

### 3.1 Housing Affordability

To provide a perspective on housing affordability for each of the very low, low, and moderate income groups, Table 18 shows the estimated affordable home price for each HCD income category.

	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max Annual Income	Affordable Total Payment <sup>1</sup>	Utilities <sup>2</sup>	Taxes & Ins. (for ownership) <sup>3,4,5</sup>	Own <sup>6</sup>	Rent
<b>Income Group</b>						
<b>Very Low</b>						
One Person	26,650	666	75	\$137	\$75,848	\$591
Two Person	30,450	761	100	\$152	\$84,919	\$661
Three Person	34,250	856	125	\$168	\$93,995	\$731
Four Person	38,050	951	150	\$183	\$103,071	\$801
<b>Low</b>						
One Person	42,650	1,066	75	\$231	\$126,850	\$991
Two Person	48,750	1,219	100	\$260	\$143,256	\$1,119
Three Person	54,850	1,371	125	\$289	\$159,662	\$1,246
Four Person	60,900	1,523	150	\$318	\$175,917	\$1,373
<b>Moderate</b>						
One Person	63,900	1,598	75	\$356	\$194,607	\$1,523
Two Person	73,050	1,826	100	\$403	\$220,736	\$1,726
Three Person	82,150	2,054	125	\$450	\$246,713	\$1,929
Four Person	91,300	2,283	150	\$497	\$272,842	\$2,133

**Notes:**

1. Based on households allocating 30% of their monthly earnings toward housing costs.
2. \$75 for single person household, additional \$25 per person
3. Property taxes at 1.3%.
4. Personal mortgage insurance at about 0.045% of the home price.
5. Homeowner's insurance at 0.02% of the home price.
6. Based on a conventional 30-year loan with 6% interest using the affordable monthly mortgage payment and a 5% down payment.

### 3.2 Unaccommodated Housing Need from Previous 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 current planning period (2013-2021). The jurisdiction may not count capacity on the same sites for both planning periods.

The Town of Loomis did not adopt a housing element for the prior, 2006-2013, planning period. Therefore, the Town must carry over and plan for the unaccommodated need from the 2006-

2013 period. HCD allows a jurisdiction to count projects constructed, approved, or permitted during this period against the total RHNA need.

For the 2006-2013 planning period, the Town of Loomis needed to accommodate 147 housing units (see Table 19). During this planning period, there were 60 housing units approved, of which 6 were affordable second units. With a median home selling price of approximately \$413,875, it is assumed the new single-family detached units will serve the above-moderate income housing need. 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 18 – Income Limits and Affordability). The remaining need for this planning period, 87 units, must be accommodated in the current planning period. Table 19 shows the remaining housing need for the 2013-2021 planning period.

HCD Income Categories	Housing Need	Housing Starts 1/1/06 – 12/31/12	Remaining Housing Need
Very Low	44	0	44
Lower	25	6 <sup>1</sup>	19
Moderate	26	0	26
Above Moderate	52	54	0
<b>Total</b>	<b>147</b>	<b>60<sup>2</sup></b>	<b>89<sup>2</sup></b>

**Note:**

1. Six second units were approved between January 2006 and December 2008.

Based on market research these units are affordable to smaller, lower-income household

2. The Town may only apply units already constructed/approved to the previous planning period need for each income level. While 54 above moderate units were constructed, only 52 units were needed. The surplus 2 units cannot be counted toward other income needs, leaving 89 total units remaining.

### 3.3 Regional Housing Needs Allocation

The 2013-2021 Regional Housing Needs Allocation (RHNA) for Loomis is shown in Table 20. While the number of new units approved since the start of the planning period can reduce the Regional Housing Needs Allocation, no units have been approved in that timeframe.

Table 20 shows that the Town has a State allocation of 154 units, 66 for very-low and low-income housing.

HCD Income Categories	Housing Need
Very Low	39
Lower	27
Moderate	29
Above Moderate	59
<b>Total</b>	<b>154</b>

Source: Town of Loomis, SACOG 2013-2021 RHNA Final Allocations

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 231 new units for the remainder of the planning period (see Table 44– Summary of Quantified Objectives). This amounts to about 28 units per year. Historically Loomis has permitted about 19 units per year on average. In addition, even though the Town approves a project, the applicant may not pull a building permit.

Table 21 illustrates the housing need for the 2013-2021 Housing Element.

<b>Table 21: Total Housing Need – 2013-2021 Housing Element</b>					
	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA (01-01-06 to 06-30-13)	44	25	26	52	<b>147</b>
RHNA (01-01-2013 to 10-31-21)	39	27	29	59	<b>154</b>
Units Constructed/Approved <sup>1</sup>	X	X	X	54 <sup>2</sup>	<b>52<sup>2</sup></b>
Second Units	X	6	X	X	<b>6</b>
<b>Remaining Housing Need</b>	<b>83</b>	<b>46</b>	<b>55</b>	<b>59</b>	<b>243</b>

**Note:**

1. For units approved in previous planning period, see Table 19

2. The Town may only apply units already constructed/approved to the previous planning period need. While 54 units were constructed, only 52 units apply towards the 2006-2013 above moderate need.

Source: Town of Loomis

RHNA: [http://www.sacog.org/rhnp/attachments/2008-02-26/Table%202\\_Income%20Allocations.pdf](http://www.sacog.org/rhnp/attachments/2008-02-26/Table%202_Income%20Allocations.pdf)