

The 2016-2020 ACS data showing the condition of the City's existing housing stock is in Table II-37. In general, the condition of the housing stock in Tracy is good. Only 0.2 percent of owner-occupied units lack complete kitchen facilities and 0.1 percent lack complete plumbing facilities. For renter-occupied units 0.4 percent lack complete kitchen facilities. The occurrence of substandard conditions in Tracy is lower than San Joaquin County.

Table II-37: Lack of Complete Facilities by Tenure

Facility Type	Owner-Occupied	Renter-Occupied	Total Households	County
Lacking complete kitchen facilities	0.2%	0.4%	0.3%	1.0%
Lacking complete plumbing facilities	0.1%	0.0%	0.1%	0.4%
Total Households	16,684	10,323	27,007	231,092

Source: Bureau of the Census, American Community Survey, 2016-2020

As discussed before, the City's housing stock is of relatively young age and therefore does not have significant rehabilitation or replacement needs. The City's Code Enforcement Unit is under the City's Police Department but is located in Development Services. Code Enforcement officers respond to reports of violations that can be submitted via phone or online through the City's Government Outreach System. The Code Enforcement Code cases of substandard housing in 2023.

- 5 cases of grow houses with numerous electrical, mechanical and plumbing violations that are therefore unlivable and have been red tagged;
- 12 cases of hazardous conditions, including three cases roofs caving due to water damage and 3 cases of vehicles driven into buildings;
- 10 infestation cases – mostly rats and some roaches;
- 4 cases of no heat and/or water; and
- 1 leaky roof with dry rot.

Of these 32 cases, it is estimated that 22 of these units will need to be rehabilitated and possibly replaced due to water damage, vehicle damage, no heat and electrical, mechanical and plumbing issues. These limited cases of substandard housing were distributed throughout the City without clear pattern, with the exception of 3 cases in the same apartment complex on Eaton Avenue. Eaton Avenue is in northern Tracy where it is lower resource and has lower average incomes.

No windshield surveys have been conducted for substandard housing issues, as such efforts would not accurately detect interior or foundational issues. The 22 units estimated to need rehabilitation and possible replacement equates to 0.8 percent of the City's total housing stock (27,787 units). Applying this percentage to the estimated 11,115 units constructed prior to 1990 results in approximately 89 units Citywide that may need rehabilitation and possible replacement.

The City collaborates with the San Joaquin County Neighborhood Preservation Division on housing rehabilitation efforts. In 2020, City Council allocated \$4 million to the Housing Authority of San Joaquin County for the rehabilitation of existing low-income housing units.

G. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher

Table III-11: Processing Times

Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	Planning Commission*	Yes	City Council	2-6 months
Multiple-Family	DES Director	Yes	Planning Commission	2-6 months
Multiple-Family (with subdivisions)	Planning Commission*	Yes	City Council	2-6 months
Mixed Use	Planning Commission	Yes	City Council	2-6 months

*City Council would grant final approval if the Tentative Map is a "Vesting" Map. If not Vesting, Planning Commission has final approval authority. All projects are assumed to have proper general plan, zoning, and CEQA clearance.

The processing time for the most common residential development applications are summarized in Table III-12. These applications are often processed concurrently. Depending on the level of environmental review required, the processing time for a project may be lengthened.

Tracy follows the requirements of the Subdivision Map Act and the Permit Streamlining Act. Timing between a tentative and final map, as well as between planning approval and the submittal of building permit applications are often reliant on the property owners and developers as they work through their financing and construction management. Tracy also follows CEQA requirements: including determining what type of CEQA document is required within 30 days of a complete application and filing a Notice of Determination within 30 days of a project approval. Given the relatively short time periods required for processing residential development applications in Tracy, the City's permit processing procedures are not a significant constraint on residential development.

The City's Engineering Division has been impacted by staffing limitations because of retirements and staff turnover. The engineering profession as a whole, has been impacted by retirements from the profession and fewer applicants compared to jobs in municipal government. The City has recently hired a consulting firm to backfill open engineering staff positions and help provide technical expertise to process entitlements and review improvement plans and construction documents. The goal is to eliminate any holdups to approvals and eliminate any bottlenecks that might exist because of staff limitations. This is a longer-term commitment to help bolster the engineering department staffing and maintain the timely processing of entitlements and construction plans.

Table III-12: Approximate Processing Times

Process/Application	Time
Conditional Use Permit	3-5 months
Development Review	3-8 months
General Plan Amendment	3-8 months
Environmental Impact Reports	6-18 months
Plan Check/Building Permits	1-4 months
Tentative Map	3-8 months
Variance	1-2 months
Zone Change	3-8 months

Source: City of Tracy Planning Department, 2015.

Development Review

Development Review is a discretionary review of the design of a project, including the site plan, landscape plan, building elevations, grading plan, and utility plan. The purpose of Development

- a specific plan or design guidelines require City Council review.

Tier 2

An application is reviewed by the Planning Commission and occurs when:

- the development review permit application is paired with another application being reviewed by the Planning Commission (including an appeal);
- the development review permit application is for a site located within 500 feet of a freeway;
- a specific plan or design guidelines require Planning Commission review; or
- the Director refers a development review permit application to the Planning Commission.

Please note: For RHNA projects, this would be other applications, such as a Conditional Use Permit, that requires Planning Commission approval.

Tier 3

An application is reviewed by the Director and occurs when not covered by Tier 1 or Tier 2, above. The Director may refer review and approval of an application to the Planning Commission.

Referring applications to the Planning Commission occurs when there are questions about General Plan and Zoning consistency. Most projects are consistent with the City of Tracy General Plan and zoning code. These projects are approved at a Development and Economic Department Director review. Most projects under the RHNA identified sites will require only Development Review at the Director level, unless there are extenuating circumstances, such as a conditional use permit or other application type that requires Planning Commission or City Council approval. Director review timeframes are identified below (see Table III-13). As part of the Process Review Committee described above, the City will look at the Development Review Permit Process and remove and subjective language that may impede development. This is included in the Housing Element's Zoning Code amendment program.

The decision-making body reviews applications and has the authority to approve, conditionally approve, or deny an application. In reviewing and evaluating an application, the decision-making body considers the following aspects:

- Conformity with various zoning provisions;
- The height, bulk, and area of buildings;
- The types of buildings and installations;
- The physical and architectural relationship with the existing and proposed structures;
- The site layout, orientation, and location of the buildings and relationships with open areas and topography;
- The height, materials, colors, and variations in boundary walls, fences, and screen plantings;
- The location and type of landscaping, including, but not limited to, off-street parking areas; and
- The appropriateness of the sign design and exterior lighting.

Article 30 of the City's Municipal Code outlines the findings used by the decision-making body when reviewing a design review permit application. These are:

IV. Housing Sites and Resources

This rezoning will provide increased housing capacity in key nodes with excellent access to transit, commercial, and educational facilities.

Of these rezoned MDR and MDC parcels, 45.8 acres (1,331 lower income units) have been identified in the sites inventory as opportunity sites (see Table IV-17).

Rezoning to HDR

The City will also rezone approximately 198.7 additional acres from LDR, PUD, NS, GHC, M1-TH, MDR-TH, and M1 to HDR as shown in Table IV-17. This includes approximately 28.9 acres in zones that do not currently allow for multifamily residential (LDR, M1, and NS). The rezoning of these parcels will provide increased housing capacity (3,758 lower-income units) in prime areas with excellent access to employment centers and educational facilities.

Table IV-17: Opportunity Sites Rezoned to HDR

Existing Zone	Acres	Very Low Units	Low Units	Moderate Units	Total Units
LDR	3.8	0	0	113	113
MDC	5.5	98	64	-	162
MDR	40.3	700	469	-	1,169
PUD	75.4	1,029	641	575	2,245
NS	3.2	59	37	-	96
I-205 - GC	7.9	146	91	-	237
I-205 - CC	19.6	357	227	-	584
M1	21.9	129	129	394	652
M1-TH	5.0	91	57	-	148
MDR-TH	15.0	276	171	-	447
GHC	1.1	17	12	-	29
Total	198.7	2,902	1,898	1,082	5,882

Proposed Mixed Use Zone

Through Program 9, the City of Tracy will create a new mixed-use zone (MU-1) to allow properties to be developed with a mix of commercial retail office and/or residential uses. The allowable residential density will range from 20 to 35 dwellings units per acre similar to the existing HDR and GHC zones (see Table IV-16). The creation of the MU-1 zone will provide a new option for mixed use and multifamily development that doesn't currently exist in the City.

As shown in Table IV-18, three parcels (40.3 acres) will be rezoned to MU-1 which will provide a mix of lower and moderate-income units. The assumed yield for the new MU-1 zone is based off the GHC zone (50% yield) in Table IV-5 and is significantly less than the observed yields and averages of recent projects shown in Table IV-4.

Table IV-18: Opportunity Sites Rezoned to MU-1

Existing Zone	Acres	Very Low Units	Low Units	Moderate Units	Total Units
M1	40.3	141	141	424	706

The City is rezoning to accommodate capacity beyond identified RHNA sites. As the City is increasing the maximum densities of the MDR, MDC, HDR, and GHC zones and rezoning areas to HDR and MU-1, the RHNA sites inventory is only calculating the impact of the zoning changes on the specifically identified and listed opportunity sites; not all parcels that are rezoned are counted in the RHNA. As such, other parcels within these zones will also benefit from the zoning changes

and may develop during the 6th Cycle planning period. The total capacity of additional rezones is about 880 units. This includes the following:

- 36.0 acres of MDR to HDR (maximum capacity of 720 units)
- 8.0 acres of MDC to HDR (maximum capacity of 160 units)

E. Ability to Meet the RHNAs

Using the realistic assumptions listed above, the City will have adequate sites to accommodate the RHNAs for all income levels after rezoning.

Many factors outside the City's control influence a property owner's desire and ability to develop, including market conditions and constraints.

The new residential capacity associated with the rezoning program creates a strong market incentive for these properties to be developed or redeveloped within the planning period.

Table IV-19 illustrates the residential capacity that is being counted toward the RHNAs. The City has adequate sites at all income levels. The inventory includes a total lower-income capacity of **5,824** units. The inventory also supports 3,005 above-moderate units, exceeding the RHNAs requirement of 2,782 units. The **436** excess moderate units can provide a buffer for any net loss of units with above-moderate capacity.

Table IV-19: RHNAs Capacity and Buffer

	Type	Very Low	Low	Moderate	Above Moderate	Total
A	5th Cycle Carryover	250	250	-	-	500
B	6 th Cycle RHNAs	2,994	1,879	1,175	2,782	8,830
C	Total Need (A + B)	3,244	2,129	1,175	2,782	9,330
D	Pending Projects (Table IV-11)	118	23	-	2,972	3,113
E	ADUs (Table IV-14)	99	99	99	33	330
F	Unmet RHNAs (B-D-E)	2,777	1,757	1,076	-	5,610
G	Vacant Opportunity Sites (Table IV-21)	2,552	1,727	1,399	-	5,678
H	Non-Vacant Opportunity Sites (Table IV-22)	725	481	113	-	1,319
I	Total Opportunity Sites Capacity (G+H)	3,277	2,208	1,512	-	6,997
J	Total Capacity (D+E+I)	3,494	2,330	1,611	3,005	10,440
K	Surplus of Total Need (J-C)	250	201	436	223	1,110
L	% Buffer Above Unmet RHNAs (K/F)	9%	11%	41%	-	-

F. Overall Capacity

Opportunity Site Details

The opportunity site selection process examined zoned capacity, existing uses, and recent development trends to determine which parcels to include to meet the remaining RHNAs after considering pending projects and ADUs. Both vacant and non-vacant sites are included in the Opportunity Sites Inventory. The opportunity site selection process took site characteristics, surrounding uses, and development constraints into consideration when evaluating each site's development potential. To meet the RHNAs for lower-income households, the Opportunity Sites

IV. Housing Sites and Resources

Inventory relies on sites with densities that allow for at least 20 du/acre. To meet the RHNA for moderate-income households, the inventory relies on sites zoned for up to 20 du/acre in the medium density General Plan land use category. In addition, sites zoned for up to and greater than 20 du/acre but smaller than 0.5 acre or larger than 10.0 acres were counted toward the moderate-income household RHNA.

For a detailed analysis of the sites as they relate to affirmatively furthering fair housing, see the Affirmatively Furthering Fair Housing chapter.

Lower Income Capacity

Government Code Section 65583.2(g)(2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. The requirements of Government Code Section 65583.2(g)(2) do not apply to Tracy, since only **24.7** percent of the proposed lower-income RHNA sites are met through non-vacant sites (**1,206**/4,873 = **24.7** percent). The remaining lower-income (low and very low) RHNA units are met through pipeline projects, ADUs, and vacant sites, as illustrated in Table IV-20 below.

Table IV-20: Lower Income RHNA Capacity

Category	Very Low Income Capacity	Low Income Capacity	Total Lower Income Capacity	% of Lower Income RHNA (4,873 units)
Pipeline Projects (Table IV-11)	118	23	141	2.9%
ADUs (Table IV-14)	99	99	198	4.1%
Vacant Opportunity Sites (Table IV-21)	2,552	1,727	4,279	87.8%
Non-Vacant Opportunity Sites (Table IV-22)	725	481	1,206	24.7%
Total Lower Income Sites	3,494	2,330	5,824	119.5%

Moderate and Above Moderate Income Capacity

Pursuant to Government Code Section 65583.2(c)(4), at least 25 percent of the remaining moderate- and above moderate-income RHNA sites are zoned for at least four units of housing (e.g., fourplex or greater). As shown in Table IV-2, above moderate-income sites are met entirely through pending projects and ADU projections (3,008 and 33 units, respectively). The 3,041 units exceed the above moderate-income RHNA allocation (2,782) by 259 units. There is no remaining above moderate-income RHNA that needs to be identified.

There is a remaining need of 1,076 moderate-income units after pending projects and projected ADUs. The Opportunity Sites Inventory identifies **1,512** moderate-income RHNA opportunity site units, all of which will allow for at least four units of development once rezoned. Thus, the City is compliant with Government Code Section 65583.2(c)(4).

Vacant Sites

A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements [...] or structures on a property that are permanent and

add significantly to the value of the property.”⁵ Table IV-21 displays the capacity of residentially zoned vacant sites included in the Opportunity Sites Inventory. A total of 5,678 lower- and moderate-income units can be accommodated with currently vacant land with the existing and proposed zoning. This includes 2,522 very low-units, 1,727 low-units, and 1,399 moderate-income units.

Table IV-21: Vacant Site Capacity

Zone (Existing & Proposed)	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity	Total Capacity
HDR	2,270	1,484	969	4,723
MU-1	141	141	424	706
CBD	31	28	-	59
GHC	110	74	6	190
Total	2,552	1,727	1,399	5,678

Non-Vacant Sites

A total of 1,190 lower-income units will be met by the 33 non-vacant RHNA opportunity sites; this is approximately 24 percent of the lower-income RHNA (4,873). All 1,190 of the potential units on the non-vacant opportunity sites are being allocated toward the lower-income RHNA (716 very low- and 474 low-income). As shown in Table IV-22, the 1,190 units are located in the HDR zone (1,068 units), the CBD zone (25 units), and the GHC zone (97 units).

Table IV-22: Non-Vacant Site Capacity

Zone (Existing & Proposed)	Very Low Income Capacity	Low Income Capacity	Total Capacity
HDR	645	423	1,068
CBD	14	11	25
GHC	57	40	97
Total	716	474	1,190

Non-Vacant Development Trends

Recently completed projects, approved projects, and projects under review were analyzed in order to understand development trends in the City and aid in the non-vacant site selection process. **Error! Reference source not found.** displays the characteristics of these analyzed sites. Characteristics identified by the review of these sites included:

- Building Coverage.** Building coverage shows the percent of the parcel that was occupied by the structure of the use before residential redevelopment. All six trend projects had a building coverage of less than 20 percent and two projects had less than 5 percent building coverage prior to redevelopment.
- Land-improvement ratio (LIR).** LIR compares the value of the land to the value of improvements (structures) on the land, using data from the County Assessor’s office. The trend projects had LIRs that ranged from 0.45 to 13.04. Two projects have a LIR that is greater

⁵ HCD. Housing Element Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf.

IV. Housing Sites and Resources

vacant site criteria above), this Housing Element describes examples from each land use typology, instead of describing each site in detail.

Table IV-25: Non-Vacant Opportunity Sites by Use

Existing Use	# of Parcels	Acreage	# of Low Income Units
Single-family residential	35	34.4	948
Religious/Education Facilities	3	5.2	155
Commercial/Office/Retail	5	8.6	216
Total	43	48.2	1,319

Future Housing Opportunities (Additional Residential Buffer)

This element includes Program 7 for the City to facilitate discussions and incentivize the production of affordable housing on underutilized lots owned by religious and educational facilities through actions such as outreach, funding, technical assistance, and promotional materials. One school site has been identified (Merrill F West High School). This location was chosen due to portions of the site being functionally vacant and non-contiguous that could be utilized for housing, see additional site details below. It is assumed that any future residential development would be in addition to the school uses and would not replace them. While this location was not included in the sites inventory for the 6th cycle, 113 units of moderate-income housing are being incorporated into the City's buffer. This is due to interest expressed by nonprofit developers, making residential development on these parcels a possibility during the 2023-2031 planning period.

Single-family Residential

There are 35 sites with existing single-family uses that provide redevelopment opportunities. As a part of Program 9, these sites will be rezoned to accommodate additional units. The rezoning will also make the redevelopment of these sites more financially feasible. As existing uses do not significantly vary site by site, the section below describes three examples of sites with similar characteristics to other single-family homes in the area.

Additionally, the City has seen recent redevelopment of residential uses into lower-income housing in the Tracy Senior Living Project. This project consists of demolishing 15 existing residential units and replacing them with 110 affordable units.

Note that the single-family homes in the MDR and MDC zones, which have a minimum density of 5.9 du/acre may already be a non-conforming use. The increased density in these zones will increase the capacity for high density housing in areas with already non-conforming uses. The upzone from MDR/MDC to HDR provides capacity for an additional 608 units beyond what is currently allowed.

There is a total of 35 sites with existing residential uses included in the RHNA. These sites provide capacity for 948 new lower-income units (905 net new units). None of the existing units are lower-income units. Furthermore, the development on any site listed in the Sites Inventory that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Section 65915(c)(3).

IV. Housing Sites and Resources

The structure at 489 West Mount Diablo was built between 1993 and 2003 and has had no apparent significant improvements to the structure since construction. The structure occupies 10.2 percent of the total lot area, the paved area/parking lot occupies 22.4 percent of the lot area, and the other 67 percent is vacant open fields.

The structure at 491 West Mount Diablo is temporary and occupies 5.2 percent of the total lot area and the rest of the property is vacant open fields. Historical aerials have indicated the vacant portion of the property has never been used for any alternate or supportive use to the Church dating back to its construction between 1993 and 2003.

The parcels are 0.85 and 0.57 acres, respectively; there is a combined 4 acres among the seven opportunity sites. The realistic capacity for these two sites before rezoning would be 16 and 11 moderate-income units respectively, but after rezoning from MDR to HDR, the realistic capacity is 42 net new lower-income units.



Merrill F West High School

This 3.8-acre site is a non-contiguous parcel currently partially occupied by Merrill F West High School. The southeastern portion of the parcel (shown in the image) is located across the street from the high school and is functionally vacant, however the APN is the same as the high school. As described in the Housing Plan, Program 10 will facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels as is the case for this site, including simplifying the parcel map process, which would involve removing infrastructure requirements at the time of a lot split and instead move this requirement to the development phase. Additionally, Program 10 will establish a new by-right subdivision process for parcels over 10 acres in size.

No portion of the parcel currently occupied by the school is included in the RHNA calculations, only the non-contiguous, vacant piece of the parcel is included in calculations for the RHNA. This vacant piece of land on the south side of West Lowell Ave is currently owned by the Tracy Unified School District. This vacant 3.8-acre portion of the parcel is underutilized and is located adjacent to existing single family residential as well as a bus stop at the intersection of West Lowell Ave and Lincoln Blvd, making this site optimal for further residential development. The realistic capacity for the site before rezoning would be 19 above moderate-income units, but after rezoning from LDR to HDR, the realistic capacity is 94 net new moderate-income units. While this site was not included in the sites inventory for the 6th cycle, 113 units of moderate-income housing are being incorporated into the City's buffer.

V. Housing Plan

Program 1: Housing Rehabilitation

The San Joaquin County Home Rehabilitation Program assists property owners in making residential building improvements. It offers low interest (two percent) amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners (up to 80 percent AMI). San Joaquin County will make rehabilitation loans that, combined with the existing mortgage, do not exceed 110% of the value of the property.

Objectives and Timeframe:

- Assist 15 lower income households in Tracy with the rehabilitation of their homes during the planning period.
- **Citywide, targeted outreach in lower resource, lower income neighborhoods, , including central northern and northeastern Tracy.**

Responsible Agency: San Joaquin County Neighborhood Preservation

Funding Sources: Urban County CDBG

Program 2: Code Enforcement

The Code Enforcement Division handles the enforcement of the City's zoning regulations and building and housing codes. Complaints received are investigated for possible violations and compliance is handled first by direct person to person visit or by telephone to discuss the violations and obtain voluntary compliance. The Code Enforcement Division also works with other city departments and outside state and county agencies.

Objectives and Timeframe:

- Investigate possible code violations.
- Disseminate information on available housing rehabilitation assistance to address code violations and other housing issues.

Responsible Agency: Tracy Code Enforcement Division

Funding Sources: General Fund

Program 3: Graffiti Abatement Program

The majority of graffiti is done by graffiti vandals known as "taggers." The City of Tracy operates a Graffiti Abatement Program. Residents can report any graffiti around the City on public or private property to the City's Graffiti Hot Line. This hot line is available 24 hours a day and is completely anonymous.

Objectives and Timeframe:

- Continue to operate the Graffiti Hot Line and promote program through City website and social media platforms.

Responsible Agency: Operations and Utilities Department

Funding Sources: General Fund

V. Housing Plan

Policy 2.4 Address the housing needs of special populations and extremely low income households through a range of housing options, including emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 2.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 5: DAP Loan Program

The Tracy Down Payment Assistance (DAP) Loan Program provides deferred down payment assistance loans, for 20 percent of the sales price up to \$40,000 (whichever is the lesser), to low income, first-time homebuyers for the purchase of a home in Tracy. The loans are intended to bridge the “gap” between the cost of a home and what a low income household can afford. The program is administered by the San Joaquin County Neighborhood Preservation Division.

Objectives and Timeframe:

- Provide down payment assistance to ten qualified lower income households (up to 80 percent AMI) during the Housing Element planning period.
- Disseminate information through City website and social media platforms.
- **Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy.**

Responsible Agency: San Joaquin County Neighborhood Preservation

Funding Sources: Urban County HOME funds

Program 6: Homebuyer and Financial Literacy Training

Homebuyer and financial literacy education represents a key step to introducing households to the challenges, responsibilities, and benefits of homeownership. These programs also serve as critical components of asset-building, helping families build wealth – savings and equity – rather than living paycheck to paycheck. In particular, homebuyer education programs help first-time buyers evaluate their financial readiness, understand the home buying process, explore different financing options, access homebuyer assistance programs, resolve credit issues, and avoid predatory lending practices. Other asset-building education programs address financial literacy more broadly. Homebuyer and financial literacy programs are best offered in tandem with demand-side initiatives such as a down payment assistance program.

Objectives and Timeframe:

- Require a “Certificate of Completion” from a HUD-approved homebuyer class in order to participate in the DAP Loan Program.
- Partner with qualified local non-profit agencies to offer homebuyer education classes and publicize the availability of these classes to residents twice during the planning period
- **Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy.**
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V. Housing Plan

Objectives and Timeframe:

- Complete the Affordable/Workforce Housing Action Plan by March 2026. As part of the plan, pursue rezoning and zoning code amendments as outlined in various programs to facilitate affordable and workforce housing.
- Annually during City budgeting process, prioritize actions to pursue to expand housing choices and opportunities.
- Facilitate the development of 200 affordable housing units **beyond the RHNA** over eight years, with the goal of prioritizing housing for persons with special needs, including extremely-low income households and farmworkers. Utilize the incentives listed above in this program and work with interested local developers, the County Housing Authority, ~~religious and educational~~ facilities and organizations and nonprofits toward the development of the affordable units. **Pursue residential development on the Merrill F West High School site (residential uses would be in addition to the school and not replace it) as part of the moderate income unit buffer.** At least every other year, beginning in 2026, the City will take the following actions:
 - Outreach to property owners of educational and religious facilities;
 - Informational materials, including what is allowed under SB4; and
 - Technical assistance with the application process.
- Annually identify potential housing opportunities and provide information ~~about affordable housing opportunities~~ to interested developers via a list of properties that can be updated as needed.
- **Focus on Higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy.**

Responsible Agency: Tracy Development Services Department

Funding Sources: General funds

Program 8: Housing Choice Voucher Program

The City of Tracy contracts with the Housing Authority of the County of San Joaquin (HACSJ) to manage the Housing Choice Voucher (HCV) program, which provides rent subsidies in the form of housing assistance payments to private landlords on behalf of eligible families. The HCV program, funded by HUD, provides housing assistance to extremely low and very low income families, senior citizens, and disabled or handicapped persons. Its objective is to provide affordable, decent and safe housing for eligible families, while increasing a family's residential mobility and choice. The Voucher Program also includes programs such as Family Self-Sufficiency and Welfare to Work. These are designed to assist families in becoming economically self-sufficient.

Objectives and Timeframe:

- Disseminate information to the public regarding the HCV program and promote participation by rental property owners.
- By **July 2025**, create a Fair Housing Factsheet to be included in the ADU application packet.

V. Housing Plan

- Above Moderate: 2,782 units

In addition, the City has yet to complete the rezoning of 31.7 acres to meet the shortfall for the 5th Cycle Housing Element RHNA. The 31.7 acres consists of four parcels to be rezoned from Light Industrial to HDR. This means that there is a carryover of 500 lower-income units from the previous cycle. With the 500 unit carryover lower-income units from the 5th Cycle, the City has a RHNA obligation of 9,330 units (5,373 lower-income).

RHNA Shortfall

The City is committed to providing adequate sites at appropriate densities to fully accommodate its RHNA obligations. Specifically, the City already has pending projects that account for 3,113 units (118 very low income, 23 low income, and 2,972 above moderate income units). Projected ADUs also account for 330 units. Overall, the City has a remaining RHNA obligation of 5,610 units (2,777 very low income, 1,757 low income, and 1,076 moderate income units).

Under existing zoning, the City has realistic capacity for 1,016 lower income units and 754 moderate income units, creating a lower income shortfall of 3,857 units and a moderate-income shortfall of 421 units.

Sites Strategy

The City's overall strategy is to accommodate the RHNA shortfall through increasing the permitted densities of existing multi-family zones, rezoning limited single-family and commercial areas to multi-family residential, and creating programs to facilitate increased ADU production in single-family zones, as outlined in Section IV of this Housing Element and summarized below. These strategies will allow the City to fully meet its housing needs for all income levels during the 6th Cycle Housing Element. Rezoning will meet all requirements pursuant to Government Code Section 65583.2, subdivisions (h) and (i). The following zones are proposed for increased densities:

- MDR - from 5.9-12 du/ac to 5.9-20 du/ac
- MDC - from 5.9-12 du/ac to 5.9-20 du/ac
- HDR - from 12-25 du/ac to 20-35 du/ac
- GHC - from 12-25 du/ac to 20-35 du/ac

Table V-1: Opportunity Sites Rezoned to HDR

Existing Zone	Acres	Very Low Units	Low Units	Moderate Units	Total Units
LDR	3.8	0 70	0 43	113-	113
MDC	5.5	98	64	-	162
MDR	40.3	700	469	-	1,169
PUD	75.4	1,029	641	575	2,245
NS	3.2	59	37	-	96
I-205 – GC	7.9	146	91	-	237
I-205 – CC	19.6	357	227	-	584
M1	21.9	129	129	394	652
M1-TH	5.0	91	57	-	148
MDR-TH	15.0	276	171	-	447
GHC	1.1	17	12	-	29
Total	198.8	2,902	1,898	1,082	5,882
			1,871	1,109	

The City of Tracy will create a new mixed-use zone (MU-1) with a density of 20-35 du/ac to allow properties to be developed with a mix of commercial retail office and/or residential uses. The

Objectives and Timeframe:

- Meet with developers/property owners at least semi-annually beginning 2024 to facilitate development of sites.
- By the end of 2025, establish objective development standards for clustered development to facilitate large-site development.

Responsible Agency: Tracy Development Services Department

Funding Sources: Departmental Budget

Program 11: Property Acquisition and Improvement

The City will continue to identify and seek partnerships with organizations and the County in order to acquire, improve, and develop affordable housing.

Objectives and Timeframe:

- Annually identify and seek partnerships with organizations and the County in order to acquire, improve, and develop affordable housing.
- Annually pursue funding available at the state and federal levels for affordable housing development.
- As funding permits, prioritize funding assistance to affordable housing projects that set aside units for seniors, persons with disabilities, and extremely low income households.

Responsible Agencies: Tracy Development Services Department; Economic Development Division; San Joaquin County Neighborhood Preservation Division; and local nonprofits

Funding Sources: CDBG funds and other funding sources, as available

Program 12: Accessory Dwelling Units

The City last updated its ADU ordinance in 2018. Since that time, the law on ADUs has substantially changed. The City will update its ADU ordinance to comply with California Government Code Sections 65852.2 and 65852.22. The City will facilitate the construction of ADUs as an alternative source of affordable housing.

Timeline and Objectives:

- Facilitate construction of 330 ADUs within the planning period.
- **Focus on Higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy.**
- **Annually** monitor permitted ADUs and their affordability as part of the **Annual Progress Reports**. If ADUs are not affordable to lower-income residents, **reach out to community groups and advertise the tools being developed below to encourage ADU construction**. **adjust ADU assumptions made in this Element within a year**. **If by the end of 2027 and the end of 2029, the number of ADUs are not meeting the projections in this Housing Element, the City will identify additional residential development sites (including rezoning if needed) within six months of the identified ADU shortage.**

housing for persons with disabilities. The City will also remove the reasonable accommodation application fee

- **Development Review Permits:** revise the two required findings to remove subjective language and allow for approval certainty. In addition, any other constraints identified by the City's Process Review Committee will be addressed through Zoning Code Amendments by the end of 2025. This includes the Process Review Committee reviewing the Development Review Permit Process and removing any subjective language that may impede development.
- **Conditional Use Permit:** revise finding (c) to remove subjective language and allow for approval certainty.

Responsible Agency: Tracy Development Services Department

Funding Sources: Departmental Budget

Program 15: Objective Design/Development Standards

As part of the City's rezoning efforts to accommodate the RHNA, the City will establish objective design/development standards to facilitate multi-family and mixed use development in the City.

Objectives and Timeframe:

- Adopt objective design/development standards by the end of 2025.

Responsible Agency: Tracy Development Services Department

Funding Sources: Departmental Budget

Program 16: Growth Management Ordinance (GMO)

The City of Tracy adopted the residential Growth Management Ordinance (GMO) and the Guidelines in 1987. The GMO was amended from time to time with significant amendments occurring in 1994, 2000, 2009, 2012, 2013, 2014, and 2015. Under the GMO, builders must obtain a Residential Growth Allotment (RGA) in order to secure a residential building permit. The 2015 amendment account for projects that were identified in the RHNA sites list and projects that would contribute to meeting the City's RHNA obligation for the various income categories. The maximum number of building permits issued may be the limit prescribed in the GMO (in general, 600 annual average or 750 per year max) or the number of units identified in the RHNA (by income category), whichever is higher. RHNA projects are issued building permits and are effectively exempt from the GMO provisions. Since 2014 no RHNA based housing has been denied building permits to construct.

Other exemptions in the GMO include the following: (1) rehabilitation, remodeling or additions to existing structures; (2) replacement of previously existing dwelling units that had been demolished; (3) construction of "model homes" until they are converted to residential units; (4) development of a project with four or fewer dwelling units; and (5) secondary residential/accessory dwelling units. Residential projects exempt from the GMO are not counted toward the 600 annual average or the 750 annual maximum. The City will continue to monitor the GMO for any potential constraints to the development of housing on an ongoing basis and process amendments, as necessary.

Tracy's GMO meets the exceptions outlined in SB 330. Additionally, the annual limits in the past and in the foreseeable future have not affected (and will not affect) the supply or cost of housing. The RHNA exemption provision will effectively result in a rolling average for each RHNA cycle in

Funding Sources: Departmental Budget**E. Provide Equal Housing Opportunities**

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons consistent with Federal and State fair housing laws. The City works with the Stockton-San Joaquin Community Housing Resource Board, which provides several fair housing and tenant/landlord services.

Goal 5.0 Continue to promote equal housing opportunity in the City's housing market consistent with Federal and State fair housing laws.

Policy 5.1 Comply with federal, state, and local Fair Housing and anti-discrimination laws, and affirmatively further fair housing for all, ensuring equal access to housing regardless of their special circumstances as protected by fair housing laws.

Policy 5.2 Provide fair housing services to Tracy residents and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.3 Promote housing mobility by expanding housing choices and increasing housing opportunities in higher resource areas.

Policy 5.4 Protect tenants from discriminatory housing practices and displacement.

Policy 5.5 Promote the integration of affordable and special needs housing projects in existing neighborhoods.

Program 18: Fair Housing

The City actively furthers fair housing in the community. Specifically, the City contracts the San Joaquin Fair Housing Association to promote fair housing and provide fair housing services for its residents. The City participates in providing an annual direct allocation to the San Joaquin Fair Housing Association through the CDBG program.

Objectives and Timeframe:

- Continue to support the San Joaquin Fair Housing Association, or other qualified fair housing agencies, annually with CDBG funds and refer residents seeking fair housing assistance on an ongoing basis.
- Advertise the services provided by the San Joaquin Fair Housing Association (or other qualified fair housing agencies) on an ongoing basis in City buildings and other public buildings (such as public libraries, community centers, County Housing Authority offices, and post offices, etc.)
- By July 2025, begin promoting housing programs and fair housing services via social media platforms in addition to information on City website and public counters.
- Expand Spanish engagement to target outreach to the Hispanic population (especially in areas with concentration of Hispanic residents, such as Downtown).
- **Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy.**

Responsible Agency: Tracy Mobility and Housing Department and San Joaquin Fair Housing Association

V. Housing Plan

Funding Sources: CDBG funds

Program 19: Place-Based Improvements

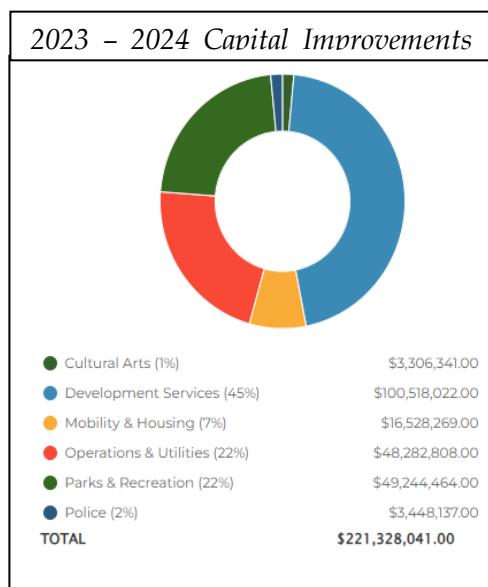
The City is pursuing a number of investments, long-range planning efforts, and improvements in various geographic areas of the City with greater need, specifically downtown Tracy and central areas of the City. These place-based improvements will help improve quality of life and spur economic investment in areas of the City with greater need.

The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, **annually apply for funding, and implement broader planning efforts, including but not limited to** such as the Active Transportation Plan, the Parks, Recreation and Trails Master Plan and the Downtown TOD Specific Plan. These plans will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Objectives and Timeframe:

Specific place-based efforts including the following (Completion of **four** CIPs in each of the top three prioritized key areas identified in the 10-Year Economic Development Strategic Plan):

- **Focus on areas of low opportunity and low income , including central northern and northeastern Tracy**
- City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the downtown and central parts of the City. The 2023-2024 Capital Improvements Plan includes investment of \$221,382,041 into 104 capital improvement projects. Many of these identified projects are in the downtown and central areas of the City, including:
 - **Grand Theater Repair.** Exterior repair for the historic Grand Theater/Center of the Arts building in downtown Tracy.
 - **Holly Drive Pedestrian & Bikeway Improvements:** The City is investing 1.83 million dollars to improve pedestrian and bikeway infrastructure in the central area of the City on Holly Drive between 11th Street and Clover Road, including installing a Class 3 bike route, Class 2 bicycle lanes, sidewalk, pavement patching, slurry seal, signage, striping, and pavement markings.
 - **Tracy Boulevard Sidewalk.** This project will close the missing sidewalk gap to the ACE Train Station parking lot immediately south of the project area. (\$852,465)
 - **Valpico Roadway Improvements - Tracy Blvd to MacArthur Drive.** This project will involve the roadway widening of Valpico Road from Tracy Blvd to MacArthur Drive, with two lanes in each direction, complete with all necessary



V. Housing Plan

Funding Sources: Capital Improvement Fund; General Fund

Program 20: Housing Resources Education and Bilingual Materials

The City will promote and advertise available housing resources to residents through a variety of media and methods. The City will continue to promote homebuyer assistance programs available through the City, County, and State, such as the Tracy Down Payment Assistance Loan Program, the San Joaquin County Home Rehabilitation Program, the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's down payment assistance programs.

Objectives and Timeframe: Specific actions shall include:

- The City will provide bilingual (Spanish and English) information on housing resources to at least 200 households annually, through the following methods (utilize a minimum of 4 mediums of outreach):
 - Providing information regarding housing resources on the City website.
 - Pamphlets on the programs available at City Hall and other community locations such as the Senior Center and Library.
 - Advertising housing resources through social media.
 - Presence at a booth at community events at least once per year.
 - Provision of materials in Spanish and English.
- The City will continue to encourage improved community participation and representation in all official city business, events, and communications. The City will make translation service available as needed for meetings, including a standard note on all hearing notices and communications in Spanish indicating that interpretation and translation services are available upon request.
- The City will review demographic changes in the City to determine if translation should be provided for new or additional languages every four years. Translation to additional languages added as determined by demographic analysis.
- **Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy.**

Responsible Agency: Tracy Development Services Department

Funding Sources: General Fund

Program 21: Displacement Prevention

Providing residents with adequate information on upcoming development projects, new housing opportunities, and available programs and services will help residents deal with displacement risks.

Objectives and Timeframe:

The City will outreach to 100 households or landlords annually to provide information and resources regarding displacement prevention and income protection through the following efforts:

- By Q2 2025, coordinate with a qualified fair housing service provider to conduct a meeting/workshop to inform residents and landlords of sources of income protection and state rent control laws such as AB 1482. This may be done in coordination with the City's fair housing service provider.

Appendix C. Affirmatively Furthering Fair Housing

Table C-1: Comparison of Fair Housing with Respect to Location

Census Tract	Low	Mod	Above Mod	RHNA Units	Total HH	Total Pop	TCAC Composite Category Resource	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Census Tracts Mostly Inside of Tracy													
52.09	459	604	246	12.9%	1,309	725	2,547	Highest	\$95,478	5.6%	10.9%	28.3	61.3%
53.02	31	0	0	0.3%	31	1,071	1,172	Low	\$90,994	13.7%	16.3%	78.6	70.4%
53.03	59	6	0	0.6%	65	1,757	1,048	Moderate	\$64,522	6%	27.2%	61.2	66.6%
53.05	162	0	10	1.7%	172	972	1,609	Low	\$96,250	7.8%	33.3%	66.5	68.7%
53.07	23	0	0	0.2%	23	1,040	1,829	Moderate	\$74,091	12.2%	7.8%	60.9	62.1%
53.08	0	113	0	1.1%	113	1,337	867	Moderate	\$88,602	8.4%	18.6%	53.6	72.8%
54.03	9	0	0	0.1%	9	2,006	1,594	High	\$106,328	12.1%	19.5%	43.1	67.7%
54.05	348	214	11	5.7%	573	1,103	1,282	Moderate	\$81,790	9.4%	8.8%	55.7	73.1%
54.06	745	0	37	7.7%	782	1,044	2,372	Low	\$64,605	13.1%	22.4%	65.0	60.7%
Census Tracts Mostly Outside of Tracy													
52.02	22	0	0	0.2%	22	1,285	1,179	High	\$160,953	11.3%	2.2%	72.3	62.6%
52.06	960	0	0	9.5%	960	1,395	2,076	Highest	\$95,982	3.6%	0%	57.8	57.2%
52.07	2,808	575	776	41.1%	4,159	865	2,495	Highest	\$126,442	3.2%	17.1%	43.3	74.4%
55.02	0	0	1,892	18.7%	1,892	651	1,439	High	\$150,511	8.2%	3.8%	54.9	62.4%
TOTALS	5,626	1,512	2,972	100%	10,110	15,251	21,509						

Appendix C. Affirmatively Furthering Fair Housing

Table C-7 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table C-2: AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Fair Housing Outreach and Enforcement				
Program 18 – Fair Housing	<p>The City actively furthers fair housing in the community. Specifically, the City contracts the San Joaquin Fair Housing Association to promote fair housing and provide fair housing services for its residents. The City participates in providing an annual direct allocation to the San Joaquin Fair Housing Association through the CDBG program.</p> <p>Increase Spanish language outreach to this Hispanic population especially in areas with concentrations of Hispanic residents.</p>	By July 2025, begin promoting fair housing services via social media platforms	Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy	<p>Continue to support the San Joaquin Fair Housing Association, or other qualified fair housing agencies, annually with CDBG funds and refer residents seeking fair housing assistance on an ongoing basis.</p> <p>Advertise the services provided by the San Joaquin Fair Housing Association (or other qualified fair housing agencies) on an ongoing basis in City buildings and other public buildings (such as public libraries, community centers, County Housing Authority offices, and post offices, etc.).</p>
Program 20 – Housing Resources Education and Bilingual Materials	The City will promote and advertise available housing resources to residents through a variety of mediums. The City will continue to promote homebuyer assistance programs available through the City, County, and State, such as the Tracy Down Payment Assistance Down Loan Program, the San Joaquin County Home Rehabilitation Program, the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's down payment assistance programs.	Annually	Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy .	Provide bilingual (Spanish and English) information on housing resources to at least 200 households annually utilizing a minimum of four (4) mediums of outreach

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	determined by demographic analysis.			
New Opportunities in High Resource Areas				
Program 4 – Affordable Housing Monitoring	<p>The City of Tracy has seven publicly assisted housing developments, with a combined total of 659 units that are set aside as affordable for lower income households. Project-based Section 8 contract for the 87-unit Tracy Garden Apartments will expire in July 2028. In 2031, the Low Income Housing Tax Credits (LIHTC) for the Chesapeake Bay Apartments complex are set to expire, which would impact 138 two-bedroom units and 12 three-bedroom affordable units. Therefore, 237 affordable units in Tracy are considered at-risk of becoming market rate during this 6th Housing Element cycle.</p> <p>The City will work to preserve the long-term affordability of its affordable housing inventory, including 237 units at risk during this planning cycle.</p>	<p>Annually monitor status of affordable units by maintaining contact with property owners and updates from HUD's Multi-Family Housing division.</p> <p>Annually solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units.</p> <p>Annually pursue funding available from state and federal programs to improve and preserve existing affordable housing</p>	Citywide	<p>If a Notice of Intent is filed to opt out of low income housing use, work with property owners to ensure compliance with noticing requirements (three years, one year, and six months advance notices required). Education of alternative housing options should be provided to tenants.</p>
Program 5 – DAP Loan Program	<p>The Tracy Down Payment Assistance (DAP) Loan Program provides deferred down payment assistance loans, for 20 percent of the sales price up to \$40,000 (whichever is the lesser), to low income, first-time homebuyers for the purchase of a home in Tracy. The loans are intended to bridge the “gap” between the cost of a home and what a low income household can afford. The program is administered by the San</p>	<p>Provide down payment assistance to ten qualified lower income households (up to 80 percent AMI) during the Housing Element planning period.</p>	<p>Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy</p>	<p>Provide down payment assistance to ten qualified lower income households (up to 80 percent AMI) during the Housing Element planning period.</p> <p>Disseminate information through City website and social media platforms.</p>

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	Joaquin County Neighborhood Preservation Division.			
Program 6 – Home buyer and literacy training	<p>Homebuyer and financial literacy education represents a key step to introducing households to the challenges, responsibilities, and benefits of homeownership. These programs also serve as critical components of asset-building, helping families build wealth – savings and equity – rather than living paycheck to paycheck. In particular, homebuyer education programs help first-time buyers evaluate their financial readiness, understand the home buying process, explore different financing options, access homebuyer assistance programs, resolve credit issues, and avoid predatory lending practices. Other asset-building education programs address financial literacy more broadly. Homebuyer and financial literacy programs are best offered in tandem with demand-side initiatives such as a down payment assistance program.</p>	Ongoing	<p>Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy</p>	<p>Require a “Certificate of Completion” from a HUD-approved homebuyer class in order to participate in the DAP Loan Program.</p> <p>Partner with qualified local non-profit agencies to offer homebuyer education classes and publicize the availability of these classes to residents twice during the planning period.</p>
Program 7 – Affordable and Workforce Housing	<p>On March 2, 2021, the City Council approved the scope of work for an action plan to address affordable/workforce housing. Completing this action plan will be a priority project for the City upon adoption of the Housing Element. Estimated timelines for this plan are late 2025 and early 2026 in coordination with other Development Code updates. These include:</p>	Ongoing	<p>Higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy</p>	<p>Continue to prioritize the allocation of RGAs to affordable housing projects (particularly for those projects that set aside units for extremely low income households and persons with special needs, including those with developmental disabilities, and farmworkers).</p> <p>Continue to provide density bonuses and other incentives on</p>

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<ul style="list-style-type: none"> • Amend Zoning Ordinance to permit high density housing by right in certain commercial zones. • Update the Zoning Ordinance with the most recent State law changes regarding ADUs. • Rezone two sites, currently zoned Industrial, to accommodate the City's RHNA. • Increase maximum densities in higher density residential zones. • Remove minimum lot size in favor of floor area ratio and/or units per acre in residential zones. • Increase minimum density in medium density residential zones. • Allow and encourage duplexes, triplexes, and fourplexes in new single-family home subdivisions. • Create and apply an overlay zone that allows clusters of tiny homes. • Amend the City's parking ordinance to reduce the number of off-street parking spaces required for new multi-family housing development projects. • Develop objective design standards for multi-family development. 			<p>an ongoing basis to developers who provide affordable units, such as technical assistance related to City policies and regulations, and pre-application consultation with staff.</p> <p>Complete the Affordable/Workforce Housing Action Plan by March 2026. As part of the plan, pursue rezoning and zoning code amendments as outlined in various programs to facilitate affordable and workforce housing.</p> <p>Annually during City budgeting process, prioritize actions to pursue to expand housing choices and opportunities.</p> <p>Facilitate the development of 200 affordable housing units beyond the RHNA over eight years, with the goal of prioritizing housing for persons with special needs, including extremely-low income households and farmworkers. Utilize the incentives listed in this program and work with interested local developers, the County Housing Authority, religious and educational facilities and organizations and nonprofits toward the development of the affordable units. Pursue residential development on the Merrill F</p>

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
				<p>West High School site (residential uses would be in addition to the school and not replace it) as part of the moderate income unit buffer. At least every other year, beginning in 2026, the City will take the following actions:</p> <ul style="list-style-type: none"> o Outreach to property owners of educational and religious facilities; o Informational materials, including what is allowed under SB4; and o Technical assistance with the application process. <p>Adopt a policy to grant priority water and wastewater services to housing with units affordable to lower-income households when capacity is limited and warrants allocation.</p> <p>Annually identify potential housing opportunities and provide information to interested developers via a list of properties that can be updated as needed.</p>
Program 13: Inclusionary Housing	Explore the potential and set the stage for an inclusionary housing program that includes an extremely low income housing component by the end of 2025.	By the end of 2025	Citywide	Increase affordable housing by at least 10 percent of all new housing.

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Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<ul style="list-style-type: none"> Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units. <p>To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate 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.</p>			
Program 12 – Accessory Dwelling Units	<p>The City last updated its ADU ordinance in 2018. Since that time, the law on ADUs has substantially changed. The City will update its ADU ordinance to comply with California Government Code Sections 65852.2 and 65852.22. The City will facilitate the construction of ADUs as an alternative source of affordable housing.</p>	<p>Annually monitor If ADUs are not affordable to lower-income residents, reach out to community groups and advertise the tools being developed below to encourage ADU construction. If by the end of 2027 and the end of 2029, the number of ADUs are not meeting the projections in this Housing Element, the City will identify additional</p>	Citywide; targeted outreach in higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy	By July 2025: Update City website to provide a link to California Housing Finance Agency (CalHFA) ADU Grant Program. Update the Zoning Code to comply with State requirements for ADUs. Develop an information sheet/brochure on ADUs, including building requirements and the permitting process, that

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
				ADU assumptions made in this Element within a year.
Program 7 – Affordable and Workforce Housing	<p>On March 2, 2021, the City Council approved a scope of work for an action plan to address affordable/workforce housing. Completing this action plan will be a priority project for the City upon adoption of the Housing Element. Estimated timelines for this plan are late 2025 and early 2026 in coordination with other Development Code updates. These include:</p> <ul style="list-style-type: none"> • Amend Zoning Ordinance to permit high density housing by right in certain commercial zones. • Update the Zoning Ordinance with the most recent State law changes regarding ADUs. • Rezone two sites, currently zoned Industrial, to accommodate the City's RHNA. • Increase maximum densities in higher density residential zones. • Remove minimum lot size in favor of floor area ratio and/or units per acre in residential zones. • Increase minimum density in medium density residential zones. • Allow and encourage duplexes, triplexes, and fourplexes in new single-family home subdivisions. • Create and apply an overlay zone that allows clusters of tiny homes. • Amend the City's parking ordinance to reduce the number of off-street parking spaces required 	<p>Annually during City budgeting process, prioritize actions to pursue to expand housing choices and opportunities.</p> <p>Annually identify potential housing opportunities and provide information to interested developers via a list of properties that can be updated as needed.</p>	<p>Higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy</p>	<p>Complete the Affordable/Workforce Housing Action Plan by March 2026. As part of the plan, pursue rezoning and zoning code amendments as outlined in various programs to facilitate affordable and workforce housing.</p> <p>Facilitate the development of 200 affordable housing units beyond the RHNA over eight years, with the goal of prioritizing housing for persons with special needs, including extremely-low income households and farmworkers. Utilize the incentives listed above in this program and work with interested local developers, the County Housing Authority, religious and educational facilities and organizations and nonprofits toward the development of the affordable units. Pursue residential development on the Merrill F West High School site (residential uses would be in addition to the school and not replace it) as part of the moderate income unit buffer. At least every other year, beginning in 2026, the City will take the following actions:</p>

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<p>for new multi-family housing development projects.</p> <ul style="list-style-type: none"> • Develop objective design standards for multi-family development. • Consider inclusionary housing program. 			<ul style="list-style-type: none"> - Outreach to property owners of educational and religious facilities; - Informational materials, including what is allowed under SB4; and - Technical assistance with the application process. <p>Adopt a policy to grant priority water and wastewater services to housing with units affordable to lower-income households whenever capacity is limited and warrants allocation.</p>
Place-Based Improvements				
Program 19 – Place-Based Improvements	<p>The City is pursuing a number of investments, long-range planning efforts, and improvements in various geographic areas of the City with greater need, specifically downtown Tracy and central areas of the City. These place-based improvements will help improve quality of life and spur economic investment in areas of the City with greater need.</p> <p>The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, annually apply for funding, and implement broader planning efforts, including but not limited to, the Active Transportation Plan, the Parks, Recreation and Trails Master Plan and the Downtown TOD Specific Plan. These plans will serve to continue to improve</p>	<p>Annually apply for funding to assist with implementation</p>	<p>Citywide, implementation based on the prioritized key areas identified in the 10-Year Economic Development Strategic Plan</p> <p>Focus on areas of low opportunity and low income, including central northern and northeastern Tracy</p>	<p>Completion of four Capital Improvement Projects in each of the top three prioritized key areas identified in the 10-Year Economic Development Strategic Plan.</p>

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Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<p>Pedestrian, and Safe Routes to School Master Plan: The Plan provides recommended bicycle and pedestrian projects for San Joaquin County and its seven cities including Tracy. The goals and recommendations are aimed to achieve.</p> <ul style="list-style-type: none"> • Increase bicycle and pedestrian mobility throughout San Joaquin County • Improve bicycle, pedestrian, and school access safety • Increase the number of commute, recreation, and utilitarian bicycle and pedestrian trips • Increase education and awareness of bicycling and walking in San Joaquin County • Address congestion near schools and on the regional Congestion Management Program network. 			
Displacement Prevention				
Program 1 – Housing Rehabilitation	The San Joaquin County Home Rehabilitation Program assists property owners in making residential building improvements. It offers low interest (two percent) amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners (up to 80 percent AMI). San Joaquin	Ongoing during the planning period	Citywide, targeted outreach in lower resource, lower income neighborhoods, , including central northern and northeastern Tracy	Assist 15 lower income households in Tracy with the rehabilitation of their homes during the planning period.

Appendix C. Affirmatively Furthering Fair Housing

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<ul style="list-style-type: none"> • Reuse Sites: Nonvacant sites that were used to meet the City's 5th cycle RHNA for lower income units; and • Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units. <p>To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate 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.</p>			
Program 20 – Displacement Prevention	<p>The City will contact 100 households or landlords annually to provide information and resources regarding displacement prevention and income protection through the following efforts:</p> <ul style="list-style-type: none"> • By Q2 2025, coordinate with a qualified fair housing service provider to conduct a 	By Q2 2025	Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy	100 Households or landlords annually. No net loss of affordable units.