



Join us for a Housing Element Workshop!

The City of Tracy will be hosting a series of 3 workshops, in an open-house format, to inform the community about the Housing Element Update and hear from the community on current and future housing needs.

Please drop in, at any time, during one of the following workshops to learn more about the Housing Element Update and have your voice heard.



Tuesday, May 23

Time: 6:30pm - 8:30pm



Tracy Transit Center
50 E Sixth Street

Saturday, May 27

Time: 9:30am - 11:30am



Tracy Transit Center
50 E Sixth Street

Saturday, June 3

Time: 11am - 1pm



Tracy Transit Center
50 E Sixth Street

If you have any questions, please contact Alan Bell, Senior Planner: alan.bell@cityoftracy.org

Si tiene alguna pregunta, por favor comuníquese con Ilse Lopez-Narvaez, Asistente de Planificación: ilse.lopez-narvaez@cityoftracy.org

We'd Love to Hear from You



Scan this QR Code to answer a brief survey to help us better understand your current and future housing needs.

<https://bit.ly/TracyHEU-Survey>

For more information and to sign up for updates on the Housing Element, please visit:
TracyHEU2023.weebly.com





¡Acompáñenos para un Taller sobre el Elemento de Vividena!

La ciudad de Tracy esta organizando 3 talleres, en un formato de reunion abierta o "open house", para informar a la comunidad sobre la actualización del Elemento de Vivienda y para escuchar sobre las necesidades de vivienda actuales y del futuro, de la comunidad.

Visitenos a cualquier momento durante uno de los siguientes talleres para obtener más información sobre la actualización del Elemento de Vivienda y hacer escuchar su voz.



Martes, 23 de Mayo

Horario: 6:30pm - 8:30pm



Tracy Transit Center
50 E Sixth Street

Sabado, 27 de Mayo

Horario: 9:30am - 11:30am



Tracy Transit Center
50 E Sixth Street

Sabado, 3 de Junio

Horario: 11am - 1pm



Tracy Transit Center
50 E Sixth Street

Si tiene alguna pregunta, por favor comuníquese con Ilse Lopez-Narvaez, Asistente de Planificación: ilse.lopez-narvaez@cityoftracy.org

If you have any questions, please contact Alan Bell, Senior Planner: alan.bell@cityoftracy.org

Nos Encantaría Saber de Usted



Escanee este código QR para completar una breve encuesta que nos ayudara a entender mejor sus necesidades de vivienda actuales y futuras.
<https://bit.ly/TracyHEU-Encuesta>

Para obtener más información y para registrarse para recibir actualizaciones sobre el Elemento de Vivienda, por favor visite:
TracyHEU2023.weebly.com



FREQUENTLY ASKED QUESTIONS

City of Tracy Housing Element Update 2023

The City of Tracy is currently updating the Housing Element, which is the City's plan to enable the private market to construct new housing units. The Housing Element includes actions the City will need to address regarding current and projected housing needs over the next eight years. Below are frequently asked questions to help you further understand the Housing Element Update. You can also scan the QR code on the right to develop and share your own Housing Plan!



tracy_housing.abalancingact.com/tracy-heu

What is the Housing Element Update?

The Housing Element is one of the State-required chapters of the City of Tracy's General Plan and provides a blueprint for opportunities to develop housing for all income levels in the community. The Housing Element includes information such as:

- Summary of the City of Tracy's population, demographics, and housing characteristics.
- Description of local constraints on the development of housing.
- Programs to promote new housing development opportunities.
- Review of the City's progress in implementing current housing programs.
- List of sites that could accommodate new housing that demonstrates the City's ability to meet our Regional Housing Needs Allocation (RHNA)



City of Tracy February 1, 2011

What is RHNA?

RHNA stands for the Regional Housing Needs Allocation. Every eight years, the State of California provides a number of new housing units that should be developed in each county in California, including San Joaquin County. In San Joaquin County, the agency that receives the number of new housing units is the San Joaquin Council of Governments (SJCOG). SJCOG then distributes a portion of the RHNA to San Joaquin County and each city within the County.

The City of Tracy's allocated RHNA for the upcoming 2023-2031 Housing Element cycle is 8,830 new housing units. The number of housing units is separated into four income categories.

What are the Income Categories?

The RHNA of 8,830 new housing units allocated to the City of Tracy is divided into four income categories as seen in the table on the right.

State law requires that the Housing Element demonstrate how the City will accommodate its RHNA. That is, the Housing Element must show that it has enough vacant or ready-to-develop land with proper zoning to allow the development of the number of housing units identified in the RHNA. If the City has an insufficient amount of land available to accommodate the RHNA, then the Housing Element must show what zoning changes the City will make in order to allow the construction of housing units to meet the RHNA.

<u>Income Category</u>	<u>RHNA</u>
Very Low (<50% of AMI)	2,994
Low (50% to 80% of AMI)	1,879
Moderate (80% to 120% of AMI)	1,175
Above Moderate (above 120% of AMI)	2,782
Total RHNA	8,830

Generally, zoning changes to accommodate the RHNA may include zoning more land for residential use, increasing the allowable density (dwelling units per acre) of housing in residential zones or a combination of these two.



How is Zoning Involved?

Each City is required to use zoning, which among other things, identifies which land uses are permitted on any property in the City. Zones that allow residential land uses (such as single family homes, duplexes, apartments, etc.) also identify the permitted density of residential development. Density means the number of dwelling units allowed over a given area of land. Or, more specifically, the number of dwelling units allowed per acre.

For example, the Low Density Residential (LDR) Zone in the City of Tracy, is a residential zone characterized by single-family homes. The LDR Zone allows a range of 2.0 to 5.8 dwelling units per acre. By contrast, the High Density Residential (HDR) Zone allows a density range of 12 to 25 dwelling units per acre. The HDR Zone includes apartments, townhouses, or similar housing such as the Aspire Apartments on Pavilion Parkway, Gateway Crossing on Grant Line Road, or Harvest on Henley Parkway.

How Does Zoning Relate to the RHNA?

The State recognizes density as a proxy for affordability. In other words, the higher the density, the higher the potential for less expensive housing. Specifically, for suburban areas like Tracy, the State allows vacant land zoned for 20 dwelling units or more per acre to be recognized as having the potential to provide low- or very low-income housing, as well as moderate- or above moderate-income housing. Lower density zoning is recognized as having the potential to provide housing for moderate- or above moderate-income housing.

The City of Tracy's existing vacant land and existing zoning demonstrates sufficient capacity to provide housing for the moderate and above moderate RHNA. The challenge, however, is that Tracy's existing zoning does not provide sufficient capacity for the number of low- and very-low income RHNA. That means that the City of Tracy must evaluate amending the zoning of property to allow higher-density housing and/or increase the density range of existing zone districts in order to accommodate the RHNA.

How Can the City of Tracy Accommodate the RHNA?

In order to demonstrate that the City of Tracy can accommodate the RHNA of 8,830 units, the Housing Element must show that it contains sufficient vacant land with appropriate zoning to be able to develop the number houses in each of the income categories.

The City of Tracy's existing Zoning Map currently contains sufficient land to accommodate the moderate- and above-moderate income categories. These vacant lands are mostly located in newly developing areas of the City such as Tracy Hills and Ellis. However, the City currently has insufficient land with zoning to accommodate the RHNA of the low- and very-low income categories – in other words, we are low on property that can allow residential development of 20 dwelling units or more per acre.

Very Low Income: 2,994 units
 Low Income: 1,879 units
 Moderate Income: 1,175 units
 Above Moderate Income: 2,782 units

Based on the amount of vacant land and the City's existing zoning, the City will need to rezone property in order to allow 20 dwelling units per acre to accommodate an additional approximately 4,200 dwelling units.

How will we Obtain a State-Certified Housing Element?

Following the July 5, 2023, City Council public meeting, when the City Council is anticipated to the Draft Housing Element, the City will revise the Draft Housing Element in response to public input and direction from the City Council.

Prior to the end of July, the City will submit the Draft Housing Element to the California Department of Housing and Community (HCD) for a 90-day review period. HCD will then provide comments on the City's Draft Housing Element. After the City receives the comments from HCD, the City will then respond to the HCD comments and revise the Housing Element, as necessary, publish the comments and responses for public review, and schedule Planning Commission and City Council meetings to consider potential modifications to the Housing Element.