<p>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.</p> <p>Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.</p>	<p>Within the planning period.</p>	<p>To be placed on council agenda for direction.</p>
Hsg20	<p>The Town will seek appropriate funding through the CalHome Program and the Community Development Block Grant</p>	<p>Ongoing</p>	<p>On hold until Housing Element is certified.</p>

	<p>Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, and low-income households.</p> <p>Objective: 10 units</p>		
Hsg 21	<p>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 funds¹ to local jurisdictions to strengthen code compliance operations.</p> <p>Objective: 5 units</p>	Ongoing	Under review.
Hsg 22	<p>The Town will continue to implement incentive programs for senior housing, including the density bonus ordinance.</p> <p>Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area.</p>	Ongoing	See above, (6,9 and 13)
Hsg23	<p>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.</p> <p>Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.</p>	Ongoing	Ongoing
Hsg24	<p>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:</p> <ul style="list-style-type: none"> • 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. 	Ongoing	Tentative map conditions include concept of requiring universal design on units within larger projects.

	<ul style="list-style-type: none"> • Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights. • Kitchens with varying counter heights. <p>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.</p> <p>Desired Result: A greater number of homes that accommodate people of different abilities.</p>		
Hsg25	<p>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.</p> <p>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.</p>	Ongoing	Ongoing
Hsg26	<p>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.</p> <p>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.</p>	Within one year of adoption of the Housing Element	Under review for placement on Commission agenda.

	Desired Result: Compliance with State law and increased housing choices for the homeless.		
Hsg27	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. Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.	Ongoing	Ongoing
Hsg28	The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction. Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.	Ongoing	Ongoing. Commission very interested in energy efficiency during tentative approvals.
Hsg29	The Town will continue to 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.	Ongoing	Ongoing
Hsg30	The Town will promote the installation and use of photovoltaic systems by promoting stub outs on all housing. Assist in the reduction of the ecological footprint. Reduce impact on local power grid.	Within a year after the adoption of the Housing Element	Included on list of standard conditions.
Hsg31	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. Desired Result: Reduce water consumption and impact existing infrastructure. Reduce cost for landscape maintenance.	Within one year after the adoption of the Housing Element	Town Engineer enforcing WELO; Building Inspector enforcing Green Building Code, handouts on WELO placed at counter- in addition to PCWA's water-wise house call program.
Hsg32	The Town will continue to post Equal	Ongoing	Ongoing

	<p>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.</p> <p>Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.</p>		
Hsg33	<p>The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing or Legal Services of Northern California for help.</p> <p>Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.</p>	On-going	Ongoing
Hsg34	<p>Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes 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.</p> <p>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.</p>	On-going	Ongoing

Source: Town of Loomis

Table 37: Summary of Quantified Objectives

Programs	Income Categories				Total
	Extremely Low	Very Low	Lower	Moderate	
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
17 - SROs	5				5
24 –Special Housing Needs		10	5		15
Rehabilitation and Conservation					
20 - Rehabilitation	1	2	2	5	10
21 – Code Compliance			2	3	5
Total	9	63	162	95	329

Source: Town of Loomis