



**Stakeholder  
Workshop #2**

**February 22, 2009**

**SAN JOAQUIN COUNTY HOUSING ELEMENT UPDATE**



**mintierharnish**  
planning consultants



## AGENDA

- ❖ **Introductions**
- ❖ **Presentation**
  - ❖ **Schedule**
  - ❖ **Housing Element Contents**
  - ❖ **Accomplishments**
  - ❖ **Updated Policy Document**
  - ❖ **Next Steps**
- ❖ **Interactive Discussion**



## HOUSING ELEMENT PROCESS

### Phase 1: Program Initiation

- ❖ Stakeholder Workshop #1

### Phase 2: Background Report

### Phase 3: Draft Housing Element

- ❖ Stakeholder Workshop #2
- ❖ Joint BOS/PC Study Session



### Phase 4: HCD Review and Housing Element Revision

### Phase 5: Environmental Review Process

### Phase 6: Public Review/Adoption



## HOUSING ELEMENT CONTENTS

### Background Report

- ❖ Existing Housing Needs
- ❖ Resource Inventory
- ❖ Constraints on Housing
- ❖ Evaluation of the Existing Policies/Programs

### Policy Document

- ❖ Goals, Policies, Program, & Quantified Objectives

# ACCOMPLISHMENTS



## ACCOMPLISHMENTS

- **Successful implementation despite challenges**
- **Assistance for 50 loans for low income first-time homebuyers (GAP Loan Program)**
- **Provided rehabilitation and emergency repairs for 77 owners and weatherization for 2,271 cases**
- **Acquired 30 sites for affordable housing production, for which 104 affordable units were constructed (with 22 units under construction)**
- **Conserved 319 subsidized units at risk of converting to market rate**

# UPDATED POLICY DOCUMENT



## EXISTING PROGRAMS

- **First-Time Homebuyer Assistance**
- **Housing Rehabilitation Loan Program**
- **Farmworker Housing**
- **Homeless Supportive Services**



## CHANGES

- **New Structure**
- **Revisions to existing policy/program language**
- **Changes to reflect State law**
  - Reasonable accommodation, Density bonus requirements, SROs
- **Implementation Monitoring**
- **Public Education**
  - Address NIMBYism
- **Foreclosure crisis**



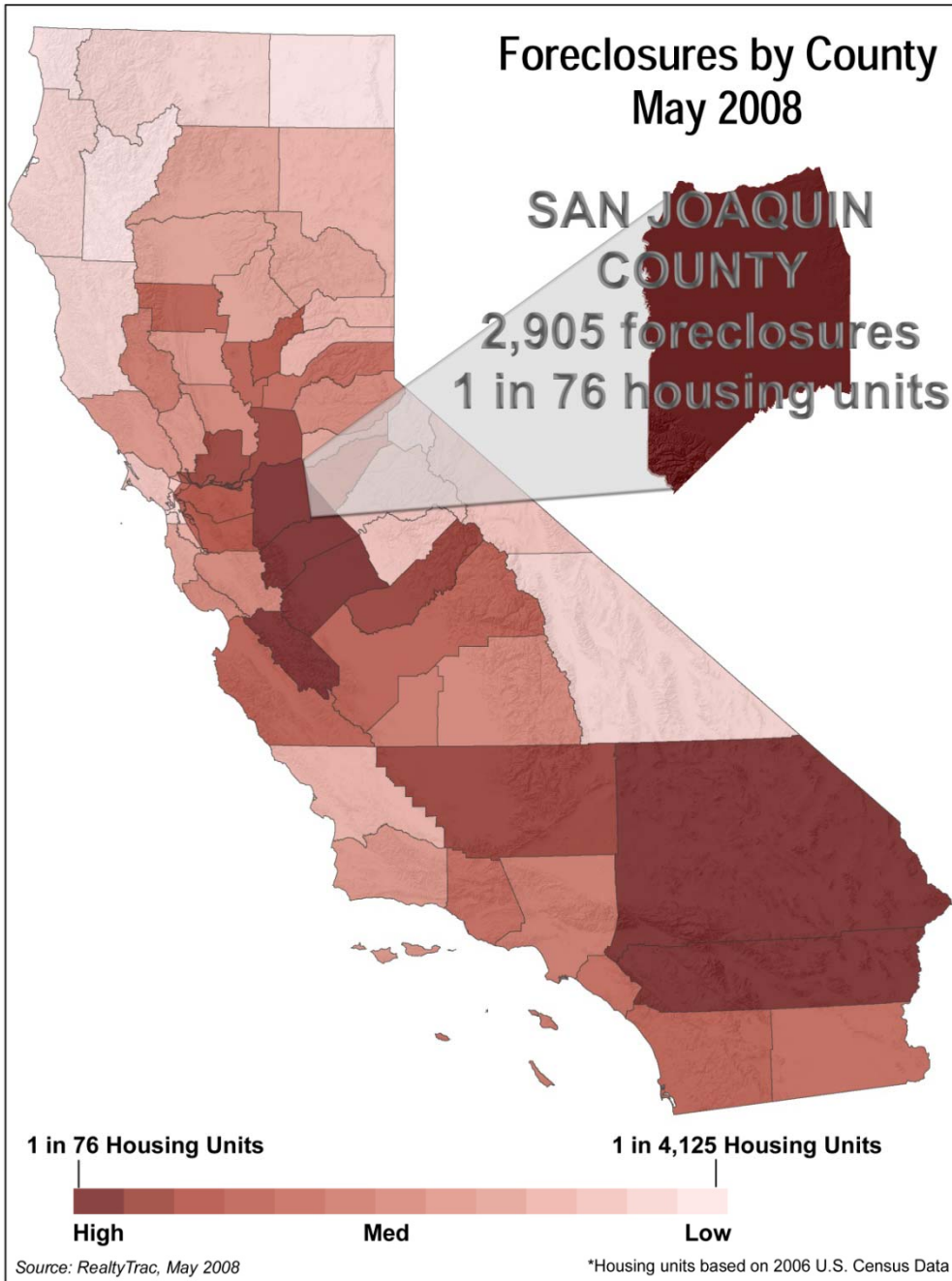
## POLICY DOCUMENT TOPIC HEADINGS

- **New Construction**
- **Affordable Housing**
- **Special Needs**
- **Neighborhood Preservation/Rehabilitation**
- **Equal Opportunity Housing/Discrimination Prevention**
- **Energy Conservation**
- **Implementation Monitoring**



## CHANGES

- **New Structure**
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- **Public Education**
  - Address NIMBYism
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Counties in the San Joaquin Valley		
County	Number of Foreclosures	1 in How Many Housing Units
<b>Fresno</b>	1,728	173
<b>Kern</b>	2,182	120
<b>Kings</b>	153	268
<b>Madera</b>	354	134
<b>Merced</b>	979	82
<b>San Joaquin</b>	2,905	76
<b>Stanislaus</b>	1,995	85
<b>Tulare</b>	433	305



## FORECLOSURE PROBLEMS

- ❖ **Neighborhood blight**
  - Cause disinvestment in a neighborhood by the municipality and remaining residents
  - Unkempt yards, trash, pools
- ❖ **Declining property values**
  - Property damage by neglect
- ❖ **Increased crime activity**
  - Drug activity, theft, vandalism/graffiti, gangs
- ❖ **Local government impacts**
  - Loss in property tax revenue
- ❖ **Local economic impacts**
- ❖ **Resale problems**
  - Bank turnover delays
  - Fire-sale pricing



## FORECLOSURES

- **Publicize foreclosure assistance programs**
- **Neighborhood Stabilization Program funds**
- **Foreclosure registration ordinance**
- **Foreclosure prevention information**
- **Homebuyer education program**
- **Funding for foreclosure counseling**

**WHAT'S NEXT?**



## NEXT STEPS

- **Incorporate Stakeholder Comments**
- **Joint Study Session**
- **Submit Draft Housing Element Update for 60-day review**
- **Environmental Review**
- **Public Hearing and Adoption**
- **Submit Adopted Housing Element Update for 90-day review**

# STAKEHOLDER DISCUSSION



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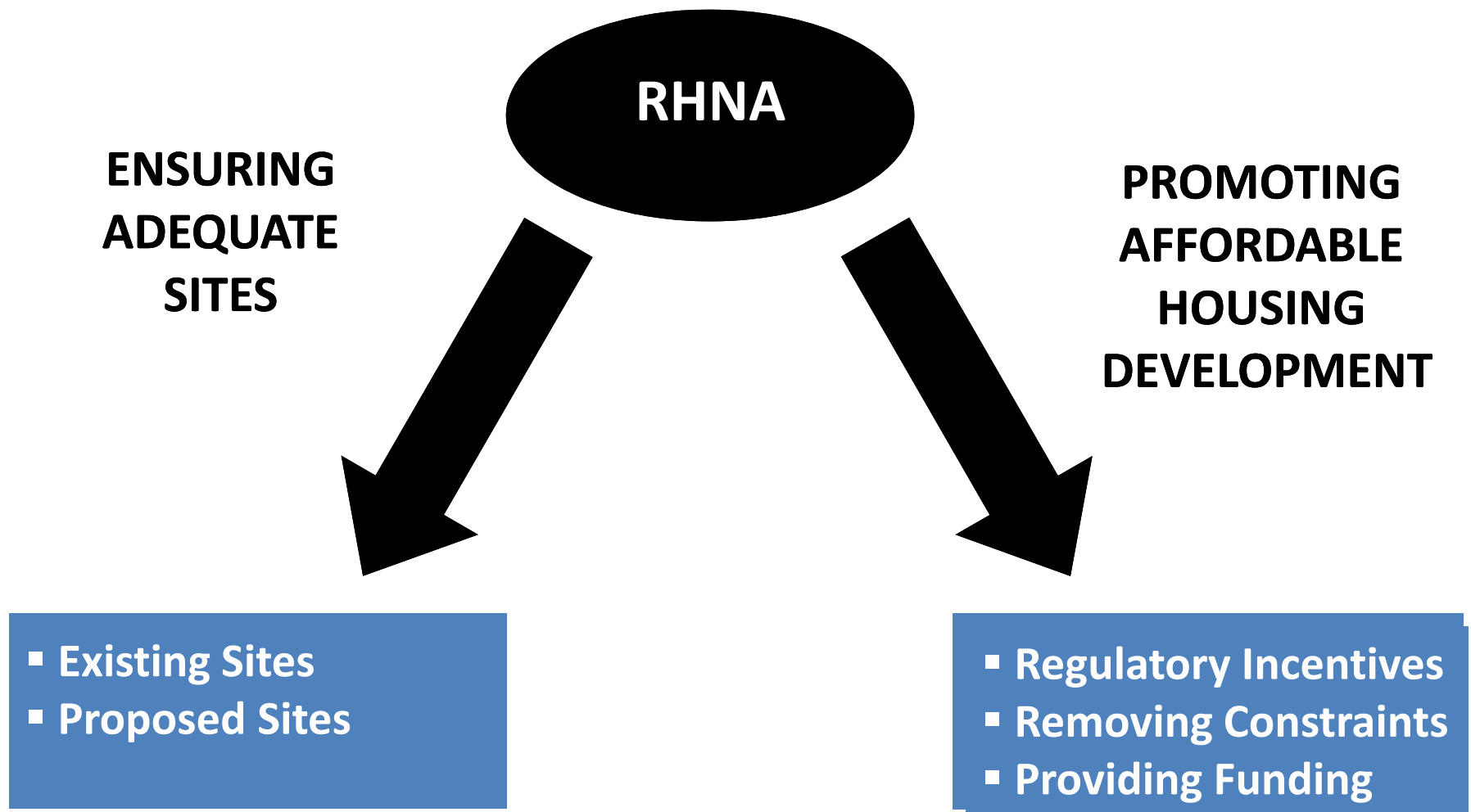
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## COUNTY'S OBLIGATION TO PROVIDE AFFORDABLE HOUSING





# SAN JOAQUIN COUNTY HOUSING ELEMENT UPDATE

## Draft Regional Housing Needs Allocation by Income January 1, 2007 to June 30, 2014

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>TOTAL</b>
<b>RHND Allocation</b>	741	740	986	1,134	2,474	6,075
<b>Percent of Total</b>	12%	12%	16%	19%	41%	100%

Source: San Joaquin Council of Governments (SJCOC), *Regional Housing Needs Allocation (RHNA) Draft RHNA Methodology (June 2008)*.



# SAN JOAQUIN COUNTY HOUSING ELEMENT UPDATE

**CALIFORNIA**  
(Housing and Community Development)



**SJCOCG**  
San Joaquin County Association of Governments  
RHNA = 38,220 units



<b>Escalon</b> 494	<b>Lathrop</b> 1,326	<b>Lodi</b> 3,891	<b>Manteca</b> 4,054	<b>Ripon</b> 951	<b>Tracy</b> 4,888	<b>Stockton</b> 16,540	<b>Unincorporated</b> 6,075
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Source: San Joaquin Council of Governments, Regional Housing Needs Allocation Plan, August 2008