



City of Manteca

Housing Element Policy Document

*HCD Review Draft
September 10, 2009*

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INTRODUCTION

The City of Manteca faces several new and ongoing challenges during this Housing Element update, including a market inundated with foreclosures, high rates of unemployment, and limited funding for affordable housing. While the housing market has grown increasingly affordable as a result of the bursting “housing bubble”, there is still an ongoing need to create long-term, affordable housing to ensure a sustainable supply of housing that meets the needs of all income groups.

Over one-third of the city is within the Redevelopment Area. This provides the opportunity for the City to encourage high-density, infill residential development in the downtown core. Additionally, the Neighborhood Stabilization Program (NSP), a grant program administered by HUD to allow cities and counties to acquire and redevelop foreclosed properties, provides the City with an opportunity to address the foreclosure crisis while supporting affordable homeownership for low- and moderate-income residents.

To address the housing challenges and opportunities facing the City during this Housing Element Update, the City has expanded its housing programs and is pursuing new approaches to ensure that the City meets the housing needs of all Manteca residents.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes nine goal statements. Under each goal statement, the element sets out policies that amplify the goal. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through

Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

GOALS, POLICIES, AND PROGRAMS

I. AFFORDABLE HOUSING

Goal H-1

To promote the development of affordable housing in the city of Manteca.

POLICIES

- Policy H-P-1** The City shall give highest priority for permit processing to affordable housing projects.
- Policy H-P-2** The City shall grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households.
- Policy H-P-3** The City shall establish an annual goal for affordable housing in the allocation process established under the Growth Management Ordinance.
- Policy H-P-4** The City shall encourage homeownership in new housing constructed for low- and moderate-income households.
- Policy H-P-5** The City shall continue to provide support and financial assistance to first-time homebuyers.
- Policy H-P-6** The City shall strive to ensure that affordable units are not concentrated in particular areas and are distributed in suitable locations throughout the city that are close to retail services, parks, schools, public facilities, and public transit, and other amenities.
- Policy H-P-7** The City shall require below market rate affordable residential units in development areas to be similar to the market rate units in exterior style and materials.
- Policy H-P-8** The City shall encourage the use of appropriately located surplus public property for the construction of housing affordable to low- and very low-income households.
- Policy H-P-9** The City shall use its powers as appropriate to acquire and assemble sites to facilitate development of lower-income housing projects at reduced costs, while minimizing displacement of existing residents.
- Policy H-P-10** The City shall support the continued use of rental assistance opportunities, including HUD Housing Choice Vouchers by Manteca residents.

- Policy H-P-11** The City shall use available state and federal funding assistance that is appropriate to Manteca’s needs, to develop affordable housing. Appropriate programs may include, but are not limited to Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), Multi-family Housing Program (MHP), and other programs aimed at providing housing affordable to low- and very low-income households.
- Policy H-P-12** The City and Redevelopment Agency should use Community Development Block Grant (CDBG) funds and tax increment revenues to subsidize on- and off-site infrastructure improvements for lower-income housing projects.
- Policy H-P-13** The City shall seek and apply appropriate financing techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable housing.
- Policy H-P-14** The City shall reduce fees as part of an incentive package to create additional affordable housing.

IMPLEMENTATION PROGRAMS

Program H-I-1 DENSITY BONUS

The City shall update Chapter 17.43 of the Municipal Code (Density Bonuses) to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.

- Responsibility:** Community Development Department, City Council
Time Frame: FY 2009/2010
Funding: General Fund (Staff Time)
Quantified Objective: 50 very low-, 75 low-, 25 moderate-income units

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 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-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-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 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 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. 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
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:

- 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.

Responsibility:	City Council, City Manager, Community Development Department, Redevelopment Agency
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)
Quantified Objective:	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: 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.

- Policy H-P-22** The City shall seek the annexation of lands within the City’s adopted Sphere of Influence and identified 10 and 20 year Planning Horizons at a rate that ensures an adequate supply of appropriately zoned residential land.
- Policy H-P-23** The City shall encourage higher-densities near the ACE Train Station, Downtown Intermodal Station, and other existing and future public transportation opportunities.
- Policy H-P-24** The City shall seek to improve the efficiency of the housing production and marketing for rental, new, and resale housing by providing information to the public and developers on approved residential projects and vacant land supply.
- Policy H-P-25** The City shall avoid policies, regulations, and procedure that add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.
- Policy H-P-26** The City will consider new housing construction methods and dwelling unit types that encourage affordability through innovative design such as small lot subdivisions and second units.
- Policy H-P-27** The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of infill development and multi-family housing.
- Policy H-P-28** The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
- Policy H-P-29** The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.
- Policy H-P-30** The City shall work with the Manteca Unified School District to ensure the availability of adequate school sites to provide for the construction of new schools for the children of projected households in Manteca.
- Policy H-P-31** The City shall ensure that amenities, transit, and other essential services are provided at appropriate distances from residential development to serve the surrounding neighborhoods without the use of the automobiles (pedestrian-oriented development transit-oriented development, traditional neighborhood development).
- Policy H-P-32** The City shall ensure that street and subdivision layout encourages connectivity and livable neighborhoods.

IMPLEMENTATION PROGRAMS

Program H-I-11 ZONING ORDINANCE AMENDMENTS

The City shall make the following amendments to the Zoning Ordinance and Zoning Map to ensure compliance with State law and establish consistency between the General Plan and Zoning Ordinance:

- Rezone all parcels that have zoning classifications that are inconsistent with their General Plan land use designations.
- Modify the minimum lot area per unit in the R-3 and R-4 zones to allow development to achieve the maximum allowed densities of the underlying General Plan land use designations.
- Increase the maximum allowed height in all residential zones and eliminate height restrictions in all commercial districts to allow for greater density and more efficient use of land.
- Modify setbacks and building site coverages to ensure that development can achieve the maximum densities identified in the General Plan.

Responsibility: City Council, City Manager, Community Development Department, Redevelopment Agency
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)

Program H-I-12 VACANT AND UNDERUTILIZED RESIDENTIAL PARCEL INVENTORY

The City shall continue to maintain and make available to the public an inventory of vacant and underutilized residentially-zoned parcels. The City shall make the system user-friendly and aim to update the list on a monthly basis. The system shall be used to facilitate the assembly of infill parcels (see Implementation Programs H-I-9 and H-I-20).

Responsibility: Community Development
Time Frame: FY 2009/2010, and monthly thereafter.
Funding: General Fund (Staff Time)

Program H-I-13 APPROVED PROJECT INVENTORY

The City shall continue to maintain and make available to the public a list of approved residential projects (i.e., Residential Activity Report) and a list of the housing built by type and affordability categories . The City shall make the system user-friendly and aim to update the lists on a monthly basis.

Responsibility: Community Development
Time Frame: FY 2009/2010, and monthly thereafter.
Funding: General Fund (Staff Time)

Program H-I-14 ANNEXATION

While the City currently (2009) has an adequate supply of residentially-zoned land, the City shall periodically review the supply of land zoned for residential use and shall initiate an annexation program when the available supply of land is less than 120 percent of the projected five-year housing need.

Responsibility: City Council, Community Development Department
Time Frame: FY 2010/2011, and biannually thereafter
Funding: General Fund (Staff Time)

Program H-I-15 PERMIT PROCESS AND DEVELOPMENT FEE SCHEDULE

The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when revising the City's permit processing and development fee structure.

Responsibility: Public Works Department, Community Development Department, and Finance Department
Time Frame: FY 2010/2011, and biannually thereafter
Funding: General Fund (Staff Time)

Program H-I-16 PARKING REQUIREMENTS

The City shall evaluate parking needs to determine whether or not current parking standards contained in the Municipal Code are appropriate for different housing types (e.g., multi-family housing, senior housing, and affordable housing). If necessary, the City shall amend current parking standards to ensure that they are appropriate and do not unreasonably hinder the ability of a residential developer to achieve the maximum allowable density for a site.

Responsibility: Community Development Department, City Council
Time Frame: FY 2010/211
Funding: General Fund (Staff Time)

IV. MAINTAINING AND PRESERVING EXISTING HOUSING

Goal H-4

To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

POLICIES

- Policy H-P-33** The City shall support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods.
- Policy H-P-34** The City shall strive to improve code enforcement efforts.
- Policy H-P-35** The City shall require the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- Policy H-P-36** The City shall promote the continued upkeep of existing mobilehome parks.
- Policy H-P-37** The City shall cooperate with the San Joaquin County Housing Authority in conjunction with the City's municipal powers and with Redevelopment Agency powers to promote the maintenance of housing affordable to low- and moderate-income households.
- Policy H-P-38** The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- Policy H-P-39** The City shall maintain an adequate level of public services, infrastructure, and park and recreational facilities to meet the needs of existing and projected development, within the fiscal capacity of the City.
- Policy H-P-40** The City shall adapt public services, such as neighborhood policing services to enhance the stability and value of existing neighborhoods.
- Policy H-P-41** The City shall give priority to housing located in infill areas in City housing rehabilitation programs.
- Policy H-P-42** The City shall use state and federal funding assistance rehabilitate housing. Housing rehabilitation efforts should be given high priority in the use of Community Development Block Grant (CDBG) funds.

Policy H-P-43 The City shall support the use of Community Development Block Grant and redevelopment funds for the upgrading of streets, sidewalks, and other public improvements in infill areas.

Policy H-P-44 The City shall give high priority to housing rehabilitation in the use of redevelopment funds and resources to the extent such efforts are needed and are balanced with other redevelopment priorities.

IMPLEMENTATION PROGRAMS

Program H-I-17 HOUSING REHABILITATION MATCHING GRANT PROGRAM

The Redevelopment Agency shall continue to administer the Housing Rehabilitation Matching Grant Program.

Responsibility: Redevelopment Agency
Time Frame: Ongoing
Funding: HOME funds
Quantified Objective: 40 low

Program H-I-18 CDBG FUNDS FOR AFFORDABLE HOUSING PRESERVATION

The City shall continue to participate in the San Joaquin County Community Development Block Grant (CDBG) program and annually seek CDBG funding for City projects and programs that support the preservation and maintenance of affordable housing. In the alternative, the City may apply for direct allocation funds under the state CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.

Responsibility: City Council, Redevelopment Agency
Time Frame: Annually
Funding: General Fund (Staff Time)
Quantified Objective: 30 low and 30 very low

V. ADDRESSING THE IMPACTS OF FORECLOSURES

Goal H-5

To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.

POLICIES

Policy H-P-45 The City shall continue providing assistance to residents experiencing foreclosures sales.

- Policy H-P-46** The City shall continue to allocate State and Federal funding, including, but not limited to, the Neighborhood Stabilization Program (NSP), CDBG, and HOME funds to acquire foreclosed properties and preserve them as affordable housing for lower- and moderate-income first-time homebuyers.
- Policy H-P-47** To preserve homeownership and promote neighborhood stability, the City shall attempt to alleviate individual and community issues associated with foreclosures.
- Policy H-P-48** The City shall strive to preserve and restore the appearance of its neighborhoods most impacted by foreclosures through basic upkeep for vacant properties and by supporting neighbors and community groups in performing regular lawn maintenance and clean-ups.

IMPLEMENTATION PROGRAMS

Program H-I-19 HOMEBUYER EDUCATION PROGRAM

The City shall partner with local developers and banks to establish a Homebuyer Education Program. The program shall include workshops and/or the distribution of information regarding readiness to purchase a home, money management, understanding credit, obtaining a loan, shopping for a home, home maintenance, financial management, and foreclosure prevention. While the program will be open to the general public, the City shall mandate that anyone purchasing a home with city-based financial assistance attend the Homebuyer Education Program. The City shall promote the program on the City website, through brochures available at the City offices, and/or in local newspaper advertisements, as well as through partnerships with local realtors.

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

Program H-I-20 PROMOTING FORECLOSURE PREVENTION RESOURCES

The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Visionary Home Builders of California, California Rural Legal Assistance, ByDesign Financial Solutions).

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

Program H-I-21 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS

To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures. The City shall strive to effectively follow up on code violations to ensure that problems are addressed. The City shall create a nuisance abatement fund to fund the maintenance of abandoned properties and consider recouping costs by charging property owners and/or placing liens on the properties.

Responsibility: Building Department, Finance Department, Redevelopment Agency
Funding: General Fund, Neighborhood Stabilization Program
Time Frame: Ongoing

Program H-I-22 FORECLOSURE ACQUISITION

The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing for renters or first time homebuyers. The City may use other housing programs, such as the first time homebuyer downpayment assistance program, in conjunction. In some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy.

Responsibility: Redevelopment Agency, Community Development Department
Time Frame: Ongoing
Funding: Neighborhood Stabilization Program (NSP) Funds, CDGB Funds, Other State and Federal Funds, RDA funds
Quantified Objective: 20 moderate, 10 low

VI. HOUSING FOR SPECIAL NEEDS

Goal H-6

To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons lacking permanent shelter, and residents with extremely low incomes.

POLICIES

Policy H-P-49 The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes

- Policy H-P-50** The City shall give special attention in housing programs to the needs of special groups, including persons with disabilities, large families, the elderly, and families with lower incomes.
- Policy H-P-51** The City shall encourage housing construction or alteration to meet the needs of residents with special needs.
- Policy H-P-52** The City shall address the shelter needs of its homeless residents.
- Policy H-P-53** The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.
- Policy H-P-54** The City shall encourage the development of new housing units designed for the elderly persons and persons with disabilities to be in close proximity to public transportation and community services.
- Policy H-P-55** The City and Redevelopment Agency shall continue to support the Supportive Services Centers (SSC) managed by the San Joaquin County and the Family Self-Sufficiency Program operated by the San Joaquin County Housing Authority.
- Policy H-P-56** The City shall consult with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to develop housing for special needs groups such as farmworkers, seniors, persons with disabilities, and homeless persons, as needed within the community.

IMPLEMENTATION PROGRAMS

Program H-I-23 SENIOR HOUSING REHABILITATION PROGRAM

The Redevelopment Agency shall continue to support and fund the Senior Housing Rehabilitation Program, designed to assist eligible seniors who have minor home repair needs.

Responsibility:	Redevelopment Agency
Time Frame:	Ongoing
Funding:	HOME funds
Quantified Objective:	60 very low, 60 low

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 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)

Program H-I-27 REASONABLE ACCOMMODATION

The City shall amend its Zoning Ordinance to provide individuals, family members, caregivers, and/or anyone acting on behalf of a person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

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

Program H-I-28 PUBLICIZING REASONABLE ACCOMMODATION

The City shall create a public information brochure on reasonable accommodation for persons with disabilities and provide that information on the City’s website.

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

Program H-I-29 ZONING FOR GROUP HOMES

The City shall modify the Zoning Ordinance to allow any community care facility or group home of six or fewer residents, including seniors, “by right” in any residential zone.

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

VII. PROMOTING FAIR HOUSING PRACTICES

Goal H-7

To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability.

POLICIES

- Policy H-P-57** The City shall make information available to the public on the enforcement activities of the State Fair Employment and Housing Commission.
- Policy H-P-58** The City shall strive to maintain an effective relationship and communications with the San Joaquin Housing Authority and San Joaquin County to ensure access to fair housing services.
- Policy H-P-59** The City shall prohibit discrimination in the sale or rental of housing with regard to race, color, nation origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, and familial status.
- Policy H-P-60** The City shall support and participate in the fair housing program of the Stockton/San Joaquin Community Housing Resource Board or initiate a fair housing program of its own.

IMPLEMENTATION PROGRAMS

Program H-I-30 FAIR HOUSING INFORMATION

The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the Stockton/San Joaquin Community Housing Resource Board.

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

Program H-I-31 SSJCHRB FAIR HOUSING PROGRAM

The City shall coordinate with the Stockton/San Joaquin Community Housing Resource Board (SSJCHRB) for administration of a fair housing program. The City shall annually review the activities of the SSJCHRB to ensure that it is meeting the City’s fair housing objectives and to evaluate its cost effectiveness. The City may establish and administer its own fair housing program. The City shall provide information provided by the SSJCHRB (including brochures, flyers, posters, and similar publications) in public locations throughout the City, including the Community Development Department Office, Administration Office, libraries, and the senior center. In addition, the Community Development Department shall have such information available on the City’s website and to distribute to churches, developers, non-profit agencies, and others who request it. Information shall be provided in languages other than English where appropriate.

Responsibility: City Council, City Manager
Time Frame: Annually
Funding: General Fund (Staff Time)

VIII. ENERGY EFFICIENCY IN RESIDENTIAL DEVELOPMENT

Goal H-8	To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.
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POLICIES

Policy H-P-61 The City shall promote the use of energy conservation features in the design of all new residential structures.

- Policy H-P-62** The City shall enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to the following:
- Street and driveway design
 - Lot pattern and configuration
 - Siting of buildings
 - Landscaping
 - Solar access
- Policy H-P-63** The City shall encourage residential construction of durable materials and designs suited to the local conditions that will contribute to reduction of the life-cycle cost of the dwelling.
- Policy H-P-64** The City shall encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.
- Policy H-P-65** The City shall support the use of weatherization programs for existing residential units.
- Policy H-P-66** The City shall encourage land use and circulation development patterns that facilitate the use of lower cost alternative vehicles.

IMPLEMENTATION PROGRAMS

Program H-I-32 ENERGY EFFICIENCY OPPORTUNITIES

The City shall continue to post and distribute information on currently available weatherization programs. The City shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.

Responsibility: Building Department
Time Frame: FY 2009/2010, ongoing
Funding: General Fund (Staff Time)

IX. IMPLEMENTATION AND MONITORING

Goal H-9

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

POLICIES

Policy H-P-67 The City shall continually work to improve the day-to-day tracking of housing-related information and implementation of Housing Element programs.

IMPLEMENTATION PROGRAMS

Program H-I-33 HOUSING ELEMENT IMPLEMENTATION REPORTING

The City shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD.

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

Program H-I-34 RESIDENTIAL PERMIT AND PROJECT TRACKING SYSTEM

The City shall improve its permit and project tracking system by using updated record-keeping methods.

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

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources (see Table 1).

TABLE 1
SUMMARY OF QUANTIFIED OBJECTIVES

Program	Extremely Low	Very Low	Low	Mod.	Above-Mod.	Total
New Construction						
H-I-1: Density Bonus	-	50	75	25	-	150
H-I-2: Fee Waivers for Affordable Housing	25	50	50	50	-	175
H-I-5: Pursue State and Federal Funding	25	50	50		-	125
H-I-6: First-Time Homebuyer Assistance Program	-	-	15	15	-	30
H-I-7: Land Assembly	15	30	30	-	-	75
H-I-8: Zoning Ordinance Amendments	-	100	75	50	125	350
H-I-10: Second Units	-	-	-	75	-	75
<i>Subtotal</i>	<i>65</i>	<i>280</i>	<i>295</i>	<i>215</i>	<i>125</i>	980
Rehabilitation/Preservation						
H-I-17: Housing Rehabilitation Matching Grant Program	-	-	40	-	-	40
H-I-18: CDBG Funds for Affordable housing Preservation	-	30	30	-	-	60
H-I-22: Foreclosure Acquisition	-	-	10	20	-	30
H-I-23: Senior Housing Rehabilitation Program		60	60	-	-	120
<i>Subtotal</i>	<i>-</i>	<i>90</i>	<i>140</i>	<i>20</i>	<i>-</i>	250
Total	65	370	435	235	125	1,230