

## 2K: CITY OF SAN JOAQUIN

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### SECTION 2K-1: ACTION PLAN

#### Adequate Sites

##### Program 1: Provision of Adequate Sites

The City of San Joaquin will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 378 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

##### *Timeframe and Objectives:*

- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

##### Program 2: Rezoning for RHNA

The City's current sites capacity has a shortfall of 41 units for meeting its RHNA obligations for the fifth cycle RHNA. This shortfall is comprised of 6 lower-income units, 35 moderate-income units. To meet the City's RHNA obligations, the City will rezone adequate acreage within its City limits.

Specifically, the City of San Joaquin updated its General Plan in 2014, which included a proposed expansion of its Sphere of Influence (SOI). The City, however, has sufficient vacant land within its city limits to accommodate the RHNA need. In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance with the San Joaquin General Plan. In addition, the Land Use Element proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. Blocks abutting the CBD will be designated for High Density Residential zones. The City will rezone adequate acreage to accommodate its shortfall of 41 units. Rezoning to address this shortfall for the fifth cycle RHNA must be accomplished within three years of the adoption of the 2015-2023 Housing Element.

Rezoning to accommodate this RHNA shortfall must meet the following requirements:

- Sites for lower income households must be rezoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density; and
- Sites for lower income households must be zoned with a minimum density of at least 16 units per acre.
- At least 50 percent of the lower-income RHNA shortfall (6 units) must be permitted on sites designated for residential use where nonresidential uses or mixed use are not permitted.

***Timeframe and Objectives:***

- Pursue rezoning by December 2018 for the RHNA shortfall of 41 units incurred from the fifth cycle RHNA.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6

**Program 3: Monitoring of Residential Capacity (No Net Loss)**

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

***Timeframe and Objectives:***

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.
- Monitor and report through the HCD annual report process.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

**Affordable Housing Development and Preservation**

**Program 4: Affordable Housing Incentives**

The City continues to have needs for affordable housing for lower-income households, especially for seniors, disabled (including persons for developmental disabilities), the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.

***Timeframe and Objectives:***

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in San Joaquin for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Annually contact affordable housing developers to explore affordable housing opportunities.
- Expand the City’s affordable housing inventory by 10 units over the next eight years – 2 extremely low-income, 4 very low-income, and 4 low-income units.

<b>Financing:</b>	HOME, CDBG, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

**Program 5: Preservation of Assisted Housing at Risk of Converting to Market Rate**

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in San Joaquin. The City must guard against the loss of housing units available to lower-income households. This City has a total of 228 publicly assisted rental units in four projects. No publicly assisted rental housing units are considered at risk of converting to market-rate housing before December 31, 2025.

*Timeframe and Objectives:*

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Housing Department
<b>Relevant Policies:</b>	Policy 3.6

**Removal of Governmental Constraints**

**Program 6: Zoning Code Amendments**

In compliance with State laws, the City will amend its Zoning Ordinance to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Ordinance to address the following:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Second Units:** Amend the Zoning Code to address the provision of second units with an administrative review process, consistent with State law.
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to address the provision of SRO housing.

**NOTE TO READER:** The City of San Joaquin is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

***Timeframe and Objectives:***

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

## Housing Quality

### Program 7: Code Enforcement

The City’s Building Department is in charge of the enforcing the City’s building codes with the objective of protecting the health and safety of residents.

*Timeframe and Objectives:*

- Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer low-income households to the City’s Housing Rehabilitation Program for assistance.

<b>Financing:</b>	HOME, CDBG, and other funding sources as available
<b>Implementation Responsibility:</b>	Building Department
<b>Relevant Policies:</b>	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

### Program 8: Housing Rehabilitation Program

The City received CDBG grants to operate a Housing Rehabilitation Program for low-income households in San Joaquin.

*Timeframe and Objectives:*

- Continue to pursue funding from state and federal programs to implement the Housing Rehabilitation Program, with the goal of assisting eight low-income households over eight years.

<b>Financing:</b>	HOME, CDBG, and other funding sources as available
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 3.2, Policy 4.1

## Housing Assistance

### Program 9: First-Time Homebuyer Program

The City of San Joaquin offers a loan program for low-income residents who wish to buy their first home. These loans are secondary loans, designed to be used in conjunction with a primary home loan. These loans allow for the difference to be paid out to the principal loan and the price of the home. The loan term is 30 years with deferred payment upon sale of the property. Interest rate is five percent less than the principal loan but no less than one percent and no more than three percent.

*Timeframe and Objectives:*

- Promote available homebuyer resources on City website and public counters with the goal of assisting four households.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.

<b>Financing:</b>	CDBG and HOME revolving loan funds
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 2.8

### Program 10: First-Time Homebuyer Resources

San Joaquin residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

***Timeframe and Objectives:***

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.

<b>Financing:</b>	CalHFA
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 2.8

**Program 11: Energy Conservation**

The City promotes energy conservation in housing development and rehabilitation.

***Timeframe and Objectives:***

- Consider incentives to promote green building techniques and features in 2017.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Planning Department
<b>Relevant Policies:</b>	Policy 6.1, Policy 6.2, Policy 6.3

**Program 12: Housing Choice Vouchers**

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County.

*Timeframe and Objectives:*

- Provide information on the HCV program on the City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

<b>Financing:</b>	HUD Section 8
<b>Implementation Responsibility:</b>	City of San Joaquin/Fresno Housing Authority
<b>Relevant Policies:</b>	Policy 2.2

**Program 13: Fair Housing**

Residents in San Joaquin have access to fair housing services through the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

*Timeframe and Objectives:*

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City website.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	City of San Joaquin/Fresno Housing Authority; FHEO; DFEH
<b>Relevant Policies:</b>	Policy 5.1, Policy 5.2

## Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2K-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

**Table 2K-1: Summary of Quantified Objectives, 2015-2023**

<b>Program Types</b>	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
New Construction	2	4	4	20	10	40
Rehabilitation		4	4			8
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)		114	114			228

## SECTION 2K-2: SITES INVENTORY

### Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis

AB 1233 was signed into law on October 5, 2005 and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

The City of San Joaquin is not subject to this requirement as the City's fourth cycle Housing Element provided adequate sites for its RHNA.

### Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, San Joaquin has been assigned a of 378 units, including 103 very low income units, 36 low income units, 35 moderate income units, and 204 above moderate income units.

### Units Built or Under Construction

Since the RHNA projection period for the fifth cycle Housing Element runs from January 1, 2013, to December 31, 2023, the City of San Joaquin's RHNA can be reduced by the number of units built or under construction since January 1, 2013. However, the City has been severely impacted by the housing market conditions. No new housing units have been built since 2008.

### Planned or Approved Projects

As of May 2015, the City has an estimated 77.25 acres of land zoned R-1 and approved for 270 single family units and 35 small-lot single family units. The City's RHNA can be further reduced by the number of new units in projects that are planned or approved. Table 2K-2 shows an inventory of projects that are approved as of May 2015. For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project.

**Table 2K-2 Planned or Approved Projects, San Joaquin, May 2015**

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	M	AM			
TTM 5645	0	0	0	0	305	305	--	Tentative Tract Map
<b>Total</b>					305	305		

Source: City of San Joaquin, 2015

## Vacant Land

The City updated its General Plan in 2014. The Zoning map has not yet been updated to be consistent with the General Plan. As such, this sites inventory estimates development potential based on the General Plan designations, keeping in mind that existing vacant R-1 zoned land will not change significantly as the zoning is consistent with the General Plan.

The sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. These include sites with the following Zoning:
    - Sites that are designated Medium Density Residential (8 to 19.9 units per acre);
    - Sites that are designated High Density Residential (20 to 30 units per acre);
    - Sites that are designated Neighborhood Commercial (NC) (8.1 to 16 units per acre); and
    - Sites that are designated Community Commercial (CC), Central Business District (CBD) (16.1 to 30 units per acre).
  - **Moderate-Income and Above Moderate-Income Sites.** Sites that are designated Low Density Residential (R1) allow for a density up to 7.9 dwelling units per net acre. Given the local market conditions, single family homes are generally affordable to moderate- and above moderate-income households.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

Table 2K-3 identifies vacant sites that are available for residential development in San Joaquin. The locations of these sites are shown in Figure 2K-1. The sites identified in Table 2K-3 can accommodate an estimated 148 units, including 133 units feasible for lower-income housing and 15 single family home units for above moderate-income housing.

Table 2K-3 Vacant and Underutilized Sites, San Joaquin, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
03314211S	0.26	Low Density Residential	R-1	Vacant	7.9			2	2	None
03313101	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03312410	0.01	Low Density Residential	R-1	Vacant	7.9			0	0	None
03313213	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03309122	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313223	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313222	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313234	0.19	Low Density Residential	R-1	Vacant	7.9			1	1	None
03312412	0.03	Low Density Residential	R-1	Vacant	7.9			0	0	None
03307202S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03309118	0.34	Low Density Residential	R-1	Vacant	7.9			2	2	None
03311107	0.19	Low Density Residential	R-1	Vacant	7.9			1	1	None
03308103S	0.16	Low Density Residential	R-1	Vacant	7.9			1	1	None
03308224S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03307228S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
<i>Subtotal</i>	<i>2.57</i>							<i>15</i>	<i>15</i>	
03310117	0.17	High Density Residential	R-3	Vacant	29	4			4	None
<i>Subtotal</i>	<i>0.17</i>					<i>4</i>			<i>4</i>	
03302068	0.75	Community Commercial	M-1	Vacant	16	10			10	None
03304087S	1.09	Community Commercial	HC	Vacant	16	14			14	None
03304091S	1.08	Community Commercial	HC	Vacant	16	14			14	None
03327060	0.12	Community Commercial	HC	Vacant	16	2			2	None
03308118S	0.34	Community Commercial	CC	Vacant	16	4			4	None
03307104S	0.68	Community Commercial	CC	Vacant	16	9			9	None
03307103S	0.68	Community Commercial	CC	Vacant	16	9			9	None

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APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
<i>Subtotal</i>	4.75					62			62	
03309310	0.17	Central Business District	R-1	Vacant	30	4			4	None
03309333	0.16	Central Business District	NC	Vacant	30	4			4	None
03310107	0.09	Central Business District	NC	Vacant	30	2			2	None
03310105	0.25	Central Business District	NC	Vacant Land with Minor Imps Only	30	6			6	None
03309311	0.17	Central Business District	NC	Vacant	30	4			4	None
03309424	0.09	Central Business District	NC	Vacant Land with Minor Imps Only	30	2			2	None
03309312	0.17	Central Business District	NC	Vacant	30	4			4	None
03309337	0.18	Central Business District	HC	Vacant	30	4			4	None
03305016	0.19	Central Business District	HC	Vacant Land with Minor Imps Only	30	5			5	None
03309119	0.35	Central Business District	CC	Vacant	30	8			8	None
03310301S	0.51	Central Business District	CC	Vacant	30	12			12	None
03308215S	0.51	Central Business District	CC	Vacant	30	12			12	None
<i>Subtotal</i>	2.85					67			67	
<b>Total</b>	10.35					133			148	

Note: The City has amended its General Plan in 2014 but the Zoning map has not yet been updated to maintain consistency. For the purpose of this analysis, development potential is estimated based on the General Plan allowable density.

Source: City of San Joaquin, 2014.

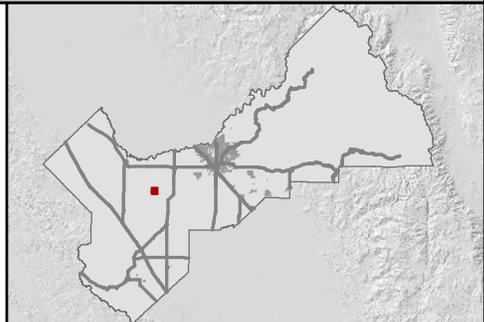
**Fresno County Multi-Jurisdictional Housing Element  
Figure 2K-1: San Joaquin Sites Inventory**



-  City Limits
-  Highways
-  Approved Projects
-  Potential Rezone Areas

- Vacant Parcels**
-  Low Density Residential
  -  High Density Residential

-  Central Business District
-  Community Commercial



**APPENDIX 2K: CITY OF SAN JOAQUIN**

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## RHNA Summary

Table 2K-4 provides a summary of San Joaquin’s ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 378 units, including 136 lower-income units, 35 moderate-income units, and 204 above moderate-income units. Within the City limits, available vacant sites are not adequate to accommodate the RHNA. The City has a shortfall for 41 units.

**Table 2K-4 RHNA Summary, San Joaquin, December 2014**

Project	Units by Income Level				Total Units
	ELI	LI	MI	AMI	
2013-2023 RHNA	103	36	35	204	378
Units Built since 2013	0	0	0	0	0
Planned or Approved Projects (Table 2K-2)	0	0	0	305	305
Capacity on Vacant Sites (Table 2K-3)		133	0	15	148
Surplus/(Deficit)		(6)	(35)	116	75

*Source: City of San Joaquin.*

## Rezone Program

In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance to the San Joaquin General Plan (updated in 2014). In addition, the Land Use Element also proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. Block abutting the CBD will be designated for High Density Residential zones. The existing City limits now contain an estimated 155 acres of vacant land zoned R-1. This inventory includes TTM 5645, approved in 2009 for 305 single family units. An additional 83 acres of vacant R-1 land has a holding capacity estimated at 333 units. These large tracts of vacant land already in the City limits could accommodate approximately 638 single family units. Since this total far exceeds the RHNA demand for moderate and above moderate income housing, a portion of the land can be rezoned for lower income housing through high density residential land use designations. This Housing Element includes a rezoning program for the City to rezone adequate acreage to accommodate its shortfall of 41 units.

## SECTION 2K-3: CONSTRAINTS

### Land Use Controls

#### *General Plan*

##### Analysis

The City of San Joaquin General Plan offers the following residential land use designations:

- *Low Density Residential:* 1.0-7.9 dwelling units per acre
- *Medium Density Residential:* 8.0-19.9 dwelling units per acre
- *High Density Residential:* 20.0-30.0 dwelling units per acre
- *Central Business District:* 16.1-30.0 dwelling units per acre
- *Community Commercial:* 16.1-30.0 dwelling units per acre
- *Neighborhood Commercial:* 8.1-16.0 dwelling units per acre

##### Conclusion

The City offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

##### Recommended Action

None required.

#### *Zoning Ordinance/Development Code*

##### Analysis

The City's Zoning Code provides for the following residential zones:

- *Residential (R-1, R-2, R-3)* -- The Residential zones are intended to provide specific areas in the city where residential developments of varying densities may be developed as specified in the land use element of the General Plan. To promote and encourage a suitable living environment; to provide space for community facilities needed to complement urban residential areas and for institutions compatible with a residential environment; to promote the orderly flow of residential traffic and restrict commercial and Manufacturing traffic in residential areas; to provide the opportunity for suitable housing at affordable prices for all segments of the community.

In addition, the City's Zoning Code allows or conditionally allows residential uses in the following nonresidential zones:

- ***Professional/Business Office (BU)*** -- The Professional/Business Office zone is intended to provide opportunities for the location of professional and commercial offices and their related uses in close relationship to one another outside of commercial districts. The Professional/Business Office zone is also intended for application to those areas of the city where it is necessary and desirable to encourage the full development of properties which lie between residential and nonresidential districts and which, because of neighborhood conditions, amount of vehicular traffic, and location factors, cannot be practically included within residential districts as provided by this chapter.
- ***Neighborhood Commercial (NC)*** -- Neighborhood commercial centers are intended primarily to meet the everyday convenience needs of people residing within surrounding residential neighborhoods for retail convenience goods and personal services.
- ***Community Commercial (CC)*** -- Community Commercial zone is intended to offer a variety of stories, shops, and businesses, with all uses that are permitted in the Neighborhood Commercial zone, including housing.
- ***Manufacturing (MU)*** -- The Manufacturing zone is intended to include light manufacturing and manufacturing uses, in addition to retail and wholesale stores or storage, service establishments, any other uses which in the opinion of the Commission are of a similar nature, and all types of dwellings.

## Conclusion

The City's Zoning Code provides for a range of housing options.

## Recommended Action

None required.

## Residential Development Standards

### Analysis

Table 2K-5 lists and describes the residential zoning districts in the City of San Joaquin Zoning Code that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 2K-5 Residential Development Standards

Characteristics of Lot, Location, and Height	R-1	R-2	R-3	Professional/ Business Offices PB	Neighborhood Commercial NC	Community Commercial CC	Manufacturing MU	Resource Conservation and Open Space OS	Urban Reserve UR
Minimum Lot Area (SF)	6,000 sf (6,000 sf/unit)r	6,000 sf (3,000 sf/unit)	6,000 sf (1,500 sf/unit)	5,000 sf	3,000 sf	4,000 sf	7,000 sf	NA	20 acres
Density Range (DU/AC)	7.3	14.5	29.0	NA	NA	NA	NA	NA	NA
Minimum Lot Dimensions (Interior Lots)									
Width	60'	60'	60'	50'	50'	NA	50'	NA	NA
Depth	100'	100'	100'	NA	NA	NA	100'	NA	NA
Maximum Lot Coverage	NA	NA	NA	75%	NA	NA	55%	NA	NA
Minimum Setbacks									
Front	20'	20'	20'	10'	NA	10'	NA	NA	50'
Rear	15'	15'	10'	5'	NA	0'	NA	NA	20'
Side	5'	5'	5'	5'	NA	0'	NA	NA	5'
Maximum Height	35'	35'	75'	35' and 1 story	35'	75'	75'	35'	35'
Private Open Space (SF/DU)	1,000 sf	750 sf	500 sf	--	--	--	100	NA	NA

Note: Multifamily housing is conditionally permitted in the Professional/Business Offices, Neighborhood Commercial and Community Commercial zones, and is permitted in the Manufacturing zone.

Source: City of San Joaquin Zoning Code.

**Parking**

Table 2K-6 shows the residential parking requirements in San Joaquin, which vary by housing type.

**Table 2K-6 Residential Parking Requirements**

Type of Residential Development		Parking Requirement
All Residential Dwellings	Studio (Bachelor) or 1 BR	1 space/unit
	2 or more BR	2 spaces/unit
Multi-family housing with 6 or more units		1 visitor space/4 units, in addition to unit spaces
Second unit		1 space/unit

*Source: City of San Joaquin Zoning Code.*

**Open Space and Park Requirements**

For development in the Residential zones, the City requires setting aside a specific minimum area of the lot as usable open space, which may include balconies and up to 50 percent of the area in required yards. For the R-1 zone, the required open is a minimum of 1,500 sf for each unit. For the R-2 and R-3 zones, the minimums are 750 sf and 500 sf respectively for each unit. These requirements are in addition to park in-lieu fees (discussed later). Overall, these development requirements and the park in-lieu fees do not represent excessive constraints on residential development.

**Conclusion**

The City’s development standards are reasonable and typical, and do not serve to constrain housing development.

**Recommended Action**

None required.

**Density Bonus**

**Analysis**

The City does not currently have a density bonus ordinance. The City will need to adopt the density bonus ordinance to meet all requirements of SB 1818 and AB 2222, among other related and minor amendments.

**Conclusion**

The City’s density bonus provisions do not meet current State law requirements.

**Recommended Action**

Amend the Zoning Code within one year of Housing Element adoption.

**Zoning for a Variety of Housing Types**

**Analysis**

Title 15 of the City of San Joaquin Municipal Code contains the City’s zoning regulations for residential development. **Error! Reference source not found.** 2K-7 summarizes the housing types permitted and conditionally permitted under the Zoning Code.

**Table 2K-7 Variety of Housing Types – Land Use Regulations**

Uses	Residential			Business/ Professional Offices PB	Neighborhood Commercial NC	Community Commercial CC	Manufacturing MU	Resource Conservation and Open Space OS	Urban Reserve UR
	R-1	R-2	R-3						
Single-Family	P (CUP <sup>1</sup> )	P	P	C	C	C	P	P <sup>2</sup>	P <sup>3</sup>
Multi-family	NP	P	P	C	C	C	P	NP	NP
Manufactured/ Mobilehomes	P	P	P	NP	NP	NP	NP	NP	NP
Mobilehome Park	NP	NP	NP	NP	NP	NP	NP	NP	NP
Farmworker / Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	P <sup>3</sup>
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boarding House	NP	NP	C	C	NP	NP	NP	NP	NP
Family Care Homes (six or fewer)	P	P	P	P	C	C	P	NP	NP
Foster Homes and Rehabilitation Facilities (six or fewer)	P/A	P/A	P/A	NP	C	C	NP	NP	NP
Foster Homes and	C	C	C	NP	NP	NP	NP	NP	NP

**Table 2K-7 Variety of Housing Types – Land Use Regulations**

Uses	Residential			Business/ Professional Offices	Neighborhood Commercial	Community Commercial	Manufacturing MU	Resource Conservation and Open Space	Urban Reserve
	R-1	R-2	R-3	PB	NC	CC		OS	UR
Rehabilitation Facilities (seven or more)									
Second Dwelling Units	C	NP	NP	NP	NP	NP	NP	NP	NP

Notes:

P = Permitted; P/A = Permitted with Administrative Approval; C = Requires Conditional Use Permit; NP = Not Permitted

<sup>1</sup> Multiple single family units are allowed on the same R-1 lot with a CUP and specific development standards

<sup>2</sup> Use is permitted if related to agricultural or recreational use.

<sup>3</sup> Use is permitted if incidental to a permitted or conditionally permitted use.

Source: City of San Joaquin Zoning Code.

The following is a description of the City’s requirements for various housing types:

**Multifamily**

Multiple family dwellings are permitted by right in the R-2, R-3, and MU zones, and conditionally permitted in PC, CC, and NC zones.

**Manufactured Housing**

The City of San Joaquin will permit manufactured and mobile homes in the same fashion as other types of residential housing, regardless of zoning district. Currently, manufactured homes, which include mobile homes subject to the National Manufactured Housing Construction and Safety Act of 1974, are allowed in all Residential zoning designations (R-1, R-2, and R-3) and are required to conform to foundational regulations as per Government Code 2.3-2, Sect. 65852.3, regarding foundational requirement.

**Farmworker/Employee Housing**

The City currently permits “farm employee housing” as an incidental use in the Urban Reserve (UR) zone, where agricultural use is permitted, but the Ordinance does not define “farm employee housing.” (One-family dwellings are also permitted as an incidental use in the UR zone.) In the Resource Conservation and Open Space (OS) zone and in the Residential (R) zones, “farm employee housing” is not listed as a use. Agricultural uses, however, are permitted in both the OS and R zones. Further, the Zoning Code includes no provisions for employee housing for six or fewer employees, which is to be

permitted in the same manner as other dwellings of the same type in the same zoning district.

**Emergency Shelters**

Emergency Shelters are not currently listed as a permitted use in any of the City’s zones. The City will amend the Zoning Code to permit emergency shelters by right in the M-1 zone. According to the Fresno/Madera Continuum of Care, the homeless population in San Joaquin is estimated at six persons. The available vacant Industrial sites in San Joaquin offer adequate capacity for a potential shelter.

**Table 2K-8 Potential Emergency Shelter Sites**

APN	Acreage
03302068	0.75
03320004S	5.03
03305040S	0.45
03320011S	2.27
03320010S	2.29
03320012S	2.16
<b>Total</b>	<b>12.95</b>

*Source: City of San Joaquin, 2014.*

**Transitional and Supportive Housing**

The Zoning Code does not currently contain provisions for transitional or supportive housing.

**Single Room Occupancy (SRO) Units**

The Zoning Code does not currently contain provisions for SRO housing.

**Residential Care Facilities**

The City currently has provisions for some community care facilities. The Zoning Code permits Family Care Homes in all residential zones. A “family care home” is, by Zoning Code definition, “A state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones.” The Zoning Code also makes provision for “foster homes” and “rehabilitation facilities,” both for six and fewer persons and for more than six persons. Neither land use is defined, however, but the uses are included in the lists of uses that are permitted with administrative approval or those requiring conditional approval by the planning commission, depending on the number of persons, in the R zones. These provisions, however, do not encompass all of the residential care facility types covered under the Lanterman Act.

### **Second Units**

The City requires a Conditional Use Permit (CUP) for the construction of all second dwelling units in the R-1 zone, subject to the following additional development standards:

- No application under this section shall be considered for any lot less than 6,000 square feet in area.
- The second unit shall provide separate, independent living quarters for one family, and shall be attached to the primary dwelling unit by a common living space wall.
- An increase in the floor area shall not exceed 30 percent of the primary unit's existing living area.
- An additional 500 square feet of useable open space shall be required for the second unit.
- Second units shall be provided with at least one covered parking space, in addition to parking required for the existing residence.

### **Conclusion**

In summary, amendments to the City's Zoning Code are required to address the provision of a variety of housing types:

- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Emergency Shelters:** The Zoning Code does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Code does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Code does not currently contain provisions for SRO housing.
- **Farmworker/Employee Housing:** The San Joaquin Zoning Code is not consistent with State law requirements for farmworker and employee housing.
- **Second Units:** The San Joaquin Zoning Ordinance is not consistent with State law requirements for second units as no discretionary permit may be required.

### **Recommended Action**

The Housing Element includes an action to amend the Zoning Ordinance to address residential care facilities, emergency shelters, transitional and supportive housing, SRO housing, farmworker and employee housing, and second units.

**NOTE TO READER:** The City of San Joaquin is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

## **On- Off-Site Improvements**

### **Analysis**

For residential projects, the City requires both on- and off-site improvements. Site improvements are regulated by the Subdivision Ordinance (San Joaquin Municipal Code Title XV) and through conditions and standards imposed through the Site Plan Review process. Off-site improvements required on a project wide basis include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or as part of the building permit if a subdivision map is not required. These on- and off-site improvements are applied only as necessary to promote the health, safety and general welfare of the public. The costs of improvements are the responsibility of the developer and are, in turn passed on to the homebuyer. Costs of infrastructure improvements necessary to facilitate development (development standards) are applied uniformly on all projects. Section 17 of the City's Municipal Code specifies required minimum street and associated widths as follows:

- Major streets: as indicated by the General Plan Circulation Element,
- Right of way: not less than 84 feet
- Local streets: not less than 60 feet.
- Paved alleys: not less than 20 feet.
- Easements (for utility purposes): not less than 10 feet.

### **Conclusion**

Development requirements of the City of San Joaquin are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

### **Recommended Action**

None required.

## **Fees and Exactions**

### **Analysis**

Some of these typical fees are summarized in Table 2K-9.

Table 2K-9 Schedule of Fees for Residential Development

Permit Processing Fees	Base and Deposit
Administrative Approval	\$100
Agree Development	\$250
Agree Deferment	\$250
Amendment Text Ordinance	\$375
Amendment General Plan	\$500
Amendment General Plan Text	\$375
Annexation	\$500 + LAFCO Fees
Appeals	\$100
Bonus Density	\$250
Certificate of Compliance	\$75
Department Inspection	\$30 + \$17 per hour
Environmental Review	\$100
Environmental Impact Report	\$250 + Cost of Preparation
Extension PC/CC items	\$100
Special Request PC/CC	\$100
Use Classification	\$75
<b>Maps Filing</b>	
Tentative Subdivision/Tract	\$1,000 + \$25 per lot
Tentative Parcel	\$500 + \$25 per lot
Amendments	\$100
Lot Line Adjustment	\$250
Landscape/Lighting District	\$1,500
Parcel Final	\$750 + \$25 per lot
Subdivision/Tract Final	\$1,600 + \$25 per lot
Filing Recorder's Office	\$100
<b>Permits</b>	
Home Occupation	\$100
Rezoning	\$500 + \$10 per acre
Variance	\$275
Conditional Use	\$300
Occupancy	\$25
Encroachment	\$100
Sign	\$100
Demolition	\$100
Site Plan Review:	
Less than 1 acre	\$250
1-4 acres	\$1,500
Over 4 acres	\$1,500 + \$400/acre over 4 acres
Negative Declaration	\$25
Mitigated Negative Declaration	\$50

<b>Development Fees</b>	
Hook up – Water	\$1,072
Hook up – Sewer	\$635
Park	\$200
Storm Drain	\$300 or per acre
Construction Water	\$44.93
<b>Miscellaneous Fees</b>	
W/S/G Deposit – Residential	\$288.18
Water – Residential	\$44.93 per meter
Sewer – Residential	\$37.68
Garbage – Residential	\$11
Recycling Fee	\$3.45 per meter per unit

Source: City of San Joaquin, 2008.

Table 2K-10 shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,800 square feet of living area and a 400-square-foot garage. The estimated construction cost for this prototype unit before permit fees is \$168,000. The plan check, permit, and impact fees account for an additional sum of \$17,810, or approximately 10.6 percent of the estimated construction cost. The multifamily prototype is a 1,280 square foot-unit, 2-story multifamily housing development. The estimated construction cost for this prototype before permit and impact fees is \$115,200. In summary, the fees for plan check, permits, and development impact fees total \$14,855 per unit. This constitutes approximately 12.9 percent of the estimated construction cost.

**Table 2K-10 Prototypical Construction Fees**

<b>Fee Description</b>	<b>Amount</b>	
	<b>Single-family</b>	<b>Multi-family</b>
Entitlement Permit Processing	\$500	\$500
Plan Check and Building Permits	\$2,000	\$1,255
City Impact Fees	\$13,679	\$11,950
Regional Impact Fees	\$1,640	\$1,150
<b>Total for Prototype Unit</b>	<b>\$17,810</b>	<b>\$14,855</b>

Source: City of San Joaquin.

**Conclusion**

In summary, the fees for plan check, permits, and development impact total approximately \$15-\$18,000 per unit. This constitutes approximately 11 to 13 percent of the estimated construction cost. These fees are important to provide the necessary infrastructure and services for new development. The primary constraints for new construction in San Joaquin are market related. The City makes every effort to work with developers to enhance project feasibility.

**Recommended Action**

None Required

**Processing and Permit Procedures**

**Analysis**

In the residential zone the City permits most types of residential development, (other than single family), by right with a site plan review. For projects that require a public hearing, the City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at a single public hearing before the City Council.

**Site Plan Review**

Site Plan Review, either by City staff or by the Planning Commission is required for all new, expanded, or changed uses of property which involve the construction or placement of new structures or buildings on the site, new uses which necessitate on-site improvements including uses subject to a use permit, precise plan, or application for variances. Single family residences and additions on a single parcel in R zones, minor accessory additions and structures, and other uses for which administrative approval is authorized under the provisions of the City Municipal Code, provided the structures and uses meet all of the requirements of the City Municipal Code, are specifically exempt from site plan review.

**Table 2K-11 Approvals and Processing Times for Typical Developments**

	<b>Single-Family</b>	<b>Single-Family (2–4 units)</b>	<b>Single-Family (5+ units)</b>	<b>Multi-Family (2–4 units)</b>	<b>Multi-Family (5+ units)</b>
Approvals Authority	Director	City Council	City Council	Director	Director
Processing Time	14 days	45-60 days	60-90 days	30-45 days	45-60 days

**Conclusion**

The City does not have a lengthy project review process.

**Recommended Action**

None required.

**Building Codes and Enforcement**

**Analysis**

The City currently uses the 2013 California Building Code.

## **Conclusion**

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

## **Recommended Action**

Amend the Municipal Code to adopt the updated building codes.

## **Constraints on Housing for Persons with Disabilities**

### **Analysis**

#### ***California Codes and Regulations***

The City has adopted Title 24 of the California Code of Regulations, and the 2013 California Building Code.

#### ***Definition of Family***

The definition of “family” in San Joaquin’s Zoning Code is as follows: One or more persons living as a single housekeeping unit in a dwelling unit, including necessary domestic servants. “Family” shall not include such groups as customarily occupy a hotel, club, fraternity, or sorority house.

#### ***Zoning and Land Use Policies***

##### **Family Care Home**

The Zoning Code defines a “family care home” and indicates it is a permitted use in all residential zones. It states, as the definition: “A state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones.”

##### **Residential Care Facilities**

The Ordinance defines a “family care home” as a “state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones.” The Zoning Code also makes provision for “foster homes” and “rehabilitation facilities,” both for six and fewer persons and for more than six persons. Neither land use is defined, however, but the uses are included in the lists of uses that are permitted with administrative approval or those requiring conditional approval by the planning commission, depending on the number of persons, in the R zones. The Ordinance does not include provisions to allow residential care facilities for seven or more persons and does not clearly comply with State law requirements concerning facilities serving six or fewer adults (Lanterman Developmental

Disabilities Services Act).

***Reasonable Accommodation Procedure***

The City does not currently have a formal process to grant reasonable accommodation requests. The Zoning Code must be amended to establish a formal reasonable accommodations process.

**Conclusion**

Amendments to the City’s Zoning Code are required to address residential care facilities and reasonable accommodation procedures.

**Recommended Action**

The Housing Element includes an action to amend the Zoning Code to address residential care facilities and reasonable accommodation procedures.

## SECTION 2K-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City’s progress in implementing the 2008-2015 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

**Table 2K-12 Evaluation of San Joaquin 2008-2015 Housing Element Implementation Measures**

Program		Status	Evaluation	Recommendation
<i>Objective 1: Housing Opportunities and Accessibility</i>				
1	Action Program Continue to provide a variety of residential development opportunities in San Joaquin, ranging from a very low density to high density development in accordance with the Regional Housing Needs Assessment to several income groups, including low-income and extremely low-income.	Ongoing	The City continues to monitor its land use policy to ensure its ability to provide a variety of housing opportunities in the community.	This program is continued in the 2015 Housing Element.
2	Action Program Continue to update elements of the General Plan, as needed.	Ongoing	The City updated the General Plan in 2014.	This is not a specific housing program and is not included in the 2015 Housing Element.
3	Action Program The City will continue to pursue all available funding sources for affordable housing for the construction or rehabilitation of lower-income housing, including extremely low-income owner/renter occupied housing.	Ongoing	Between 2008 and 2014, the City pursued and was awarded a number of CDBG grants, primarily for economic development and public improvements. One grant for \$186,047 in CDBG funds was awarded to the City in 2014 for housing rehabilitation.	This program is incorporated into a new affordable housing program that outlines the City’s various efforts.
4	Action Program The City will partner with non-profit and for-profit affordable housing developers to support their financing applications.	Ongoing	Due to the housing market conditions and economic recession, no new affordable housing project was constructed in the City between 2008 and 2014.	This program is incorporated into a new affordable housing program that outlines the City’s various efforts.
5	Action Program The City of San Joaquin Redevelopment Agency sets-aside approximately \$150,000 a year for low- to moderate-income housing programs including gap financing, infrastructure improvements, land acquisition and construction and owner occupied rehabilitation.	Discontinued	The San Joaquin Redevelopment Agency was dissolved in February 2012 pursuant to State law.	This program is removed from the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
6	Action Program Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including vacant land inventory, services, and housing incentives.	Ongoing	The City maintains contacts with the local and regional developers and provides information on available sites and incentives. However, due to the depressed housing market, no affordable housing project was constructed in the City between 2008 and 2014.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
7	Action Program Institute a Zoning Code Amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements with regards to foundational requirements.	Not completed	The City has not yet amended the Zoning Code to include manufactured housing as approved housing type.	This program is continued in the 2015 Housing Element.
8	Action Program The City shall continue to amend the Zoning Code to allow for secondary residential units by right on any residential lot containing a single family unit, in accordance with California Government Code Section 65852.1 and 65852.2.	Not completed	The City has not yet amended the Zoning Code to permit secondary units by right.	This program is continued in the 2015 Housing Element.
9	Action Program To ensure compliance with SB 520 (Chapter 671 of the Government Code), the City will revise the Zoning Code to allow by right in any residential zone State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities with six (6) or fewer persons, and allow with administrative approval group homes with greater than six persons in the high density residential zone.	Not completed	The City has not yet amended the Zoning Code to address the provision of group homes, foster homes, and residential care facilities.	This program is continued in the 2015 Housing Element.
10	Action Program The Zoning Code shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.	Not completed	The City has not yet amended the Zoning Code to reflect the updated density bonus requirements. No development applied for a density bonus between 2008 and 2014.	This program is continued in the 2015 Housing Element.
11	Action Program The City will determine, in partnership with farm owners and labor providers, the number of farm workers who may be in need of housing in the area surrounding San Joaquin. The City will identify a preliminary list of sites suitable for farm worker housing by June 2010.	Not completed	No funding was available for farmworker housing and there was no development interest expressed.	The 2015 Housing Element includes an inventory of sites for future housing development, including farmworker housing.

Program		Status	Evaluation	Recommendation
12	Action Program City shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 17021.6.	No completed	The City has not yet amended the Zoning Code.	This program is continued in the 2015 Housing Element.
13	Action Program Continue to use HOME funds to assist households with first time homebuyer down payment assistance of \$75,000 each.	Ongoing	Signs have been posted around the City, flyers have been prepared and are in the lobby of City hall and are available in both English and Spanish. Due to limited funding, few households were assisted.	This program is continued in the 2015 Housing Element.
<b>Objective 2: Maintenance and Preservation</b>				
1	Action Program The City will continue to pursue loan and grant programs, such as the HOME and CDBG for the reconstruction and/or rehabilitation of lower-income housing, including extremely low-income owner/renter occupied housing units in San Joaquin.	Ongoing	Between 2008 and 2014, the City pursued and was awarded a number of CDBG grants, primarily for economic development and public improvements. One grant for \$186,047 in CDBG funds was awarded to the City in 2014 for housing rehabilitation.	This program is included in the 2015 Housing Element.
2	Action Program Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	Ongoing	Abatement ordinance changed and modified in 2008.	This is not a specific housing program and is not included in the 2015 Housing Element.
3	Action Program The City will identify potential code violations on a complaint basis. As funds permit, the City will transition to a proactive basis, utilizing property maintenance inspections, and also work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City will establish a procedure of communication with the RDA/City to refer property owners for funding.	Ongoing	Abatement ordinance changed and modified in 2008. Due to budgetary and staffing constraints, the City did not transition to a proactive code enforcement program.	This is not a specific housing program and is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
4	<p>Action Program</p> <p>The City of San Joaquin will continue to monitor, at least bi-annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. In 2009 the City will contact public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, the City will provide technical assistance and support to these organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.</p>	Ongoing	No at-risk projects converted to market-rate housing.	This program is continued in the 2015 Housing Element.
<b>Objective 3: Remove Constraints</b>				
1	<p>Action Program</p> <p>Periodically reexamine the Zoning Code for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.</p>	Ongoing	No major amendments to the Zoning Code were processed.	This is a routine function of the planning staff and is not included in the 2015 Housing Element as a specific housing program.
2	<p>Action Program</p> <p>Periodically survey development fees of other cities in the Fresno County area to ensure that the City's local development fees are reasonable in comparison.</p>	Ongoing	The City continues to monitor its development fees to ensure they are reasonable and competitive.	This is a routine function of the planning staff and is not included in the 2015 Housing Element as a specific housing program.
3	<p>Action Program</p> <p>The City shall adopt streamlined permit processing procedures and a "one-stop shopping" counter to expedite the development of affordable housing projects, as such developments come under the consideration of the City. The "one-stop shopping" counter and procedures for such shall be established by December, 2009.</p>	Ongoing	No residential development occurred between 2008 and 2014.	The City will continue to adhere to requirements of the Streamlining Act. This is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
4	Action Program The City shall research and review best practices documents regarding parking standards for the following housing types: senior housing, second unit dwellings, congregate care facilities, and transient occupancy buildings. Based upon the results of this research, the City prepare a Zoning Code Amendment to implement a reduced parking requirement for these housing types which are often located close to public transportation or commercial services.	Not completed	No major amendments to the Zoning Code were processed.	This program is continued in the 2015 Housing Element.
5	Action Program Update the Zoning Code to clarify that the R3 Zone allows for a maximum of 30 units per acre for high-density multifamily projects, as identified in the General Plan.	Not completed	The City updated the General Plan in 2014. The Land Use Element proposes a new R4 category to accommodate up to 30 units per acre.	This program is continued in the 2015 Housing Element.
6	Action Program Update the Zoning Code to establish a density range, including minimum densities in each of the City’s three residential districts as follows: R1 0.5 - 8 UPA R2 8.1 - 16 UPA R3 16.1 - 30 UPA	Not completed	No major amendments to the Zoning Code were processed.  The City updated the General Plan in 2014. The Land Use Element proposes a new R4 category to accommodate up to 30 units per acre.	This program is continued in the 2015 Housing Element.
<b>Objective 4: Environment, Conservation, and Community Sensitivity</b>				
1	Action Program Expand existing housing rehabilitation program guidelines to allow energy conservation measures as improvements eligible for assistance under the City’s residential rehabilitation program.	Not completed	Funding for rehabilitation activities in the City has been limited.	This action is not specifically included in the 2015 Housing Element.
2	Action Program Continue to require at a minimum that all new residential developments comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Ongoing	This is a requirement of State law.	This is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
<b>Objective 5: Housing Availability and Production</b>				
1	Action Program The City will update the inventory of vacant land on an annual basis or as projects are constructed. The City will provide the list of vacant sites to for-profit and non-profit developers who are active in the County by publishing a hard copy and making it available at City Hall. The City will also make the list of vacant sites available electronically for free download on its web site.	Ongoing	No residential development has occurred in the City since adoption of the Housing Element.	This program is included in the 2015 Housing Element.
2	Action Program Annually review the Housing Element for consistency with the General Plan as part of its General Plan progress Report.	Ongoing	City staff continues to implement the Housing Element and General Plan.	This is a routine function of staff and is not included in the 2015 Housing Element as a specific housing program.
3	Action Program In order to further encourage and facilitate the development of Second Units to increase affordable housing opportunities, the City shall prepare and adopt standard “second unit” building plans for use by applicants at a reduced cost or no cost.	Not completed	The City did not develop standard second units. No development has occurred since adoption of the Housing Element.	This program is not included in the 2015 Housing Element.
4	Action Program Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Ongoing	No development has occurred since adoption of the Housing Element.	This program is continued in the 2015 Housing Element.
<b>Objective 6: Housing for Special Needs Individuals</b>				
1	Action Program The City shall establish a policy and procedure to process requests for Reasonable Accommodations to provide exceptions in zoning and land use regulations for housing for persons with disabilities.	Not completed	The City has not yet established a reasonable accommodation procedure.	This program is continued in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
2	<p>Action Program</p> <p>The City shall amend the Zoning Code per SB2 to allow emergency shelters by right, not subject to any discretionary permit, in the M2 Industrial zoning district. The City shall establish written and objective development standards and permit procedures that encourage rather than constrain such development. The City will also encourage the development of SRO units by identifying suitable SRO sites and possible funding sources to increase housing opportunities primarily for extremely low-income households. The City will also adopt procedures for a “fastrack” review and approval process, and to adopt a schedule of reduced City fees for projects including units serving extremely low-income persons.</p>	Not completed	The City has not yet established a zone where emergency shelters are permitted by right.	The City intends to complete the Zoning Code amendment to address SB 2 requirements concurrent with the 2015 Housing Element update.
3	<p>Action Program</p> <p>Develop and implement incentives that can be used to encourage the development of housing opportunities for specialized housing needs. Incentives will include reduced site development standards, reduced permit fees, and accelerated application and plan processing.</p>	Ongoing	The City will continue to identify incentives and improve development procedures. However, due to the recession, there have been limited development interests in the City.	This program is included in the 2015 Housing Element.
4	<p>Action Program</p> <p>The City shall amend the Zoning Code to define Transitional and Supportive Housing in accordance with Chapter 633, Statutes 2007 (SB2) requirements, and also specify that both types of housing shall be treated as residential uses of property, subject to only the same restrictions/regulations as other types of housing in the same zoning district.</p>	Not completed	No major amendments to the Zoning Code were processed.	The City intends to complete the Zoning Code amendment to address SB 2 requirements concurrent with the 2015 Housing Element update.
<b>Objective 7: Provide Housing Free from Discrimination</b>				
1	<p>Action Program</p> <p>Conduct annual meetings with all recipients of locally administered housing assistance funds to assure their understanding of fair housing law and affirm their commitment to the law.</p>	Ongoing	Housing projects receiving state and federal funds are required to be monitored annually.	This is a routine function of staff and is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
2	<p>Action Program</p> <p>Provide fair housing materials to residents, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate the City's citizens on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws; (2) familial status discrimination; and (3) City contact information for complaints. Distribute fair housing materials, brochures and flyers at outreach events, including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials. Send annually with utility bill mailing.</p>	Ongoing	The City continues to provide fair housing information at public locations and make referral to resources. However, due to budgetary constraints, the City did not send annual mailing through utility bills.	This program is included in the 2015 Housing Element.
3	<p>Action Program</p> <p>Maintain active dialogue with the State Fair Employment and Housing Commission who will work with the Community Development Director to resolve complaints of housing discrimination.</p>	Not completed	State DFEH Commission usually does not engage in direct dialogue with local communities regarding specific housing discrimination complaints.	This is not included in the 2015 Housing Element.

## Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of San Joaquin was assigned a RHNA of 200 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 54
- Low-Income (50 to 80 percent of the Area Median Income): 43
- Moderate-Income (80 to 120 percent of the Area Median Income): 40
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 63

Table 2K-13 summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period.

**Table 2K-13 Units Built during RHNA Projection Period, San Joaquin, 2006-2013**

	<b>Very Low Income Units</b>	<b>Low Income Units</b>	<b>Moderate Income Units</b>	<b>Above Moderate Income Units</b>	<b>Total Units</b>
2006-2013 RHNA	54	43	40	63	200
Units Built 2006-2013	0	0	46	22	68
Percent of RHNA Met	0%	0%	115%	35%	34%

*Source: City of San Joaquin, 2014.*

## SECTION 2K-5: AT-RISK ANALYSIS

Table 2K-1414 shows assisted housing units in San Joaquin. There are 228 assisted affordable units in San Joaquin and none are at risk of expiring in the next 10 years.

**Table 2K-14 Assisted Housing Developments, San Joaquin**

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Garden Valley Homes I	22701 Davidson Drive	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	100	100	Perpetuity	Not At-Risk
Garden Valley Homes II	9565 Flores Drive	Non-Targeted	Project Based Section 8	48	48	6/30/2026	Not At-Risk
California Apartments	22150 California St	Family	LIHTC, USDA Section 515, Rural Development Rental Assistance	42	42	2034	Not At-Risk
San Joaquin Apartments	21900 California Avenue	Family	LIHTC, USDA Section 515, Rural Development Rental Assistance	38	38	2031	Not At-Risk
Total				<b>228</b>	<b>228</b>		
Total At Risk				--	<b>0</b>		

Source: [www.affordablehousingonline.com](http://www.affordablehousingonline.com), 2015.