



November 21, 2025

To: Interested Parties

From: Jennifer Jolley, Director 

Re: Fee Waiver Policies and Procedures for REAP 2.0 Projects

The **Regional Early Action Planning 2021 (REAP 2.0)** is a grant program that provides one-time grant funding to regional governments and entities for planning activities and capital projects that will accelerate housing production and progress toward our state climate commitments. San Joaquin County has been awarded REAP 2.0 funds by the San Joaquin Council of Governments.

Under the REAP program, the San Joaquin County Community Development Department (CDD) may waive fees associated with applications for affordable housing projects submitted to CDD if the project is consistent with the goals of REAP 2.0 as awarded to San Joaquin County.

For CDD to waive fees, qualifying projects must be consistent with the following REAP program goals and objectives:

- **REAP 2.0 Program Goal** is to invest in housing, planning, and infill housing-supportive infrastructure across the entire state in a manner that reduces VMT, increases housing affordability, and advances equity, consistent with all of the following:
 - Advancing State Planning Priorities.
 - Affirmatively Furthering Fair Housing.
 - Facilitating housing element compliance and progress for the sixth cycle Regional Housing Needs Assessment.
 - Regional Housing Needs Assessment (RHNA) is codified in state law at Government Code Section 65580, et seq.
 - Advancing and implementing the region's Sustainable Community Strategies to achieve climate goals.
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- **REAP 2.0 Program Objectives** are the objectives that a project must meet to be eligible:
 - Accelerating infill development that facilitates housing supply, choice, and affordability.
 - Affirmatively Furthering Fair Housing.
 - Reducing vehicle miles traveled.

Waivers of CDD fees may be considered for the following types of qualifying projects:

- Planning and Subdivision applications that result in the construction of affordable housing as defined by the State of California and shown in Table 1.

- (Note: Only CDD fees can be waived. Planning and Subdivision application fees that are required by the County's Public Works and the Environmental Health Department may still be required for projects receiving a CDD fee waiver).
- Building permit fees for projects that result in construction of affordable housing as defined by the State of California and shown in Table 1. Please contact the the Building Division at (209) 468-2198 or building@sjgov.org for a specific list of fees that may be waived.

Table 1: 2025 State Income Limits – San Joaquin County¹

Number of Persons in Household	1	2	3	4	5	6	7	8
Affordable Housing Categories²								
Acutely Low	\$11,000	\$12,550	\$14,150	\$15,700	\$16,950	\$18,200	\$19,450	\$20,700
Extremely Low	\$22,000	\$25,150	\$28,300	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low Income	\$36,650	\$41,850	\$47,100	\$52,300	\$56,500	\$60,700	\$64,900	\$69,050
Low Income	\$58,600	\$67,000	\$75,350	\$83,700	\$90,400	\$97,100	\$103,800	\$110,500
Median Income	\$73,200	\$83,700	\$94,150	\$104,600	\$112,950	\$121,350	\$129,700	\$138,050
Moderate Income	\$87,850	\$100,400	\$112,950	\$125,500	\$135,550	\$145,600	\$155,600	\$165,650

2025 San Joaquin County Area Median Income: \$104,600

Any qualifying project that receives a fee waiver pursuant to this memo will be required to agree to a deed restriction or similar instrument to ensure that the development results in long term affordable housing as defined by the State of California and shown in Table 1. Terms of any such restriction will be negotiated and signed by the County though the CDD Director and the owner of the property. Please contact CDD with questions at cddcustomerservice@sjgov.org or 209-468-8414.

¹ Per Department of Housing and Community Development - Division of Housing Policy Development memorandum dated April 23, 2025.

² Incomes identified are annual income. State affordable housing categories are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Choice Voucher Program. State limits are based on surveys of local area median income (AMI).