

2K: CITY OF SAN JOAQUIN

SECTION 2K-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

- Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>Planning Department</u>
<u>Relevant Policies:</u>	<u>Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6</u>

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation.

Timeframe and Objectives:

- During the Housing Element planning period, the County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>City Manager</u>
<u>Relevant Policies:</u>	<u>Policy 1.1, Policy 1.3, Policy 1.4</u>

Adequate Sites

Program 3: 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.
- Provide the updated inventory on City website and make copies available upon request.
- Consistent with the General Plan, encourage infill residential and mixed use development that includes a residential component in the Central Business District by establishing programs by 2018 that streamline and incentivize mixed use corridor projects, increase flexibility in development standards, and/or reduce the impact or permit fees.
- Consistent with the General Plan, amend the Zoning Code by 2018 to create the R4 zoning district to allow up to 30 units per acre, with appropriate development standards to encourage development at the maximum allowable density. In the meantime, continue to utilize the R3 zoning standards to implement the High Density Residential designation.
- Consistent with the General Plan, amend the Zoning Code by 2018 to establish a density range, including minimum densities in each of the City's three residential districts as follows: R1 0.5 - 8 units per acre; R2 8.1 - 16 units per acre; R3 16.1 - 30 units per acre.
- Annually monitor the CUP process for allowing residential uses in commercial zones, and make necessary modifications to ensure the process does not unduly constrain development and by 2018, establish specific development standards to facilitate residential uses in commercial zones.
- 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.

Financing:	General Fund
Implementation	Planning Department

Responsibility:	
Relevant Policies:	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 4: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage [and development on non-residential sites included in the inventory](#) 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.](#)
- [If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.](#)

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

Program 5: Lot Consolidation

[The City of San Joaquin’s vacant and underutilized sites inventory is comprised primarily of small parcels less than half an acre, potentially constraining multi-family housing development. The City will encourage lot consolidation to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.](#)

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation and provide technical assistance through pre-application consultation for developers.
- Continue to process requests for lot consolidation concurrent with other development reviews.
- Consider incentives to encourage lot consolidation, such as increased density, in 2017.
- Annually monitor lot consolidation activities as part of the City annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.

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

Program 6: Water and Wastewater Capacity

The development viability of the vacant and underutilized sites in the inventory is directly linked to the availability and capacity of public facilities and services. The City continues to work to address water supply issues and infrastructure capacity limitations.

Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The City of San Joaquin provides water and sewer services in the City.

Timeframe and Objectives:

- Annually monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.
- Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.
- Apply for additional CDBG funds, as available, to either acquire or extend necessary services to infill parcels for housing development.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>Planning Department and Public Works Department</u>
<u>Relevant Policies:</u>	<u>Policy 1.7</u>

Affordable Housing Development and Preservation

Program 7: 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:

- Maintain a list of interested developers and contact developers at least annually to discuss affordable housing opportunities in the City.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote State density bonus, flexible development standards, and other incentives to facilitate affordable housing development by publicizing the incentives on City website and by conducting pre-application consultation with developers regarding incentives available.
- Continue to streamline the environmental review process for housing developments to the extent possible, 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), farmworkers, the homeless, and those at risk of homelessness.
- 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.

Financing:	HOME, CDBG, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
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Implementation Responsibility:	Planning Department
Relevant Policies:	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 8: Farmworker Housing

The farming industry is the foundation of the County’s economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue to offer incentives such as gap financing (as funding is available), density bonus, streamlined processing to facilitate the development of farmworker housing.
- Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>Planning Department</u>
<u>Relevant Policies:</u>	<u>Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5</u>

Program 9: Preserving Assisted Housing

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 256 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:
 - Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.
 - Identify nonprofit organizations as potential purchasers/managers of at-risk housing units.
 - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
 - Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Housing Choice Vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	<u>Planning Department</u>
Relevant Policies:	Policy 3.6

Program 10: Accessory Units (Second Units)

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they are generally less expensive to construct due to their typically smaller sizes and no associated land costs.

Timeframe and Objectives:

- By 2016, amend the Zoning Code to allow second units via an administrative review process (see Program 10).
- By 2019, consider fee reductions for second units and implement a public education program advertising the opportunity for second units through the City website and at the planning counter.

<u>Financing:</u>	<u>General Fund</u>
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<u>Implementation Responsibility:</u>	<u>Planning Department</u>
<u>Relevant Policies:</u>	<u>Policy 2.6</u>

Removal of Governmental Constraints

Program [11](#): Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning [Code](#) to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning [Code](#) 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.
- **[Manufactured Home:](#)** Amend the Zoning Code to permit manufactured homes similar to single-family homes.
- **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.

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.

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

Program 12: Monitoring of Planning and Development Fees

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development.

Timeframe and Objectives:

- Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.
- As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.

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

Housing Quality

Program 13: 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.

Financing:	HOME, CDBG, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	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 14: 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.

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

Housing Assistance**Program 15: 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.

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

Program 16: 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.

Financing:	CalHFA
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program **17**: 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, [and as appropriate, adopt incentives in 2018.](#)
- Continue to promote and support Pacific Gas and Electric ([PG&E](#)) Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades [by providing a link to PG&E programs on City website and make available brochures about PG&E programs at City counters.](#)
- Expedite review and approval of alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program **18**: 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.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels to promote housing opportunities for all residents.

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

Program 19: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include 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:

- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

Financing:	General Fund
Implementation Responsibility:	City of San Joaquin; <u>FHCCC</u> ; Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	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

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
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
Total					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 ([R-3, R-4](#)) (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. [The City's 2014 General Plan is designed to allow the City to develop and enhance housing and job opportunities while maintaining a compact city form that encourages walkability. The General Plan contains policies to encourage residential uses to be in close proximity to public facilities, business, and commercial uses, and encourage infill development prior to annexing new territory. Specifically, the General Plan calls for the establishing of programs that streamline mixed use corridor projects, increase flexibility in development standards, and/or reduce impact or permit fees. Capacity for future development is estimated at 80 percent of the maximum allowing density, representing approximately the mid-range density of each zone and is consistent with objectives of the City's overall land use policies in the General Plan.](#)

Table 2K-3 identifies vacant and underutilized 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 268 units, including 253 units feasible for lower-income housing and 15 single family home units for above moderate-income housing. Specifically, 167 lower-income units can be achieved on underutilized High Density Residential (R3) properties abutting the Central Business District (CBD). The Land Use Element proposes to create a new R4 zone with a density range of 20 to 30 units per acre. These underutilized properties included in this sites inventory are currently zoned R3, allowing between 14.6 and 29 units per acre. These parcels are primarily developed as single-family homes with the back portions of the properties considered underutilized and present opportunities for lot consolidation in the future. Another opportunity site in this area is an underutilized mobile home park, also zoned R3. These underutilized parcels, while they are small in size individually, are contiguous parcels within a four-block area and therefore present excellent opportunities for lot consolidation. Furthermore, these parcels are located immediately adjacent to the CBD, abutting some vacant commercial parcels where residential uses up to 30 units per acre are permitted subject to a use permit. While the R4 zoning has not yet been created, high density multi-family development can be achieved through the current R3 zoning on these properties.

The City's General Plan (updated in 2014) includes a key objective of allowing the City to develop and enhance housing and job opportunities while maintaining a compact city form that encourages walkability and preserves valuable farmland. Specifically, the Land Use Element includes the following policy objectives to encourage infill and mixed use developments:

- The City shall encourage development to locate on existing parcels within the City and adjacent to existing development.
- The City shall encourage infill development prior to annexing new territory.
- The City shall encourage mixed-use development providing street-level businesses along Main Street between Colorado Avenue and California Avenue.
- The City shall promote development of mixed-use commercial activities in commercial areas outside the CBD that accommodate pedestrian access to residential areas.
- The City will promote the redevelopment of existing single-use centers into mixed-use centers.

To facilitate development in these areas, the City encourages the consolidation of small sites. Lot consolidation in San Joaquin is an administrative action, and can be processed concurrently with other development reviews and approvals. The City provides pre-application consultation to developers to facilitate development. Housing development in San Joaquin has been severely impacted by the collapse of the housing market. However, as the market continues to recover, the City anticipates renewed interest in development in the future. Furthermore, this Housing Element includes a program to amend the Zoning Code to facilitate residential uses in commercial zones (Program 3). Specific actions include:

establishing residential development standards in commercial zones; monitoring the CUP process as a potential constraint; and developing incentives to facilitate infill residential and mixed use developments in the Central Business District.

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>	
033 0117	0.17	High Density Residential	R-3	Vacant	29	4			4	None
033 0113	0.25	High Density Residential	R-3	Single-Family	29	6			6	None
033 0118	0.51	High Density Residential	R-3	Trailer Park	29	12			12	None
033 0124S	0.33	High Density Residential	R-3	Single-Family	29	8			8	None
033 0125S	0.26	High Density Residential	R-3	Single Family	29	6			6	None
033 0207	0.26	High Density Residential	R-3	Single-Family	29	6			6	None
033 0208	0.25	High Density Residential	R-3	Single-Family	29	6			6	None

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			
03310209S	0.26	High Density Residential	R-3	Single-Family	29	6			6	None	
03310210	0.25	High Density Residential	R-3	Single-Family	29	6			6	None	
03310211S	0.26	High Density Residential	R-3	Single-Family	29	6			6	None	
03310212	0.33	High Density Residential	R-3	Multifamily	29	8			8	None	
03310213	0.19	High Density Residential	R-3	Single-Family	29	4			4	None	
03310214	0.22	High Density Residential	R-3	Single-Family	29	5			5	None	
03310302S	0.17	High Density Residential	R-3	Single-Family	29	4			4	None	
03310303S	0.25	High Density Residential	R-3	Single-Family	29	6			6	None	
03310304S	0.26	High Density Residential	R-3	Single-Family	29	6			6	None	
03310305S	0.25	High Density Residential	R-3	Single-Family	29	6			6	None	
03310306S	0.26	High Density Residential	R-3	Single-Family	29	6			6	None	
03310307S	0.33	High Density Residential	R-3	Single-Family	29	8			8	None	
03310404	0.17	High Density Residential	R-3	Single-Family	29	4			4	None	
03310405	0.17	High Density Residential	R-3	Single-Family	29	4			4	None	
03310406S	0.17	High Density Residential	R-3	Single-Family	29	4			4	None	
03310407	0.34	High Density Residential	R-3	Single-Family	29	8			8	None	
03310408	0.25	High Density Residential	R-3	Single-Family	29	6			6	None	
03310409	0.42	High Density Residential	R-3	Single-Family	29	10			10	None	
03310425	0.24	High Density Residential	R-3	Single-Family	29	6			6	None	
03310426	0.26	High Density Residential	R-3	Church	29	6			6	None	
<i>Subtotal</i>	7.08					167			167		
03302068	0.75	Community Commercial	M-1	Vacant	16	10			10	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	

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		
<i>Subtotal</i>	<u>2.46</u>					<u>32</u>			<u>32</u>	
03309333	0.16	Central Business District	NC	Vacant	<u>29</u>	4			4	None
03310107	0.09	Central Business District	NC	Vacant	<u>29</u>	2			2	None
03310105	0.25	Central Business District	NC	Vacant Land with Minor Imps Only	<u>29</u>	6			6	None
03309311	0.17	Central Business District	NC	Vacant	<u>29</u>	4			4	None
03309424	0.09	Central Business District	NC	Vacant Land with Minor Imps Only	<u>29</u>	2			2	None
03309312	0.17	Central Business District	NC	Vacant	<u>29</u>	4			4	None
03309119	0.35	Central Business District	CC	Vacant	<u>29</u>	8			8	None
03310301S	0.51	Central Business District	CC	Vacant	<u>29</u>	12			12	None
03308215S	0.51	Central Business District	CC	Vacant	<u>29</u>	12			12	None
<i>Subtotal</i>	<u>2.31</u>					<u>54</u>			<u>54</u>	
Total	<u>14.42</u>					<u>253</u>		<u>15</u>	<u>268</u>	

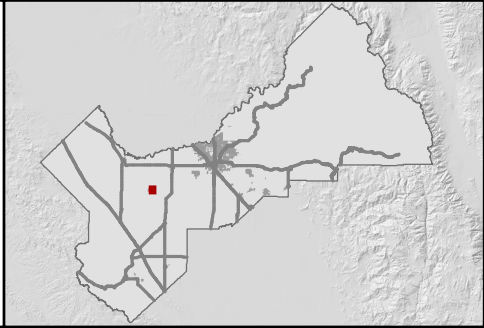
Note: The City has amended its General Plan in 2014 but the Zoning map has not yet been updated to maintain consistency. For the purpose of this analysis, development potential is estimated based on the General Plan allowable density.

Source: City of San Joaquin, 2014.

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



- | | | |
|-------------|--------------------------|---------------------------|
| City Limits | Vacant Parcels | Central Business District |
| Highways | Low Density Residential | Community Commercial |
| | High Density Residential | |



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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 [and underutilized](#) sites are adequate to accommodate the RHNA. [An estimated 253 lower-income units can be accommodated on the City’s R3 and commercial properties, based on a density factor of 80 percent of the allowable density at each zone \(167 units from R3 and 86 units from nonresidential zones\). Another 305 single-family homes have been approved for construction. Even if the City’s vacant and underutilized sites are to be developed at the minimum density of each zone, the R3 properties can accommodate 105 multifamily units and the commercial properties can accommodate another 53 multifamily units, adequate to accommodate the City’s lower-income RHNA.](#)

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)		90	0	15	105
Capacity on Underutilized Sites (Table 2K-2)		163	0	0	163
Surplus/(Deficit)		114	(35)	116	195

Source: City of San Joaquin.

Availability of Infrastructure and Services

[The City of San Joaquin provides water and sewer services for the City. There is no remaining capacity in the water system. The system has a maximum day demand of 979 gallons per minute \(gpm\) and a peak hour demand of 1,713 gpm. The City has two active wells; Well 3 \(1,200 gpm\) and Well 5 \(1,150 gpm\), with a combined 2,350 gpm production. The water system should be able to meet peak hour demand or maximum day demand plus fire flow. Assuming 2,000 gpm fire flow, the system needs to produce 2,979 gpm. The system presently is unable to meet this flow.](#)

[The City has plans to refurbish Well 4 that has been off line due to water quality issues. The City has also applied for a planning grant through the Division of Drinking Water \(formerly CDPH\) to evaluate the entire system and create a plan for system expansion and improvements to meet demand. Future improvements will likely include a storage tank and a new well. The City is also experiencing deteriorating water quality; the planning study will address this issue and make recommendations on how to mitigate it.](#)

The City's wastewater treatment plant (WWTP) was commissioned four years ago and has a capacity of 0.5 MGD. Current flows into the plant are about 0.25 MGD or half its capacity. Based on a 350 GPD per dwelling unit, the remaining capacity at the plant is approximately 714 dwelling units.

The City is in the process of preparing a report evaluating the existing sewer collection and conveyance system and making recommendations on improvements. The report does not address the WWTP and does not recommend expansion of the system. Rather, it recommends improvements of the existing system such as pipeline replacements, manhole installations/repairs, lift station refurbishing, etc.

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. [These zones are designed:](#) 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. [Residential uses are permitted by right in these residential zones.](#)

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. [A use permit is required for new residential uses or expansion of existing residential uses in this zone. However, no density range is specified.](#)
- **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. [Any use permitted in any R zone is permitted in the NC zone, subject to the approval of a use permit and same development standards as in the R zones.](#)
- **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. [Any use permitted in any R zone is permitted in the CC zone, subject to the approval of a use permit and same development standards as in the R zones.](#)
- **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. [Any use permitted in any R zone is permitted in the CC zone, subject to the approval of a use permit and same development standards as in the R zones.](#)

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)								NA	NA
Width	60'	60'	60'	50'	50'	NA	50'		
Depth	100'	100'	100'	NA	NA	NA	100'		
Maximum Lot Coverage	NA	NA	NA	75%	NA	NA	55%	NA	NA
Minimum Setbacks								NA	50'
Front	20'	20'	20'	10'	NA	10'	NA	NA	20'
Rear	15'	15'	10'	5'	NA	0'	NA	NA	5'
Side	5'	5'	5'	5'	NA	0'	NA	NA	
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. Both single-family and multifamily units are subject to the same base parking requirements – one space per small unit (zero or one-bedroom and two spaces per larger unit (two or more bedrooms). However, for multifamily housing, an additional guest parking per four units is required. These parking standards are typical in the region and given the City’s rural location, such parking standards are not excessive.

Table 2K-6 Residential Parking Requirements

Type of Residential Development		Parking Requirement
All Residential Dwellings <u>(Single-Family and Multifamily)</u>	Studio (Bachelor) or 1 BR	1 space/unit
	2 or more BR	2 spaces/unit
<u>Guest Parking</u> - 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 ¹)	P	P	C	C	C	P	P ²	P ³
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 ³
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	P/A	P/A	P/A	NP	C	C	NP	NP	NP

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						
Facilities (six or fewer)									
Foster Homes and Rehabilitation Facilities (seven or more)	C	C	C	NP	NP	NP	NP	NP	NP
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

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

² Use is permitted if related to agricultural or recreational use.

³ 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. [However, the City permits or conditionally single-family homes in other nonresidential zones; manufactured homes should be similarly permitted in these zones. The City will amend the Zoning Code to permit manufactured homes similar to single-family homes.](#)

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

[On April 14, 2015, the City amended](#) 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
Total	12.95

Source: City of San Joaquin, 2014.

Transitional and Supportive Housing

[The City amended the Zoning Code on April 14, 2015 to address the provision of transitional and supportive housing as a residential use subject to the same development standards and regulations as similar uses in the same zones.](#)

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.
- **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, [manufactured homes](#), SRO housing, farmworker and employee housing, and second units.

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 [City](#) 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
Maps Filing	
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

Table 2K-9 Schedule of Fees for Residential Development

Permit Processing Fees	Base and Deposit
Permits	
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
Development Fees	
Hook up – Water	\$1,072
Hook up – Sewer	\$635
Park	\$200
Storm Drain	\$300 or per acre
Construction Water	\$44.93
Miscellaneous Fees	
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.

[In addition to City fees, several regional fees are charged for development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Golden Plains Unified School District has adopted the State Level I fee of \\$3.36 per square foot of residential use. 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 [\\$24,964](#), or approximately [14.9](#) 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 [\\$19,655](#) per unit. This constitutes approximately [17](#) percent of the estimated construction cost.

Table 2K-10 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$500	\$500
Plan Check and Building Permits	\$2,000	\$1,255
City Impact Fees	\$13,679	\$11,950
School Fee¹	\$6,048	\$4,300
Regional Transportation Mitigation Fee	\$1,637	\$1,150
Indirect Source Review²	\$1,100	\$500
Total for Prototype Unit	\$24,964	\$19,655

Source: City of San Joaquin.

Notes:

1. [School fees are estimated at an average of 1,800 square feet for a single-family home and 1,280 square feet for a multifamily unit.](#)
2. [Projects under 50 units are not subject to this fee.](#)

Conclusion

In summary, the fees for plan check, permits, and development impact total approximately [\\$20-\\$25,000](#) per unit. This constitutes approximately [15](#) to [17](#) percent of the estimated construction cost. These fees are important to provide the necessary infrastructure and services for new development. [However, approximately one-third of the fees are school and regional impact fees that are consistent throughout the County and would not serve to constrain housing development in San Joaquin.](#) 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

[A program is included in the Housing Element to monitor the City’s fees and impacts on residential development.](#)

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

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)
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

Use Permit

Residential uses in the commercial zones (PB, CC, and NC) require the approval of a use permit. Projects requesting a Use Permit are required to go to the Planning Commission for approval, adding another approximately three to four weeks to the approval time, for a total of approximately 75 days. A Use Permit usually takes two to three months for approval due primarily to public noticing requirements.

In order to grant any use permit, the following findings must be made:

- That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City. For the purposes of this section the establishment, maintenance or operation of the use or building shall be deemed to be detrimental to the health, safety, peace,

morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city if any of the following conditions can be found or can be reasonably expected to exist after establishment:

- The commission of three or more violent felonies (crimes against the person) and/or narcotic or dangerous drug sales within the subject premises or in the area immediately adjacent thereto.
- The arrest of the owner and/or an employee for violations occurring within the subject premises or in the area immediately adjacent thereto, which violations can be found to be reasonably related to the operation of the business.
- The sustaining by the subject premises of an administrative suspension or revocation or other such sanction as may be imposed by the California State Department of Alcoholic Beverage Control, including payment in lieu of such suspension or revocation.
- The failure by the owner or other person responsible for the operation of the premises to take reasonable steps to correct objectionable conditions after having been placed on notice by the official of the City that such conditions exist. Such official may include, but not be limited to the Code Enforcement Officer, Law Enforcement Chief, Fire Marshal or City Attorney. Objectionable conditions may include, but not be limited to, disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking or excessive loud noise. Such conduct shall be attributable to the subject premises whether occurring within the subject premises or in the area immediately adjacent thereto.

Conclusion

The City does not have a lengthy project review process. The findings for a use permit approval are specific and relate to violation of codes and laws. These findings would not constrain the development of new housing.

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.
Objective 2: Maintenance and Preservation				
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.
Objective 3: Remove Constraints				
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. However, as part of the Housing Element update, the City made revisions to the Zoning Code to address the provisions of emergency shelters, transitional housing, and supportive housing.	This program is continued in the 2015 Housing Element to address other housing-related zoning amendments, such as density bonus, residential care facilities, second units, farmworker/employee housing, single-room occupancy housing, and reasonable accommodation.
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. However, due to budgetary constraints, the Zoning Code has not been updated.	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.
<i>Objective 4: Environment, Conservation, and Community Sensitivity</i>				
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
Objective 5: Housing Availability and Production				
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.
Objective 6: Housing for Special Needs Individuals				
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.
<i>Objective 7: Provide Housing Free from Discrimination</i>				
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

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
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 [256](#) 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
Taylor Terrace	8410 Fifth Street	Family	HUD Public Housing	28	28	Perpetuity	Not At-Risk
Total				256	256		
Total At Risk				--	0		

Source: www.affordablehousingonline.com, 2015.