

# HOUSING





## Introduction

Article 10.6, Section 65580 - 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the element shall consist of “. . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The Housing Element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element.

The City’s Housing Element was last updated in 2004 and published separately. The following is a summary of the goals, policies, objectives and implementation measures.

## Goals, Objectives, Policies and Programs

Goal 1. It is the Goal of the City of Patterson to assist in increasing the availability of permanent housing for all community residents.

**Objective 1-1: Continue to seek financial assistance by applying for Federal, State, and other appropriate funding sources for eligible activities in addressing affordable housing needs.**

Policy 1-1-1: Continue to apply to HUD and State HCD for grant funds that may be used for housing-related programs.

Program: The City shall actively coordinate with the State HCD and HUD staff to ensure that it will be eligible and among the first jurisdictions to apply for all existing and new funding sources. This will include attendance at HCD and HUD sponsored training and conferences, frequent monitoring of HCD and HUD web sites for updates on available funding and regular contact with HCD and HUD field representatives.

Responsibility: Community Development Department.

Timing: On-going, annual request, Annual Action Plan

Policy 1-1-2: The City may use techniques such as mortgage revenue bonds or other mortgage-backed securities to assist in the development of affordable ownership and rental housing.

Responsibility: Community Development Department

Timing: On-going

Policy 1-1-3: Provide or assist in obtaining technical assistance for developers, nonprofit housing developers and other qualified private sector interests in the application and development of projects for federal, state, NGO and private financing.

Program: Update the current Program Information Booklet outlining City participation and incentives, housing needs from the current RHNA, a listing of State and Federal funding for which the City is eligible to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.

Responsibility: Community Development Department.

Timing: December 1, 2009.

Program: Support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding, such as the Joe Serna Jr. Farmworker Housing Grant Program.

Responsibility: Community Development Department

Timing: Ongoing. Meet with developers annually. Pursue one funding application by June 2014.

**Objective 1-2: Provide home ownership opportunities whenever practical.**

Policy 1-2-1: Allocate funds from available sources to the first time homebuyer program.

Program: Use HOME funds or alternative funding sources to assist households with first time homebuyer down payment assistance scaled to current economic conditions for each qualified household, as determined by the City Council.

Responsibility: Community Development Department.

Timing: Ongoing.

Policy 1-2-2: Direct a portion of CDBG Income or alternative funding sources to develop a program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail shall be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents, and include information from the Central Valley Board of Realtors and Multiple Listing Service to track housing development, sales, and listing costs.

Program: Arrange an annual consultation with professionals in the real estate field, or other database owners to track local activity.

Responsibility: Community Development Department.

Timing: December 2009 or in conjunction with already established meeting schedules.

**Objective 1-3: Encourage the development of housing and programs for all types of households.**

Policy 1-3-1: Assess the need for emergency shelters.

Program: Working with local and regional resources, quantify local homeless populations and others with a need for emergency shelter.

Responsibility: Community Development Department.

Timing: January 2010.

Program: Continue to actively support efforts of homeless service providers in establishing additional short-

term beds for all segments of the homeless population including specialized groups such as those with chronic mental illness and the disabled by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.

Responsibility: Community Development Department.

Timing: January 2010.

Policy 1-3-2: Amend the Zoning Ordinance to allow Emergency / Homeless Shelters in at least one Zoning District and allow transitional and supportive housing as a permitted use, consistent with SB 2 (Government Code Section 65583 and 65589.5)

Program: Research available sites to ensure adequate size exists for need. Amend the Light Industrial and Heavy Industrial Zoning Ordinance to allow emergency shelters as a permitted use consistent with SB 2.

Responsibility: Community Development Department.

Timing: January 2010.

Program: Determine that requirements and standards for Emergency / Homeless Shelters are reasonable and not onerous or detrimental to the development of same consistent with SB 2 by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.

Responsibility: Community Development Department.

Timing: January 2010.

Program: Amend the Low Density Residential, Medium Density Residential, High Density Residential, and Downtown Residential zones to allow transitional and supportive housing as a permitted use consistent with SB 2.

Responsibility: Community Development Department.

Timing: January 2010.

Policy 1-3-3: Evaluate the need to provide housing for single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.

Program: Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.

Responsibility: Community Development Department.

Timing: January 2010.

Program: Publish and update quarterly, with assistance from the Housing Authority, a comprehensive listing of units reserved for lower income and disabled households in the City.

Responsibility: Community Development Department.

Timing: January 2010.

Policy 1-3-4: Continue to advocate housing for persons with disabilities.

Program: Use federal and State funds to provide new units of supportive housing for persons with disabilities using HOME and CDBG funds or encourage and assist others in doing so.

Program: Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that receive federal funds.

Responsibility: Community Development Department.

Timing: On-going - The City receives federal CDBG and HOME funds annually through the Stanislaus County Consortium.

Program: Support the Stanislaus County Housing Authority's plans for the 16 unit expansion of the Las Palmas Senior Apartments with the use of CDBG, HOME, and other available funding.

Responsibility: Community Development Department.

Timing: June 2014

Policy: 1-3-5: Continue to provide accessibility and mobility enhancing device grants to persons with disabilities.

Program: C Continue to provide the housing rehabilitation program to provide a one-time grant or loan to extremely low and very low income disabled persons and senior citizens to improve accessibility and safety.

Responsibility: Community Development Department.

Timing: On-going.

Policy 1-3-6: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code) to remove constraints to housing or provide reasonable accommodation to housing for persons with disabilities.

Program: Continue to monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.

Responsibility: Community Development Departments.

Timing: Annually.

Policy 1-3-7: Assess the need for additional farmworker housing in the City.

Program: Work with Stanislaus County Housing Authority, farm owners, farm labor contractors, and other



stakeholders to determine the number of farmworkers who may need housing. The resulting report shall address permanent, seasonal and migrant workers.

Responsibility: Community Development Department.

Timing: January 2010.

Policy 1-3-8: Encourage the development of multi-family housing.

Program: Meet with developers and non-profit developers to develop regulatory and financial incentives to encourage the development of multi-family housing, including larger bedroom sizes (i.e. 3-4 bedrooms).

Responsibility: Community Development Department

Timing: June 2010

**Objective 1-4: Assist agencies such as the Housing Authority of the County of Stanislaus in meeting the growing demand for public housing units and rental assistance through the Voucher programs and promote or provide information to the public regarding these programs.**

Policy 1-4-1: Continue to support the efforts of agencies, such as the Stanislaus County Housing Authority in its administration of certificates and vouchers.

Program: Work with the Stanislaus Housing Authority and other agencies and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.

Responsibility: Stanislaus County Housing Authority, and the City Community Development Department.

Timing: On-going.

**Objective 1-5: Maximize coordination and cooperation among housing providers and program managers.**

Policy 1-5-1: Continue to support agencies, such as the Housing Authority of the County of Stanislaus, to provide

housing assistance to extremely low, very low, low and moderate-income households.

Program: Continue to collaborate with the Housing Authority to qualify City residents for Section 8 housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.

Responsibility: Community Development Department

Timing: Immediate and ongoing.

Policy 1-5-2: Continue to support non-profit cooperation in the development of affordable housing

Program: As opportunities present themselves, continue to establish cooperative agreements with non-profit housing corporations such as Self Help Enterprises Inc. as a support agency to the City.

Responsibility: Community Development Department

Timing: Immediate and ongoing.

**Objective 1-6: Achieve a jobs/housing balance.**

Policy 1-6-1: Continue to cooperate with large employers, and major commercial and industrial developers to identify and implement programs to balance employment growth, as outlined in the Land Use Goals of the 2004 Update of the Patterson General Plan, with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Program: Endeavor to meet with employers, members of the housing community and local leaders in efforts to identify the housing needs of the community.

Responsibility: Community Development Department.

Timing: Immediate and ongoing.

- Policy 1-6-2: Continue to cooperate with non-profits toward the development of affordable housing
- Program: Enter into cooperative agreements with a non-profit housing corporation as a support agency to the City.
- Responsibility: Community Development Department
- Timing: Immediate and ongoing.

**GOAL 2** Remove Constraints. The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.

**Objective 2-1: Provide the citizens in the City of Patterson with reasonably priced housing opportunities, both purchase and rental, within the financial capacity of all.**

- Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.
- Policy 2-1-2: To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to enter into a long-term contract to provide the specified percentage of units mandated by State law at a cost affordable to extremely low, very-low and/or low income households. In addition propose zoning and permit processing changes to further reduce housing costs and average permit processing time.

Program: Provide developers of extremely low, very low and low income housing reduced and or deferred development fees.

Responsibility: Community Development Department

Timing: On-going

Program: Meet with developers of extremely low income households to develop regulatory and financial incentives for the development of extremely low income households. The City shall identify and pursue or support funding applications to assist in development and encourage the development of SRO's and/or other housing types consistent with existing City standards and State law. If necessary, amend City ordinances and/or standards to conform to State law.

Responsibility: Community Development Department

Timing: Ongoing. Meetings with developers to be held annually by June of each year.

Policy 2-1-3: Encourage developers to employ innovative or alternative **construction** methods, consistent with Building Codes, and to vary lot sizes within subdivisions, to reduce construction and operating costs.

Program: Prepare a Project Information Booklet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups and regional agencies.

Program: Provide incentives (e.g. density bonuses, fee reduction, etc.) to developers who agree to construct at least 15 percent of very low and low income units or senior citizen affordable units.

Responsibility: Community Development Department.

Timing: Annually beginning First quarter 2010.

**Objective 2-2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and State housing programs/grants.**

Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.

Program: Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices and post these documents on the City's website. Provide an annual funding application workshop for interested agencies and developers.

Responsibility: Community Development Department.

Timing: Annually beginning First Quarter 2010.

Goal 3. Provide And Maintain An Adequate Supply Of Sites For The Development Of New Affordable Housing. It is the goal of the City of Patterson to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

**Objective 3-1: Provide information to profit and non-profit developers and other housing providers on available vacant land and the infrastructure serving it.**

Policy 3-1-1: Monitor and update the inventory of vacant lands.

Program: Continue to track development on all vacant land in the City on a quarterly basis.

Responsibility: Community Development Department.

Timing: update on a quarterly basis.

**Objective 3-2: Provide opportunities for mixed-use developments.**

Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, open space, and jobs within easy access.

Program: Encourage development of well planned and designed projects that provide for the development of compatible residential, commercial, industrial, institutional, open space, or public uses within a single project or neighborhood, all within walking distance.

Responsibility: Community Development Department.

Timing: Ongoing.

**Objective 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.**

Policy 3-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.

Program: Monitor the amount of land zoned for both single-family and multifamily development and initiate zone changes to accommodate affordable housing. Ensure that a sufficient amount of residentially zoned land is maintained.

Responsibility: Community Development.

Timing: Quarterly.

Program: Maintain a database of all City-owned land, particularly surplus land, for opportunities to rezone, where appropriate, for affordable housing development.

Responsibility: Community Development.

Timing: On-going.

Goal 4: Preserve, Rehabilitate, And Enhance Existing Housing And Neighborhoods. It is the goal of the City of Patterson to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

**Objective 4-1: Preserve existing neighborhoods.**

Policy 4-1-1: Protect and stabilize existing residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Program: Promote orderly growth of neighborhoods through the establishment of and adherence to policies that focus growth to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources.

Responsibility: Community Development Department.

Timing: Ongoing

Policy 4-1-2: Maintain a high priority on code enforcement and provide adequate funding and staffing to support code enforcement and graffiti abatement programs.

Program: Promote neighborhood preservation and code compliance by regular observation of code violations in all areas and abatement of graffiti vandalism as soon as it occurs.

Responsibility: Community Development Department.

Timing: Ongoing

Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.

Program: supply energy conservation awareness brochures in all public meeting places.

Responsibility: Community Development Department.

Timing: Beginning December of 2009

Policy 4-1-4: Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities), to encourage increased private market investment in declining or deteriorating neighborhoods.

Program: Continue to use Redevelopment and CDBG funds for public facilities.

Responsibility: Community Development Department.

Timing: Ongoing.

Policy 4-1-5: Work with housing stakeholders to establish a set of incentive for meeting green building standards. Examples are regulatory, financial and design.

Program: Advertise in building trade journals for partners in developing green building alternatives in the city.



Responsibility: Community Development Department.

Timing: Ongoing.

**Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Patterson.**

Policy 4-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.

Program: Continue to aggressively market CDBG single-family housing rehabilitation funds. Rehabilitate 18 units.

Responsibility: Community Development Department.

Timing: Annually with HCD funding cycle or program income.

Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.

Program: Expand rehabilitation program eligibility to include multifamily rental properties.

Responsibility: Community Development Department.

Timing: Starting with the CDBG funding cycle in 2011.

**Objective 4-3: Preserve At-Risk Housing**

Policy 4-3-1: Preserve the existing affordable rental housing stock in the City of Patterson.

Program: Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their email notification list.

Responsibility: Community Development Department.

- Timing: Annually.
- Policy 4-3-2: Closely monitor the status of at risk properties.
- Program: Continue regular contact with the owner/ operators of the Patterson Place Apartments, and El Solyo Senior Apartments.
- Responsibility: Community Development Department
- Timing: On-going
- Program: Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially converting affordable properties.
- Responsibility: Community Development Department.
- Timing: Bi-annually check with owners.

Goal 5: Provide Discrimination-Free Housing. It is the goal of the City of Patterson to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

**Objective 5-1: Eliminate Housing discrimination.**

- Policy 5-1-1: Use Planning Technical Assistance funds to develop a Fair Housing Program for adoption by the City Council
- Program: Support the intent and spirit of equal housing opportunities.
- Responsibility: Community Development Department
- Timing: June 2010.

Program: Provide information through booklets or workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.

Responsibility: Community Development Department

Timing: Annually.

Policy 5-1-2: Continue to respond to complaints of housing discrimination.

Program: Refer discrimination complaints to Project Sentinel

Responsibility: Community Development Department

Timing: Continuous

Policy 5-1-3: Disseminate fair housing information throughout the City.

Program: Distribute fair housing materials at a number of locations throughout the City, such as City government buildings, the post office, and the library and to service organizations, non-profits, and other groups.

Responsibility: Community Development Department

Timing: January, 2010, Continuous

Policy 5-1-4: Reduce discrimination of persons with disabilities.

Program: Adopt a reasonable accommodation ordinance to allow exceptions in zoning and land use for housing as requested and found necessary for persons with disabilities.

Responsibility: Community Development Department

Timing: January 2010

**Objective 5-2: Reduce the incidence of displacement.**

Policy 5-2-1: In development of public projects, require an analysis of potential displacement of existing

residences with an emphasis on minimizing both temporary displacement and relocation.

Program: Use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.

Responsibility: Community Development Department, Redevelopment Agency, and Housing Authority of the County of Stanislaus.

Timing: Immediate and ongoing.