# CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

HOUSING POLICY
DEVELOPMENT, HCD

AUG 17 2011

August 15, 2011

HCD/Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 95252-2053

SUBJECT: CITY OF MANTECA 2010 ANNUAL HOUSING ELEMENT PROGRESS REPORT

To Whom It May Concern:

Please find the enclosed 2010 Annual Housing Element Progress Report for the City of Manteca. I apologize for submitting the report so late. Now that we have created the report format, future years should be on time. Please contact me if I have not prepared the report properly or if you have any questions; (209) 456-8511 or mmeissner@ci.manteca.ca.us.

Sincerely,

Mark Meissner
Planning Manager

enclosure: Annual Element Progress Report

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# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** City of Manteca, San Joaquin County

**Reporting Period** 01/01/2010 - 12/31/2010

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| 223-020-31 | 5+ | R | 32 | 14 | 0 | 0 | 52 | 52 | 9% TCAC + | 55 yrs. RDA | |
| | | | | | | | | | RDA + HCD IIG | Loan + Grant | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 0 | 362 | 362 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 32 | 14 | | 362 | 414 | 52 | | | |
| (11) Total **Extremely Low-Income** Units* | | | 6 | | | | | | | | |

* Note: These fields are voluntary

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### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 0 | 0 | 0 | 0 | 0 | 0 | |
| No. of Units Permitted for **Above Moderate** | 362 | 0 | 0 | 0 | 0 | 362 | |

* Note: This field is voluntary

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### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2007 | 2008 | 2009 | 2010 | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 850 | | | | 38 | | | | | | 38 | 812 |
| | Non-deed restricted | | | | | | | | | | | | |
| Low | Deed Restricted | 633 | 40 | | | 14 | | | | | | 54 | 579 |
| | Non-deed restricted | | | | | | | | | | | | |
| Moderate | Deed Restricted | 808 | 11 | | | | | | | | | 11 | 797 |
| | Non-deed restricted | | | | | | | | | | | | |
| Above Moderate | | 1,762 | 553 | 223 | 304 | 362 | | | | | | 1,442 | 320 |
| Total RHNA by COG. Enter allocation number: | | 4,053 | 604 | 223 | 304 | 414 | | | | | | 1,545 | 2,508 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| H-I-1 DENSITY BONUS | Update Zoning Code for Density Bonus to be consistent w/State. Quantified Objective: 50 very low-, 75 low-, 25 moderate-income units | FY 09/10 | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-2 FEE WAIVERS FOR AFFORDABLE HOUSING | In special circumstances the City may waive City development fees or provide other incentives for affordable housing projects. Quantified Objective: 50 moderate-, 50 low-, 50 very low-, and 25 extremely low income units | Ongoing | The City's Redevelopment Agency worked with Affirmed Housing Group to develop the Magnolia Court project to establish 52 age restricted affordable housing units. See table A, numbers 6 and 7. |
| H-I-3 GROWTH MANAGEMENT ORDINANCE POINT RATING SYSTEM | Amend GMO to include points for extremely low and low income units. | FY 09/10 | To take place prior to GMO application submittals in March 2012 |
| H-I-4 GROWTH MANAGEMENT PROGRAM | Modify GMO to allow infill development at max zoning density, also exempt affordable housing from point rating system and fees. | FY 09/10 | To take place prior to GMO application submittals in March 2012 |
| H-I-5 PURSUE STATE AND FEDERAL FUNDING | Support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs. Quantified Objective: 50-Low, 50-Very Low, 25 Extremely Low Income Units | Annually | The City of Manteca continues to pursue HOME and CDBG funding. |
| H-I-6 FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM | The City shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents. Quantified Objective: 15-Moderate, 15-Low Income Units | Ongoing | The Redevelopment Agency funded three first-time homebuyer assistance loans for moderate income residents. Twelve low income household applications were forwarded to the San Joaquin County, Community Development Department, Neighborhood Preservation Division who administer the low income program. The low income program is funded with HOME funds. |

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| | | | |
|---|---|---|---|
| H-I-7 LAND ASSEMBLY | City assembly of land for lower income housing projects for 30-low, 30 very low, and 15 extremely low | Ongoing | No opportunities to purchase land were available. |
| H-I-8 ZONING ORDINANCE AMENDMENTS | Amendments to the Zoning Ordinance and Map to encourage infill and high-density development in the downtown. 100 very low-, 75 low-, 50 moderate-, and 125 above moderate-income units | FY 09/10 | The zoning ordinance update is scheduled for adoption in September 2011 |
| H-I-9 INFILL SITE ASSEMBLY | The City shall keep an inventory of infill sites for residential development and provide developer assistance. Quantified Objective: 100 units (75 above moderate-, 25 low-income units) | Annually Ongoing | The Agency is in contact with local commercial brokers and kept aware of any infill site for sale. |
| H-I-10 SECOND UNITS | The City shall promote the development of second unit dwellings. | FY 10/11 | The Community Development Department will be adopting updated 2nd Dwelling Unit with the proposed zoning code update. The updated code will be promoted after adoption (September) |
| H-I-11 ZONING ORDINANCE AMENDMENTS | Rezone parcels not consistent with General Plan. Modify lot areas to allow maximum GP densities. Increase heights and decrease setbacks to allow greater densities. | FY 09/10 | The zoning ordinance update is scheduled for adoption in September 2011 |
| H-I-12 VACANT AND UNDERUTILIZED RESIDENTIAL PARCEL INVENTORY | The City shall continue to maintain and make available to the public an inventory of vacant and underutilized residentially-zoned parcels. | Ongoing | The City continues to maintain its residential vacant lot inventory. |
| H-I-13 APPROVED PROJECT INVENTORY | The City shall continue to maintain and make available to the public a list of approved residential projects | Ongoing | The City continues to maintain its residential vacant lot inventory. |
| H-I-14 ANNEXATION | Review supply of land zoned for residential and initiate annexation when available supply of land is less than 120 percent of the projected five-year housing need. | FY 10/11 | The supply of residentially zoned land is sufficient at this time. |

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| | | | |
|---|---|---|---|
| H-I-15 PERMIT PROCESS AND DEVELOPMENT FEE SCHEDULE | The City shall evaluate the effect of the existing and proposed rates on the cost of new housing. | FY 10/11 | The City's permit and development fee structure was evaluated and adopted July 2010 resulting in significant savings to the cost of new housing. |
| H-I-16 PARKING REQUIREMENTS | The City shall evaluate parking needs to ensure that they are appropriate and do not un-reasonably hinder the ability of a residential developer to achieve the maximum allowable density for a site. | FY 10/11 | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-17 HOUSING REHABILITATION MATCHING GRANT PROGRAM | The Redevelopment Agency shall continue to administer the Housing Rehabilitation Matching Grant Program. Quantified Objective: 40 Low-income units | Ongoing | The Agency provided funding for 6 Residential Rehabilitation loans/grants during FY10-11. |
| H-I-18 CDBG FUNDS FOR AFFORDABLE HOUSING PRESERVATION | Seek CDBG funding for City projects and programs supporting the preservation and maintenance of affordable housing. Quantified Objective: 30 low- and 30 very low-income units | Ongoing | The Agency partners with the County for CDBG funding used for housing rehabilitation. |
| H-I-19 HOMEBUYER EDUCATION PROGRAM | The City shall partner with local developers and banks to establish a Homebuyer Education Program. | Ongoing | The Agency refers first time homebuyers to a non-profit developer who provides a home ownership counseling class. |
| H-I-20 PROMOTING FORECLOSURE PREVENTION RESOURCES | Promote foreclosure prevention resources on the City website including hotlines and services offered by HUD-approved housing counseling agencies | FY 09/10 | The City has not followed through with this implementation program. |
| H-I-21 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS | To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures. | Ongoing | The Agency hired a contract Code Enforcement Officer to monitor the areas in the city affected by foreclosures. |

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| | | | |
|---|---|---|---|
| H-I-22 FORECLOSURE ACQUISITION | The City shall continue to work with qualified nonprofit partners to acquire foreclosed properties, rehabilitate properties, if necessary, and redevelop properties as affordable housing for renters or first-time homebuyers. Quantified Objective: 20 moderate and 10 low income households | Ongoing | The Agency is partnering with a non profit developers with coordination with the county to acquire foreclosure properties. Five Manteca homes were purchased with Neighborhood Stabilization Funds and were sold to moderate and low income families. Four Moderate and 1 low. |
| H-I-23 SENIOR HOUSING REHABILITATION PROGRAM | The Redevelopment Agency shall continue to support and fund the Senior Housing Rehabilitation Program, designed to assist eligible seniors who have minor home repair needs. Quantified Objective: 60 very low and 60 low income units | Ongoing | The Agency provided funding for 24 Senior Housing Rehabilitation loans/grants during FY10-11. |
| H-I-24 EMERGENCY SHELTER ZONING | The City shall update the Zoning Ordinance to define emergency shelters and ensure that emergency shelters are allowed "by right" in the General commercial (CG) zone. | Within one year of housing element adoption | The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-25 TRANSITIONAL AND SUPPORTIVE HOUSING | The City shall ensure that transitional and supportive housing are accommodated in Manteca with minimal regulatory barriers. | FY 09/10 | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-26 SINGLE ROOM OCCUPANCY UNITS | The City shall update the Zoning Ordinance to define SRO units as a residential use allowed "by right" in high density residential and Commercial zones. | Within one year of housing element adoption | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-27 SUPPORT FOR HOMELESS SHELTERS AND TRANSITIONAL HOUSING | The City shall pursue State and Federal funds to support existing emergency shelters and transitional housing with maintenance and operation costs. | FY 09/10, Ongoing | The Agency provided funding for the rehabilitation of HOPE Family Shelter ( a transitional living shelter). |

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| | | | |
|---|---|---|---|
| H-I-28 REASONABLE ACCOMMODATION | The City shall amend its Zoning Ordinance to provide anyone acting on behalf of a person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. | FY 09/10 | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-29 PUBLICIZING REASONABLE ACCOMMODATION | The City shall create a public information brochure on reasonable accommodation for persons with disabilities and provide that information on the City's website. | FY 09/10 | The Community Development Department is in the process of updated the zoning ordinance which includes a new chapter for reasonable accommodation. Upon adoption staff will prepare a brochure. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-30 ZONING FOR GROUP HOMES | The City shall modify the Zoning Ordinance to allow any community care facility or group home of six or fewer residents, including seniors, "by right" in any residential zone. | FY 09/10 | Included with zoning ordinance update. The zoning ordinance update is scheduled for adoption in September 2011. |
| H-I-31 FAIR HOUSING INFORMATION | The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the San Joaquin Fair Housing Association. | Ongoing | The Redevelopment Agency administers three fair housing programs: Housing Rehabilitation, Senior Housing Rehabilitation, and the First Time Homebuyer Programs. The Redevelopment Agency provides information on the San Joaquin County Fair Housing Association on the Manteca website under housing programs. There is also a link to the County's website and their phone number. The Redevelopment Agency Housing Specialist will continue to provide program brochures and flyers and refer to qualified inquiries to the County. |
| H-I-32 SAN JOAQUIN FAIR HOUSING PROGRAM | The City shall coordinate with the San Joaquin Fair Housing Association for administration of a fair housing program. | Annually | The City continues to coordinate with the County. |

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| | | | |
|---|---|---|---|
| H-I-33 ENERGY EFFICIENCY OPPORTUNITIES | The City shall continue to post and distribute information on currently available weatherization programs. The City shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities. | FY 09/10, Ongoing | The City continues to post and distribute information on weatherization programs, and energy conservation. The City will strive to produce information as handouts to the public or links to the internet. |
| H-I-34 HOUSING ELEMENT IMPLEMENTATION REPORTING | The City shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD. | FY 09/10, Ongoing | The Community Development Department provides HCD with an annual report. |
| H-I-35 RESIDENTIAL PERMIT AND PROJECT TRACKING SYSTEM | The City shall improve its permit and project tracking system by using updated record-keeping methods. | FY 09/10, Ongoing | The City has purchased and is in the process of updating its enterprise software system that has an enhanced building permit and planning application processing module. The City intends to have the software up and running within FY 11/12. |

**General Comments:**

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