

## PRELIMINARY REVISIONS TO CITY OF MANTECA DRAFT HOUSING ELEMENT

NOVEMBER 3, 2009

This document contains the City of Manteca’s revisions to the September 10, 2009 Draft Housing Element based on comments made during a phone conversation with the California Department of Housing and Community Development (HCD) on October 30, 2009. The revisions are highlighted and shown in underline/strikeout. Attachment A shows the revisions to the actual pages of the Housing Element.

### Changes to the Background Report

1. **Comment:** Add a general description about public comments received on the Housing Element and how they were addressed in the Element.

*Response:* The following text will be added to Page 4 of the Background Report:

### Public Participation

As part of the Housing Element update process, the City implemented the State’s public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions “...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.”

City staff and the Housing Element Consultants held two (number TBD) community/stakeholder workshops to solicit input from individuals and organizations in the community including local residents, both non-profit and for-profit housing developers, and social service providers. The City advertised the workshops on the City website homepage, in a local online news source, in the Manteca Bulletin, and through distribution of an e-mail announcement to the aforementioned stakeholder groups. Appendix C contains a summary of the comments received at the two workshops. Many of the comments were general comments regarding the housing needs of Manteca residents. These needs are described in the Background Report and addressed in the Policy Document. Workshop participants also suggested potential solutions to addressing these housing needs. Where feasible and applicable to the Housing Element, these solutions have been included in the Policy Document.

2. **Comment:** There is a discrepancy in the numbers shown in Tables 11 and 31 for number of persons by household size.

*Response:* The numbers in the tables were different because the numbers in Table 11 were from U.S. Census Summary File 3 (SF3) while the numbers in Table 31 were from Summary File 1 (SF1). Table 11 has been revised to show the numbers from SF 1:

<b>TABLE 11 HOUSEHOLD SIZE BY TENURE Manteca, San Joaquin County, and California 2000</b>						
	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied</b>						
1 Person	1,509	14.6%	19,203	17.5%	1,242,064	19.0%
2 Persons	3,159	30.7%	35,840	32.7%	2,162,319	33.0%
3 Persons	1,838	17.8%	17,714	16.2%	1,063,020	16.2%
4 Persons	2,029	19.7%	19,157	17.5%	1,057,933	16.2%
5 Persons	1,074	10.4%	10,049	9.2%	539,840	8.2%
6 Persons	426	4.1%	4,628	4.2%	253,814	3.9%
7 Persons or more	270	2.6%	3,080	2.8%	227,247	3.5%
<b>Total</b>	<b>10,305</b>	<b>100.0%</b>	<b>109,671</b>	<b>100.0%</b>	<b>6,546,237</b>	<b>100.0%</b>
<b>Renter Occupied</b>						
1 Persons	1,542	25.4%	18,410	25.6%	1,465,064	29.6%
2 Persons	1,385	22.8%	15,846	22.0%	1,246,918	25.2%
3 Persons	1,161	19.1%	12,220	17.0%	780,946	15.8%
4 Persons	1,052	17.4%	10,533	14.6%	649,947	13.1%
5 Persons	536	8.8%	7,171	10.0%	394,656	8.0%
6 Persons	232	3.8%	3,722	5.2%	209,867	4.2%
7 Persons or more	155	2.6%	4,056	5.6%	209,235	4.2%
<b>Total</b>	<b>6,063</b>	<b>100.0%</b>	<b>71,958</b>	<b>100.0%</b>	<b>4,956,633</b>	<b>100.0%</b>
<b>All Households</b>						
1 Person	3,051	18.6%	37,613	20.7%	2,707,128	23.5%
2 Persons	4,544	27.8%	51,686	28.5%	3,409,237	29.6%
3 Persons	2,999	18.3%	29,934	16.5%	1,843,966	16.0%
4 Persons	3,081	18.8%	29,690	16.3%	1,707,880	14.8%
5 Persons	1,610	9.8%	17,220	9.5%	934,496	8.1%
6 Persons	658	4.0%	8,350	4.6%	463,681	4.0%
7 Persons or more	425	2.6%	7,136	3.9%	436,482	3.8%
<b>Total</b>	<b>16,368</b>	<b>100.0%</b>	<b>181,629</b>	<b>100.0%</b>	<b>11,502,870</b>	<b>100.0%</b>

Source: 2000 U.S. Census

3. **Comment/Question:** How was the 25 percent inventoried capacity determined for residential uses in CMU-designated areas?

**Response:** The Land Use Chapter of the General Plan contains the following language, which has been added as a reference on Page 66 of the Background:

- **Buildout Capacity.** The vacant land inventory assumes that development will occur at 80 percent of maximum buildout capacity on land designated for residential uses and 25 percent of maximum buildout capacity on land designated for commercial mixed-use,

unless otherwise noted. (Note: the Land Use Chapter of the General Plan supports at least 35 percent residential uses in CMU areas.<sup>10</sup>) For example, a one-acre vacant site that is designated as residential with a maximum density of 25 units per acre and no density bonus is inventoried with a development capacity of 20 units. A one-acre vacant site designated for commercial mixed-use with a maximum density of 25 units per acre is inventoried with a development capacity of 6 units per acre. Many of the CMU-designated sites located along Yosemite Avenue, Main Street, and Airport Way are inventoried at 50 percent of capacity since there are policies in the General Plan Land Use Element that support these sites developing as 100 percent residential.

- **Environmental Constraints.** The Consultants reviewed all parcels (or portions of parcels) that met the criteria above for any possible environmental constraints such as flood zones, steep slopes, and other possible constraints to development feasibility. None of the sites included in the inventory have any known environmental constraints that would limit or prohibit development of the site.

<sup>10</sup> The Land Use Chapter of the General Plan contains the following description of commercial mixed use: “Commercial Mixed Use developments in the new urbanizing areas of the city may also develop primarily as multi-family residential, but are also intended to provide a commercial and office component designed to serve the surrounding neighborhood. In new urbanizing areas it the mixed-use concept would accommodate approximately 35% of the land area allocated to High-Density Residential use, however, individual sites may be permitted to have significantly higher percentages of residential.”

4. **Comment:** The Housing Element must contain a description of the capacity for emergency shelters in the CG (General Commercial) zone.

**Response:** The following text will be added to Page 71 of the Background:

As previously discussed, the City has two emergency shelters operated by HOPE Ministries. The shelters are located on parcels zoned R4 and designated by the General Plan as High Density Residential. However, the Municipal Code does not explicitly address emergency shelters. Under the current (2008) Municipal Code, emergency shelters would be treated as a “community care facility”, defined as “any facility, place or building which is maintained and operated to provide residential care, day treatment, adult day care or foster family agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons and abused and neglected children, and includes all associated types of facilities as set forth in Health and Safety Code 1502.” Community care facilities are defined as “large” (for seven or more persons) and “small” (for six or fewer persons). Since the City of Manteca’s Municipal Code does not explicitly address emergency shelters, the City does not currently meet the requirements of SB 2.

To ensure compliance with State law, the City has included Program H-I-24 in the Policy Document to amend the Zoning Ordinance to define emergency shelters and ensure that they are allowed “by right” (i.e., without a conditional use permit or other discretionary approval) in the General Commercial (CG) zone. Much of the land zoned CG is located along major corridors of the city and is close to services, and therefore it is an appropriate zone for emergency shelters. There are 662 acres of land zoned CG in the

city, of which an estimated 140 acres are vacant as of 2009. There is sufficient capacity in the CG zone to accommodate existing and future needs for emergency shelters.

- 5. **Comment:** Page 69 of the Background Report references the wrong section of the Government Code regarding mobile home parks.

**Response:** The inaccurate reference to the Government Code on Page 69 will be fixed as follows:

Section 65852.7~~69852.7~~ of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.”

## Changes to the Policy Document

- 6. **Comment:** Revise Program H-I-8 to expand on significance of the Zoning Ordinance amendment to add CMU zone.

**Response:** The following language will be added to Program H-I-8:

### Program H-I-8

#### ZONING ORDINANCE AMENDMENTS

The City shall make the following amendments to the Zoning Ordinance and Zoning Map to encourage infill and higher-density development in the downtown:

- Add a Commercial Mixed Use Zone (CMU) that permits multi-family residential uses “by right” as a part of a mixed-use development on a particular site. Infill parcels will be allowed to develop entirely with multi-family residential uses.

<b>Responsibility:</b>	City Council, City Manager, Community Development Department, Redevelopment Agency
<b>Time Frame:</b>	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010.
<b>Funding:</b>	General Fund (Staff Time)
<b>Quantified Objective:</b>	100 very low, 75 low, 50 moderate, and 125 above moderate

- 7. **Comment:** The Policy Document does not include a program to define transitional and supportive housing as a residential use.

**Response:** The following program will be added to the Special Needs section of the Policy Document:

### Program H-I-25

#### TRANSITIONAL AND SUPPORTIVE HOUSING

The City shall ensure that transitional and supportive housing are accommodated in Manteca with minimal regulatory barriers. The City shall amend the Zoning Ordinance to ensure that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

<b>Responsibility:</b>	City Council, Community Development Department
<b>Time Frame:</b>	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010.
<b>Funding:</b>	General Fund (Staff Time)
<b>Quantified Objective:</b>	N/A

8. **Comment:** The time frame for Program H-I-4 is inaccurate.

**Response:** *The time frame for Program H-I-4 will be modified as follows:*

**Program H-I-4      GROWTH MANAGEMENT PROGRAM**

The City shall retain the Growth Management Ordinance’s annual residential growth cap of 3.9 percent of existing housing stock, but modify the GMO to allow infill development at the density of the underlying zoning, and to provide exclusions for infill development (a concept approved by Council in 2000) and affordable housing from the 3.9 percent cap. The point rating system shall be modified to represent current development goals.

**Responsibility:** City Council  
**Time Frame:** FY 2009/2010 2003-2004, annually thereafter  
**Funding:** General Fund (Staff Time)

9. **Comment:** The time frame for Program H-I-7 should be changed to include a specific date.

**Response:** *Program H-I-7 is intended to be implemented as the opportunity arises. The program will be modified as follows to clarify this intent:*

**Program H-I-7      LAND ASSEMBLY**

The City shall continue to use its powers and revenues to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs. As opportunities arise, the City shall consider assembly of land that is in foreclosure as a potential site for affordable housing. When assembling land, the City shall give preference to sites located close to amenities such as transit, schools, parks, grocery stores, and other services.

**Responsibility:** Redevelopment Agency  
**Time Frame:** Ongoing based on opportunities  
**Funding:** RDA funds  
**Quantified Objective:** 30 low- 30 very low-, and 15 extremely low-income

10. **Comment:** The time frame for Program H-I-10 should be changed to include a specific date.

**Response:** Program H-I-7 will be modified as follows:

**Program H-I-10**

**SECOND UNITS**

The City shall promote the development of second unit dwellings by posting information on the City’s website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, “how to” manuals, and/or benefits of second unit dwellings to property owners and the community.

**Responsibility:** Community Development Department  
**Time Frame:** FY 2010/2011 Ongoing  
**Funding:** General Fund (Staff Time)  
**Quantified Objective:** 75 second units (moderate-income)

11. **Comment:** Need programs to address the needs of extremely low-income households.

**Response:** Program H-I-2 has a quantified objective for extremely low-income households, but ELI was not specifically called out in the program language. Programs H-I-2 and H-I-5 will be modified as follows:

**Program H-I-2**

**FEE WAIVERS FOR AFFORDABLE HOUSING**

In special circumstances, the City may waive City development fees or provide other incentives for housing projects affordable to extremely low-, very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or other financial incentives the City and developer shall enter into a development agreement defining the incentive and the obligation of the developer to provide housing affordable to low- and/or very low-, or extremely low- income households. The agreement shall provide for maintaining the affordability of the benefiting dwellings over time.

The criteria for granting a fee waiver shall include, but is not limited to, availability of other funding contributions from charitable or non-profit organizations, the household size, special needs considerations (e.g., large households, elderly persons with disabilities), and the level of income for the prospective tenants or owners of the unit. Priority will be given to housing development that is co-sponsored with, or otherwise receives matching funding from another agency (State or Federal) or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.

**Responsibility:** City Council, Redevelopment Agency  
**Time Frame:** Ongoing as opportunities are available  
**Funding:** General Fund (Staff Time)  
**Quantified Objective:** 50 moderate, 50 low- 50 very low-, and 25 extremely low-income units

**Program H-I-5**

**PURSUE STATE AND FEDERAL FUNDING**

The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Manteca’s housing needs.

- Responsibility:** Redevelopment Agency, Community Development
- Time Frame:** The RDA staff shall annually prepare a summary of funding programs available to the RDA and provide the RDA Board of Directors with a recommendation for application for funding opportunities. The RDA Board shall direct the staff to apply for such grants, loans and other funding opportunities that may be applicable in the City.
- Funding:** General Fund (Staff Time)
- Quantified Objective:** 50 low, 50 very low, and 25 extremely low

# Attachment A

range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance (DOF), and City of Manteca records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the city of Manteca comes from City staff, other public agencies, and a number of private sources.

### General Plan and Housing Element Consistency

Upon adoption, this Housing Element will become part of the 2003 City of Manteca General Plan. To maintain internal consistency among the elements of the General Plan, as required by State Law, the adoption of this Housing Element may necessitate revisions of some of the elements of the General Plan.

### General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (five-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will “certify” that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

### Public Participation

As part of the Housing Element update process, the City implemented the State’s public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions “...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.”

City staff and the Housing Element Consultants held two (number TBD) community/stakeholder workshops to solicit input from individuals and organizations in the community including local residents, both non-profit and for-profit housing developers, and social service providers. The City advertised the workshops on the City website homepage, in a local online news source, in the Manteca Bulletin, and through distribution of an e-mail announcement to the aforementioned stakeholder groups. Appendix C contains a summary of the comments received at the two workshops. Many of the comments were general comments regarding the housing needs of Manteca residents. These needs are described in the Background Report and addressed in the Policy Document. Workshop participants also suggested potential solutions to addressing these housing needs. Where feasible and applicable to the Housing Element, these solutions have been included in the Policy Document.

TABLE 11 HOUSEHOLD SIZE BY TENURE Manteca, San Joaquin County, and California 2000						
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<b>All Households</b>						
1 Person	3,051	18.6%	37,613	20.7%	2,707,128	23.5%
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4 Persons	3,081	18.8%	29,690	16.3%	1,707,880	14.8%
5 Persons	1,610	9.8%	17,220	9.5%	934,496	8.1%
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Source: 2000 U.S. Census

Table 12 shows the number of bedrooms by housing unit by tenure in Manteca, San Joaquin County, and California in 2000. As shown in the table, 60.2 percent of occupied housing units in Manteca contained three or more bedrooms in 2000. This is higher than the percentage of units with three or more bedrooms in San Joaquin County (54.7 percent) and California (47.4 percent). This is likely due to a combination of factors, including higher rates of homeownership, a higher percentage of family households, and a larger percentage of newer units in Manteca.

available for extremely low-, very low-, and low-income residential development in accordance with the “default density standard” set forth in Government Code Section 65583.2(c)(3). These sites are located in areas with High Density Residential (HDR) and Commercial Mixed Use (CMU) land use designations.

- **Moderate Income.** Sites with a land use designation/zoning district combination with a maximum allowable density of 15 units per acre were inventoried as available for moderate-income residential development. All of the sites in this category allow for a maximum development density of 15 units per acre without a density bonus based on the Medium Density Residential (MDR) land use designation. Based on existing developments in the city of Manteca, these densities are adequate to provide for the provision of moderate-income housing.
- All other sites were inventoried as above moderate-income units
- **Inventoried affordable units by category.** While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses the following assumptions about realistic unit buildout capacity for the sites.
  - **Buildout Capacity.** The vacant land inventory assumes that development will occur at 80 percent of maximum buildout capacity on land designated for residential uses and 25 percent of maximum buildout capacity on land designated for commercial mixed-use, unless otherwise noted. (Note: the Land Use Chapter of the General Plan supports at least 35 percent residential uses in CMU areas.<sup>10</sup>) For example, a one-acre vacant site that is designated as residential with a maximum density of 25 units per acre and no density bonus is inventoried with a development capacity of 20 units. A one-acre vacant site designated for commercial mixed-use with a maximum density of 25 units per acre is inventoried with a development capacity of 6 units per acre. Many of the CMU-designated sites located along Yosemite Avenue, Main Street, and Airport Way are inventoried at 50 percent of capacity since there are policies in the General Plan Land Use Element that support these sites developing as 100 percent residential.
  - **Environmental Constraints.** The Consultants reviewed all parcels (or portions of parcels) that met the criteria above for any possible environmental constraints such as flood zones, steep slopes, and other possible constraints to development feasibility. None of the sites included in the inventory have any known environmental constraints that would limit or prohibit development of the site.

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<sup>10</sup> The Land Use Chapter of the General Plan contains the following description of commercial mixed use: “Commercial Mixed Use developments in the new urbanizing areas of the city may also develop primarily as multi-family residential, but are also intended to provide a commercial and office component designed to serve the surrounding neighborhood. In new urbanizing areas it the mixed-use concept would accommodate approximately 35% of the land area allocated to High-Density Residential use, however, individual sites may be permitted to have significantly higher percentages of residential.”

## Multi-Family Rental Housing

Manteca's MDR (Medium Density Residential), HDR (High Density Multi-Family), and CMU (Commercial Mixed Use) General Plan land use designations allow multi-family housing. The MDR designation allows housing up to 15 units per acre, and the HDR and CMU designations allow between 15.1 and 25 units per acre (see Table 43). Manteca's regulations make no distinction between rental and ownership housing.

## Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multi-family residential units is not allowed.

### ***Manufactured Homes on Lots***

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single-family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Manteca's Municipal Code is consistent with State law. Manufactured homes that are placed on permanent foundations are allowed in any zoning district allowing single-family homes, and manufactured multi-family housing is allowed in residential zones allowing multi-family housing.

### ***Mobile Home Parks***

Section ~~69852.7~~ 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. Chapter 17.41 of Manteca's Municipal Code describes the City's regulations of mobile home parks. Manteca's Municipal Code allows mobile home parks in the R-3 and R-4 zones with a use permit. The Municipal Code will need to be revised to bring it into compliance with State law.

## Housing for Farmworkers

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

“a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.”

The provisions go on to discuss that emergency shelters “may only be subject to those development and management standards that apply to residential or commercial development within the same zone” along with a list of exceptions that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or “pursuant to a multijurisdictional agreement” that accommodates that jurisdiction’s need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

As previously discussed, the City has two emergency shelters operated by HOPE Ministries. The shelters are located on parcels zoned R4 and designated by the General Plan as High Density Residential. However, the Municipal Code does not explicitly address emergency shelters. Under the current (2008) Municipal Code, emergency shelters would be treated as a “community care facility”, defined as “any facility, place or building which is maintained and operated to provide residential care, day treatment, adult day care or foster family agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons and abused and neglected children, and includes all associated types of facilities as set forth in Health and Safety Code 1502.” Community care facilities are defined as “large” (for seven or more persons) and “small” (for six or fewer persons). Since the City of Manteca’s Municipal Code does not explicitly address emergency shelters, the City does not currently meet the requirements of SB 2.

To ensure compliance with State law, the City has included Program H-I-24 in the Policy Document to amend the Zoning Ordinance to define emergency shelters and ensure that they are allowed “by right” (i.e., without a conditional use permit or other discretionary approval) in the General Commercial (CG) zone. Much of the land zoned CG is located along major corridors of the city and is close to services, and therefore is an appropriate zone for emergency shelters. There are 662 acres of land zoned CG in the city, of which an estimated 140 acres are vacant. There is sufficient capacity in the CG zone to accommodate existing and future needs for emergency shelters.

otherwise receives matching funding from another agency (State or Federal) or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.

**Responsibility:** City Council, Redevelopment Agency  
**Time Frame:** Ongoing as opportunities are available  
**Funding:** General Fund (Staff Time)  
**Quantified Objective:** 50 moderate, 50 low- 50 very low-, and 25 extremely low-income units

**Program H-I-3 GROWTH MANAGEMENT ORDINANCE POINT RATING SYSTEM**

The City shall modify the point rating system of the sewer allocation system (i.e., Growth Management Program) to award points to affordable rental projects not only for very low-income households, but also low- and extremely low-income households.

**Responsibility:** Community Development Department, City Council  
**Time Frame:** FY 2009/2010  
**Funding:** General Fund (Staff Time)

**Program H-I-4 GROWTH MANAGEMENT PROGRAM**

The City shall retain the Growth Management Ordinance's annual residential growth cap of 3.9 percent of existing housing stock, but modify the GMO to allow infill development at the density of the underlying zoning, and to provide exclusions for infill development (a concept approved by Council in 2000) and affordable housing from the 3.9 percent cap. The point rating system shall be modified to represent current development goals.

**Responsibility:** City Council  
**Time Frame:** FY 2009/2010 ~~2003-2004, annually thereafter~~  
**Funding:** General Fund (Staff Time)

**Program H-I-5 PURSUE STATE AND FEDERAL FUNDING**

The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. **The City shall also specifically target funding to address the needs of extremely low-income households.** The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Manteca’s housing needs.

**Responsibility:** Redevelopment Agency, Community Development  
**Time Frame:** The RDA staff shall annually prepare a summary of funding programs available to the RDA and provide the RDA Board of Directors with a recommendation for application for funding opportunities. The RDA Board shall direct the staff to apply for such grants, loans and other funding opportunities that may be applicable in the City.  
**Funding:** General Fund (Staff Time)  
**Quantified Objective:** 50 low, 50 very low, and 25 extremely low

**Program H-I-6 FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM**

The City shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents. ]

**Responsibility:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** CDBG, HOME funds  
**Quantified Objective:** 15 moderate and 15 low

**Program H-I-7 LAND ASSEMBLY**

The City shall continue to use its powers and revenues to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs. **As the opportunity becomes available, the** City shall consider assembly of land that is in foreclosure as a potential site for affordable housing. When assembling land, the City shall give preference to sites located close to amenities such as transit, schools, parks, grocery stores, and other services.

**Responsibility:** Redevelopment Agency  
**Time Frame:** Ongoing, **as the opportunity arises**  
**Funding:** RDA funds  
**Quantified Objective:** 30 low- 30 very low-, and 15 extremely low-income

## II. MIXED USE, INFILL, AND DOWNTOWN DEVELOPMENT

### Goal H-2

To promote mixed use, infill, and downtown development in the City of Manteca.

#### POLICIES

- Policy H-P-15** The City shall apply incentives and other inducements as may be available to encourage the development of infill parcels for residential use in mixed-use developments. The city shall consider the modification of setbacks, height limitations, coverage ratios, parking requirements, and other development regulations in the Zoning Ordinance to facilitate and encourage the use of in-fill sites for residential and commercial mixed use, or multi-family residential use.
- Policy H-P-16** The City shall encourage vertical and horizontal mixed use development opportunities within appropriate zoning designations in the downtown.
- Policy H-P-17** The City shall provide regulatory and financial incentives for infill development.
- Policy H-P-18** The City shall encourage the construction of second units.

#### IMPLEMENTATION PROGRAMS

##### Program H-I-8 ZONING ORDINANCE AMENDMENTS

The City shall make the following amendments to the Zoning Ordinance and Zoning Map to encourage infill and higher-density development in the downtown:

- Add a Commercial Mixed Use Zone (CMU) that permits multi-family residential uses “by right” as a part of a mixed-use development on a particular site. Infill parcels will be allowed to develop entirely with multi-family residential uses.

<b>Responsibility:</b>	City Council, City Manager, Community Development Department, Redevelopment Agency
<b>Time Frame:</b>	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010.
<b>Funding:</b>	General Fund (Staff Time)
<b>Quantified Objective:</b>	100 very low, 75 low, 50 moderate, and 125 above moderate

**Program H-I-9 INFILL SITE ASSEMBLY**

The City shall identify small infill parcels that would be well-suited for residential and mixed-use development and assist developers in the consolidation and assembly of the identified parcels.

**Responsibility:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** General Fund (Staff Time)

**Program H-I-10 SECOND UNITS**

The City shall promote the development of second unit dwellings by posting information on the City’s website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, “how to” manuals, and/or benefits of second unit dwellings to property owners and the community.

**Responsibility:** Community Development Department  
**Time Frame:** FY 2010/2011 Ongoing  
**Funding:** General Fund (Staff Time)  
**Quantified Objective:** 75 second units (moderate-income)

### III. ALL NEW DEVELOPMENT

**Goal H-1**

To provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of the community.

**POLICIES**

**Policy H-P-19** The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to achieve a mix of single-family and multi-family development that will provide adequate housing opportunities for households of all income levels and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

**Policy H-P-20** The City shall regulate the number of housing units approved each year according to a growth management system that reflects the availability of infrastructure, the City’s ability to provide public services, housing needs, and employment growth.

**Policy H-P-21** To ensure compliance with State housing law, the City shall not downzone land from High Density Residential (HDR) or Medium Density Residential (MDR) unless it is replaced concurrently by comparably zoned land elsewhere in the city.

**Program H-I-24 EMERGENCY SHELTER ZONING**

The City shall update the Zoning Ordinance to define emergency shelters and ensure that emergency shelters are allowed “by right” in the General Commercial (CG) zone. As a part of these Zoning Code revisions, the City shall ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element planning period. In addition, the City shall adopt permit processing, development, and management standards for emergency shelters that are consistent with State law and that encourage and facilitate the development of emergency shelters.

**Responsibility:** Community Development Department, City Council  
**Time Frame:** Within one year of adoption of the Housing Element  
**Funding:** General Fund (Staff Time)

**Program H-I-25 TRANSITIONAL AND SUPPORTIVE HOUSING**

The City shall ensure that transitional and supportive housing are accommodated in Manteca with minimal regulatory barriers. The City shall amend the Zoning Ordinance to ensure that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

**Responsibility:** City Council, Community Development Department  
**Time Frame:** The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010.  
**Funding:** General Fund (Staff Time)

*(Note: Subsequent programs to be renumbered)*

**Program H-I-25 SINGLE ROOM OCCUPANCY UNITS**

The City shall update the Zoning Ordinance to explicitly define single room occupancy (SRO) units as a residential use that is allowed “by right” in the R-4 zoning districts and all Commercial zones.

**Responsibility:** Community Development Department, City Council  
**Time Frame:** Within one year of adoption of the Housing Element  
**Funding:** General Fund (Staff Time)

**Program H-I-26 SUPPORT FOR HOMELESS SHELTERS AND TRANSITIONAL HOUSING**

The City shall pursue State and Federal funds to support existing emergency shelters and transitional housing with maintenance and operation costs.

**Responsibility:** Community Development Department, Redevelopment Agency  
**Time Frame:** FY 2009/2010, ongoing  
**Funding:** General Fund (Staff Time)