

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 22, 2025

Corrine King, Deputy Director of Planning
Community Development Department
County of San Joaquin,
1810 East Hazelton Avenue
Stockton, CA 95205

Dear Corrine King:

RE: County of San Joaquin's 6th Cycle (2023-2031) Adopted Element

Thank you for submitting the County of San Joaquin's (County) housing element, which was adopted on June 17, 2025 and received for review on June 25, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's March 7, 2025 review determined met statutory requirements. This finding is based on, among other provisions, Program 1-5 (Use of Sites in Previous Cycles) that commits to make prior identified sites available and permit housing developments by-right (without discretionary action) with 20 percent affordability upon adoption of the housing element and Program 1-6 (RHNA Transfer Agreement with Mountain House) to amend the sites inventory as appropriate upon a regional housing needs allocation (RHNA) transfer.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1-1 (Sufficient Capacity on Vacant Sites)
- Program 1-2 (Division and Planning for Large Sites)
- Program 1-3 (Mixed-Use Projects and Residential Uses in Commercial Zones)
- Program 1-4 (Monitor Housing Production)
- Program 1-5 (Use of Sites in Previous Cycles)
- Program 1-6 (RHNA Transfer Agreement with Mountain House)
- Program 2-1 (Support Affordable Housing Development)
- Program 2-2 (Manufactured/Mobile Home Monitoring Program)

- Program 2-3 (Accessory Dwelling Units)
- Program 2-5 (Funding for Affordable Housing)
- Program 2-7 (Eviction Prevention)
- Program 2-8 (Extremely Low-Income Households)
- Program 2-12 (Water and Wastewater Service)
- Program 2-13 (Ongoing Monitoring)
- Program 3-1 (Homeless Shelters and Persons Experiencing Homelessness)
- Program 3-2 (Publicizing Reasonable Accommodation)
- Program 3-3 (Facilitate the Development of Farmworker Housing)
- Program 3-5 (Development Title Updates to Address Special Needs Housing)
- Program 3-6 (Persons with Disabilities and Developmental Disabilities)
- Program 3-8 (Housing Choice Vouchers (Section 8) Rental Assistance)
- Program 4-1 (Countywide Home Rehabilitation Program)
- Program 4-5 (Place-Based Revitalization)

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Programs 1-5 (Use of Sites in Previous Cycles) and 1-6 (RHNA Transfer Agreement with Mountain House) are essential to this finding of substantial compliance with State Housing Element Law. For example, expeditiously evaluating the impacts of a RHNA transfer and taking appropriate action within six months is crucial to maintaining substantial compliance with State Housing Element Law. In addition, for sites that were reused from prior planning period, programs to encourage and streamline affordable development on these sites are critical to addressing the RHNA. As part of Program 1-5 to make prior identified sites available, the County must coordinate with the City of Mountain House to insure these sites are made available and permit housing developments with 20 percent affordability without discretionary action. HCD welcomes the opportunity to coordinate with the County in these efforts.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, Affordable Housing and Sustainable Communities programs, Permanent Local Housing Allocation, and the Prohousing Incentive Program consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and effort provided by the housing element update team throughout the housing element update and review. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager