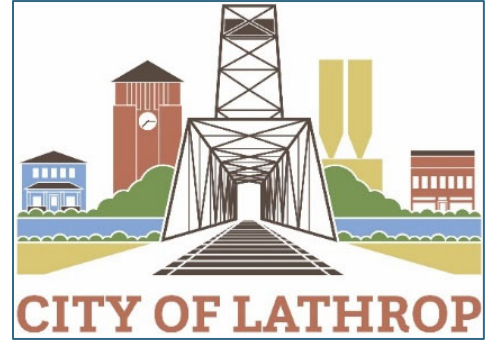


# **City of Lathrop 6th Cycle Housing Element HCD Review**



## **Housing Plan Background Report Appendices**

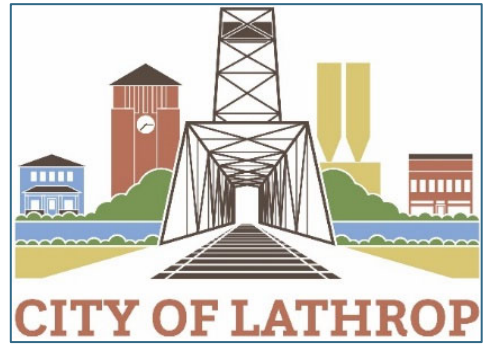
**April 2024**

### **Prepared For:**

City of Lathrop  
Community Development Department  
390 Towne Centre Drive  
Lathrop, CA 95330

### **Prepared By:**

De Novo Planning Group  
1020 Suncast Lane, #106  
El Dorado Hills, CA 95762  
<https://denovoplanning.com/>



**City of Lathrop**  
**6th Cycle Housing Element**  
**HCD Review**

Housing Plan

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April 2024

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## PART 1 - HOUSING PLAN

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### A. INTRODUCTION

The City of Lathrop has provided a framework for a robust housing program that addresses challenges during this Housing Element update, primarily limited funding for affordable housing. While the housing market has grown increasingly affordable as a result of the bursting “housing bubble,” there is still an ongoing need to create long-term, affordable housing to ensure a sustainable supply of housing that meets the needs of all income groups.

This Housing Plan reflects: a) community input; b) Lathrop’s housing needs; c) land availability and constraints; and d) experience gained during the past eight years (as summarized in the Housing Element Background Report). The Housing Plan sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period and focuses on the following:

- \* **Ensuring housing diversity:** Providing a variety of housing types affordable to all income levels, allowing those who work in Lathrop to also live here.
- \* **Improving housing affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
- \* **Preserving housing assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with Lathrop’s town and neighborhood context.
- \* **Advancing opportunities:** Minimizing governmental constraints under the City’s control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
- \* **Promoting fair housing opportunities:** Ensuring residents can reside in the housing of their choice, including Lathrop’s special needs populations.
- \* **Ensuring sustainability:** Ensuring Lathrop grows in a responsible manner, in line with resource limitations such as water availability.

### B. GOALS AND POLICIES

Under California law, the Housing Element must include the community’s goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement the element sets out policies that amplify the goal. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame

indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

**Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

In this policy document, the term *affordable housing* refers to housing that is affordable to all lower-income households, including low-income, very low-income, and extremely low-income households.

This Housing Element contains eight goal statements that provide the vision for the development of housing in Lathrop:

### **DIVERSIFYING HOUSING TYPES, PRODUCTION, AND AFFORDABILITY**

**Goal H-1:** Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Lathrop's regional fair share housing needs for people of all income levels, including extremely low, very low, low, and moderate income households.

**Policy H-1.1: Housing Diversity.** Spur diversity in the type, density, size, affordability, and tenure of residential development (including, but not limited to temporary, transitional, and permanent housing for homeless and low-income people, as well as housing that is accessible to disabled persons and facilitates aging in place) to meet Lathrop's housing needs while maintaining quality of life goals for the community. Strive to ensure that affordable units are not concentrated in particular areas of the city and are distributed in suitable locations throughout the city that are close to retail services, parks, schools, public facilities, public facilities, public transit, and other amenities.

**Policy H-1.2: Mixed Use Development.** Encourage mixed use development opportunities within appropriate zoning designations in core community areas with proximity to services and transit. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Lathrop, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.

**Policy H-1.3: Variety of Housing Types.** Encourage a variety of housing types within single-family neighborhoods, including duplexes on corner lots, lot splits and multi-unit development through SB 9, and accessory and junior accessory dwelling units (ADUs and JADUs).

**Policy H-1.4: Coordination and Information Sharing.** Provide Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies on the City's website. Provide information on approved residential projects and vacant land supply to the general public to improve the efficiency of housing production and marketing for rental, new, and resale housing.

**Policy H-1.5: Affordable Housing Assistance.** Facilitate the development of infill, mixed-use, affordable, and special needs housing, including seniors, disabled, developmentally disabled, large families, female-headed households, transition age youth, emancipated youth, seasonal and temporary workers, and homeless, through coordination with housing providers, accessing

available funding resources, streamlining the City development process, and through regulatory incentives, concessions, and local assistance, when available.

**Policy H-1.6: Housing Sites Supply.** Maintain an adequate supply of land in appropriate land use designations and zoning categories to achieve a mix of single-family and multi-family development that will provide adequate housing opportunities for households of all income levels, special needs households (seniors, persons with a disability including developmental, homeless, farmworkers, large families, and single female-headed households) and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

**Policy H-1.7: Promote Rental Housing Supply throughout the Community.** Encourage an inventory of modestly-priced rental housing throughout all neighborhoods Citywide by promoting the development of ADUs and JADUs on single-family, multifamily, and mixed-use zoned lots with residential units as well as SB 9 units on single-family zoned lots.

**Policy H-1.8: Minimize Ongoing Costs.** Encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.

**Policy H-1.9: Surplus Property Use.** Encourage the use of appropriately located surplus public property for the construction of housing affordable to low- and very low-income households.

### HOUSING AND NEIGHBORHOOD PRESERVATION

**Goal H-2:** Conserve and improve the City's existing housing stock and ensure new residential development complements the surrounding neighborhood context.

**Policy H-2.1: Plan for Growth to Ensure Health, Safety, and Employment Access.** Continue to plan ahead for housing units anticipated each year to ensure availability of infrastructure, the City's ability to provide public services, and employment growth, while fully accommodating and encouraging the City's RHNA.

**Policy H-2.2: Housing Rehabilitation.** Pursue available rehabilitation programs for both owner-occupied and rental housing and funding for the conservation, retrofitting, and rehabilitation of viable older housing, with an emphasis on housing rehabilitation in disadvantaged communities and areas identified as lower resource areas for housing opportunity in comparison to the City as a whole.

**Policy H-2.3: Preserve Rent-Restricted Units.** Support the continued use of rental assistance opportunities, including HUD Housing Choice Vouchers by Lathrop residents. Identify funding opportunities and partnerships to preserve rent-restricted affordable units at risk of conversion to market-rate units, and conserve and rehabilitate the existing supply of housing affordable to extremely low-, very low-, low-, and moderate-income households when appropriate. Preserve existing low-cost rental housing for occupancy by lower-income (very low- and low-income) residents. Regulate the conversion of existing apartment complexes to condominium ownership.

**Policy H-2.4: Preserve and Maintain Mobilehome Parks.** Support the preservation and maintenance of mobile home parks as an important source of affordable housing.

**Policy H-2.5: Housing and Neighborhood Design.** Ensure excellence in project design consistent with community character (architecture, site planning, and amenities) and City policies for development areas. Maintain and enhance neighborhoods with quality housing, infrastructure, and open space that strengthens neighborhood character and the health of residents, as well as encourages maintenance of rental and ownership units in sound condition through code enforcement and housing rehabilitation programs. Encourage the rehabilitation or remodeling of older units to retain the architectural character and integrity of the original structure.

**Policy H-2.6: Housing Reuse and Retention.** Support non-profit and affordable housing developers with the acquisition and rental assistance of existing market-rate apartment units, and conversion to long-term affordable housing for extremely low-, very low-, low-, and moderate-income households, and large families to increase the supply of available and affordable rental housing. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. Support the acquisition and rental assistance of existing market rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for very low-, low-, and moderate-income households and in particular large families to increase the supply of available and affordable rental housing.

**Policy H-2.7: Streetscape Maintenance.** Support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods.

**Policy H-2.8: Safe and Habitable Dwellings.** Improve code enforcement efforts and require compliance with the City's building codes to maintain the quality of the housing stock and to address unsafe dwellings, prioritizing rehabilitation and maintenance as opposed to demolition, and ensure any potentially displaced households receive relocation assistance.

**Policy H-2.9: Reduce Foreclosures.** Promote the availability of early mortgage counseling for homeowners at risk of foreclosure.

**Policy H-2.10: Use of Public Funds.** Prioritize CDBG and similar funds for the upgrading of streets, sidewalks, and other public improvements in areas identified as having low or moderate resources for housing opportunities and in underserved infill locations, with an emphasis on improving living conditions in the lower resource areas and for disadvantaged communities.

**Policy H-2.11: Community Amenities.** Ensure that amenities, transit, and other essential services are provided at appropriate distances from residential development to serve the surrounding neighborhoods without the use of automobiles.

### ADDRESSING CONSTRAINTS

**Goal H-3:** Address and, where appropriate and legally possible, reduce and remove governmental and nongovernmental constraints under the City's control on the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

**Policy H-3.1: Streamlined Review.** Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market-rate (BMR), and special needs housing projects.

**Policy H-3.2: Development Fees.** Ensure that the development impact fee structure does not unnecessarily constrain production of infill development, ADUs and JADUs, and multi-family housing.

**Policy H-3.3: Zoning Ordinance Amendments.** Ensure the City's Zoning Ordinance encourages and accommodates a range of housing types and a range of household types, including special needs, through providing for specific housing types and streamlined applications required under State law (e.g., transitional housing, supportive housing, emergency shelters, residential care homes and facilities, employee housing, and SB 6, 35, SB 330, SB 9, and AB 2162 provisions to streamline housing approvals) and reducing constraints to housing development. Ensure parking standards for affordable and special needs housing and housing near public transit promote development at or near maximum densities, focusing on unit sizes or development types with parking demand below current requirements.

**Policy H-3.4: Design Flexibility.** Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Zoning Ordinance.

**Policy H-3.5: State Density Bonus Law.** Grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households. Provide density bonuses to projects consistent with State law.

**Policy H-3.6: Planned Development.** Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing when requested by developers or as deemed appropriate.

### ADVANCING FAIR HOUSING OPPORTUNITIES

**Goal H-4:** Affirmatively further fair and equal housing opportunities throughout the community for all persons, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels.

**Policy H-4.1: Affirmatively Further Fair Housing.** Affirmatively further fair housing to ensure access to fair housing opportunities to the entire community and support the provision of fair housing education, assistance, services, and tenant/landlord mediation to Lathrop residents.

**Policy H-4.2: Promote Participation.** Promote participation of all economic segments of the community in the development of the housing element and in the implementation of planning projects and programs.

**Policy H-4.3: Prohibit Discrimination.** Prohibit discrimination in the sale or rent of housing with regard to any protected characteristic, including race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, or familial status.

**Policy H-4.4: Agency Coordination for Special Needs Groups.** Consult with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to develop housing for special needs groups such as farmworkers, seniors, persons with disabilities, including developmental disabilities, and homeless persons, as needed within the community.

**Policy H-4.5: Preserve Existing Housing.** Preserve the City's housing stock, including existing rental housing and single-family homes that are affordable to very low-, low-, and moderate-income households, to ensure an adequate supply of affordable housing and to reduce displacement of households.

**Policy H-4.6: Regulation of Apartment Conversions.** Regulate the conversion of existing apartment complexes to condominium ownership, to ensure that housing choice and affordability is not reduced or limited.

**Policy H-4.7: Housing Choice.** Promote the expansion of the City's affordable housing stock, emphasizing units that accommodate special needs households and affordable housing, including rental and ownership opportunities, in high resource areas.

**Policy H-4.8: Housing Authority.** Continue to support the Housing Choice Voucher programs and public housing managed by the Housing Authority of the County of San Joaquin County, including the Homeownership Voucher Program, Family Unification Program, and Veteran Supportive Housing, as well as use of project-based vouchers to promote affordable rental units in new multifamily development within Lathrop.

**Policy H-4.9: Collaboration with Non-Profit Organizations.** Support collaborative partnerships with non-profit affordable housing organizations to facilitate greater access to affordable housing funds, to ensure housing opportunities are available for all residents and promoted throughout the community, and to promote programs that increase access to affordable and high-quality housing for disadvantaged communities and populations.

**Policy H-4.10: Home Ownership Advocacy and Assistance.** Encourage homeownership opportunities for low- and moderate-income households in new development areas, promoting a variety of household types and income levels in new growth areas.



**Policy H-4.11: Housing for Persons with a Disability.** Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

**Policy H-4.12: Senior Housing.** Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Lathrop community.

**Policy H-4.13: Millennial and Gen-Z Housing.** Coordinate with the millennial and Gen-Z generations to address their needs and wants for turn-key ready homes with multi-functional rooms, open floor plans, outdoor features, environmentally friendly elements, and technology-driven automation or smart features.

**Policy H-4.14: Housing for New Employees and their Families.** Given the amount of commercial and retail development expected with future development as envisioned by the General Plan, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

**Policy H-4.15: Housing for Homeless and At-Risk Persons and Households.** Expand opportunities for supportive services, transitional and supportive housing, and emergency shelter, including low barrier navigation centers, to assist households that are homeless or are at-risk of becoming homeless.

### ENERGY EFFICIENCY

**Goal H-5:** Promote building design and construction techniques that reduce emissions of criteria pollutants and greenhouse gases, while protecting public health and contributing to a more sustainable environment.

**Policy H-5.1: Energy Efficient Design.** Promote the use of energy conservation features in the design of all new residential structures. Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training, and the distribution of information on energy conservation improvements. Support the use of weatherization programs for existing residential units.

**Policy H-5.2: Green Building.** Encourage residential construction of durable materials and designs suited to local conditions that will contribute to reduction of the life-cycle cost of the dwelling. Continue to implement CALGreen to ensure new development is energy and water efficient. Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

**Policy H-5.3: Energy Efficiency Retrofits.** Promote the use of the City share of HOME and CDBG funds for housing rehabilitation, including energy-efficient improvements and repairs, to reduce housing costs and reduce reliance on electricity and natural gas.

**Policy H-5.4: Alternative Energy Sources.** Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

## C. HOUSING PROGRAMS

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives, timeframe for implementation, department or agency primarily responsible for implementation, and the likely funding source.

## 1. HOUSING PRODUCTION, DIVERSITY, AND AFFORDABILITY

Provide a variety of housing types affordable to all income levels, encouraging access to housing opportunities with a variety of housing types and range of affordability levels in all residential and mixed-use areas and providing options for those who work in Lathrop to also live here.

### PROGRAM 1: PARTNERSHIPS FOR AFFORDABLE HOUSING

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and financial assistance or partnerships with developers. By utilizing various tools to facilitate affordable housing development, the City can help to address the housing needs of its special needs as well as extremely low, very low-, low-, and moderate-income households.

**Responsible Party:** Community Development Department; City Council

**Funding Sources:** General Fund (Staff Time); Public Works Department; Community Development Department; Finance Department; County; Grants; Impact Fees

- Objectives and Timeframe:**
- **Housing Production Network.** In 2024, explore opportunities to coordinate with developers, non-profits, affordable housing providers, and funding providers (local, regional, and State). By December 2024, establish an affordable housing network of those interested in developing affordable housing (extremely low, very low, low, and moderate), special needs housing (seniors, persons with a disability including developmental, large families, single female heads of household, farmworkers, and homeless), or otherwise assisting the City in meeting its housing needs.
  - **Host Meetings and Coordinate Housing Activities.** Host a meeting each year with the affordable housing network affordable housing developers and non-profit organizations to identify housing opportunities, programs, and incentives that support affordable housing development, rehabilitation, and conversion of market-rate housing or non-residential development to affordable housing through provision of land write-downs, regulatory incentives, and/or financial assistance. Where interest is identified in specific programs or funding sources, coordinate between interested parties to develop a project proposal, funding application, etc.
  - **Offer Regulatory Incentives.** Establish regulatory incentives by July 2024 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
    - **Provide City Staff Assistance.**
      - Offer pre-application meetings to all developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, energy conservation measures, city standards, necessary public improvements, and funding strategies.
      - Offer study sessions for affordable housing projects for free or at a reduced cost for affordable housing projects. The study session would be an opportunity to receive preliminary feedback from City staff, Planning

Commission, and/or City Council on the preliminary design of an affordable housing project. The preliminary feedback would allow the applicant an opportunity to incorporate recommendations as part of the formal proposal.

- **Expedite Project Processing.**
  - Expedite processing of projects with 20 percent or more of units affordable to very low- or low-income households or for special needs households.
  - Continue to monitor average processing times for discretionary development permits on a biennial basis and regularly review the Zoning Code and the City's development project processing procedures to identify changes to further reduce housing costs and average permit processing time. Where changes are feasible to implement, update the Zoning Code and amend the City's processing procedures to reduce housing costs and processing times.
  - Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review. In order to encourage use of CEQA exemptions and the advance CEQA work that has been completed for the majority of the City's lower income sites, ensure that the inventory maintained under Program 1a identifies the required approvals, including CEQA review, so that developers understand that the City has minimal processing requirements for its lower income sites.
- **Customize Development Standards.** Engage developers of affordable and special needs housing to understand potential land use constraints related to development standards and prepare and adopt standards which support the development of housing affordable to low- and moderate-income households and households with special needs. This includes setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities.
- **Frontage Improvements.** Consider a program to allow waiving or reducing the requirements for an affordable housing project on an infill site to complete frontage improvements, by either retaining the property frontage in its existing condition or having the City complete the improvements on the applicant's behalf as part of a larger capital improvement project.
- **Offer Density Bonuses.** See Program 15.
- **Offer Financial Incentives.** See Program 2.
- **Quantified Objective:** 1,000 housing units affordable to extremely low, very low, and low income households.

**PROGRAM 2: AFFORDABLE HOUSING FINANCIAL ASSISTANCE**

The City shall identify methods to offset the cost of developing affordable housing, including examining fee reductions or deferrals and pursuing appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Lathrop’s housing needs. Successful implementation of the City’s programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, state, county, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Lathrop. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many “third-party” grants may also require some form of local financial commitment.

**Responsible Party:** Community Development Department; Economic Development Department; City Manager’s Office

**Funding Sources:** General Fund (Staff Time); Federal, State, and County Government; Grants (Including but not limited to CDGB and SB 2)

- Objectives and Timeframe:**
- **Seek Funding.** On an annual basis the City shall identify local, regional, state, and federal assistance programs to assist with the development of affordable and special needs housing. Provided the City has one or more eligible projects, the City shall apply for funding annually.
    - Continually pursue federal, state, county and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.
    - Work with developers and housing providers to identify new affordable development projects, including very low- and low-income units, and rehabilitation or conversion projects that would assist very low- and low-income households.
    - Submit, or support developer submission of, affordable housing funding applications, such as development, preservation, maintenance/rehabilitation, and/or homebuyer assistance, to assist the above-referenced projects as well as other opportunities identified during the planning period.
    - Work with non-profits and philanthropy groups to identify opportunities to purchase larger lots or to purchase contiguous smaller lots that can be made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing.
    - Continue to participate in the San Joaquin County CDBG and HOME program and annually seek funding for City projects and programs that support the development, preservation, and maintenance of affordable housing. In the alternative, the City may apply for direct allocation funds under the State CDBG program.
    - Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their

commitment to the law, and to provide fair housing opportunities for all persons.

- **Offer Financial Incentives.** Establish financial and regulatory incentives by December 2025 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
  - **Reduce Development Fees.** The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when reviewing the City's permit processing and development fee structure. By December 2025, the City shall complete a study of reducing application processing fees for projects with a minimum of 20 percent extremely low-income units, 49 percent very low- or low-income units, or 50 percent of the units restricted to occupancy by special needs groups and shall take action to implement feasible fee reductions by July 2026.
  - **Provide Fee Deferrals.** By December 2025, establish a Fee Deferral Program for building permit fees and development impact fees for affordable housing projects (see (see Government Code Section 66007 related to projects with 49 percent of units affordable to very low/low income households). The Fee Deferral Program would allow owners/developers to defer the payment of fees until final inspection, certificate of occupancy, close of escrow, or another specified time period provided a Fee Deferral Agreement has been executed with the City.
  - **Provide Fee Waivers.** In special circumstances, the City may waive certain City fees or provide other incentives for housing projects affordable to extremely low-, very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or provides other financial incentives, the City and developer shall enter into a development agreement defining the incentive and the obligation of the developer to provide housing affordable to low-, very low-, or extremely low-income households. The agreement shall provide for maintaining the affordability of the benefiting dwellings over time. The time frame for this program is ongoing, as opportunities are available.
- **Quantified Objective:** 1,000 housing units affordable to extremely low, very low, and low income households.

### **PROGRAM 3: MANAGE AVAILABLE RESIDENTIAL LAND**

The City can play an important role in facilitating the development of quality housing in the community through promoting and maintaining its inventory of sites for residential development. By utilizing various land management tools to facilitate housing development, the City can help to address the community's housing needs.

The City will maintain an inventory of adequate housing sites for each income category to make certain that the net future housing capacity is maintained to accommodate the RHNA. The inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA, Lathrop will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

- Responsible Party:** Community Development Department; City Council
- Funding Sources:** General Fund (Staff Time)
- Objectives and Timeframe:**
- Monitor the City's inventory of sites appropriate to meet housing at all income levels annually and require that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b).
    - Continue to participate in the San Joaquin County CDBG program and annually seek CDBG funding for City projects and programs that support the preservation and maintenance of affordable housing. The City shall also review San Joaquin County data and online resources to track regional development and provide input into the development of the methodology for allocating the region's Regional Housing Needs Allocation. The City may also apply for direct allocation funds under the State CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.
  - Continue to maintain and make available an inventory of vacant and underutilized residentially-zoned parcels to housing developers, non-profit affordable housing providers, and the public. The City shall make the system user-friendly and shall update the inventory on an annual basis, no later than March of each year.
  - Continue to maintain and make available to the public a list of approved residential projects (i.e., Housing Inventory Report) and a list of the housing built by type and affordability categories. The City shall make the system user-friendly and aim to update the lists on a quarterly basis.
  - In compliance with AB 1486, the Surplus Land Act, facilitate the development of affordable housing and multi-family uses on City-owned sites to streamline future permitting process in the event the properties are deemed surplus and ensure that City-owned sites identified to accommodate the very low and low income RHNA are made available through the Surplus Lands Act by December 2027.
  - No Net Loss: Review sites at least semi-annually (no later than June and December of each year) to make certain the City maintains adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863.
  - Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

#### **PROGRAM 4: PRIORITY SEWER AND WATER FOR AFFORDABLE HOUSING**

Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted

housing element, a local government is responsible for immediately distributing a copy of the Element to its water and sewer providers.

**Responsible Party:** City Council, Community Development Department, Public Works Department

**Funding Sources:** General Fund (Staff Time)

**Objectives and Timeframe:**

- Supply a copy of the adopted housing element to the Lathrop Public Works Department (LPWD) within 30 days of adoption of the Housing Element.
- Adopt policies and procedures to provide priority water service for developments that include lower income housing units pursuant to Government Code Section 65589.7 by December 2024.
- **Quantified Objective:** 1,200 housing units affordable to extremely low, very low, and low income households.

**PROGRAM 5: ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS**

The City shall promote the development of accessory units in all residential areas and multi-unit projects in single family zones by posting information on the City’s website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, “how to” manuals, and/or benefits of multiple units to property owners and the community. The City shall review its development impact fee structure to assess whether fees for these unit types are appropriate and not a hindrance to the development of second units. An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is an accessory unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low-, low-, and moderate-income households and can provide options for students, seniors, young professionals, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. Similarly, SB 9 allows for two dwelling units to be built on a lot zoned for single family use and also allows a lot split, to accommodate up to two units on each lot. SB 9 encourages diversity and additional opportunities within single family neighborhoods. ADUs and SB 9 units offer an important opportunity to help Lathrop address its regional housing needs while maintaining the community’s unique character.

**Regulatory Updates.** Lathrop will continue to update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses, SB 9 units by right on eligible properties, and support the development of ADUs and SB 9 units through fee reductions and waivers above and beyond those required by State law.

**Amnesty Program.** The City will develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants.

**Pre-Approved ADU Plans.** The City will provide, free of charge, Pre-Approved ADU plans, with floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU.

**Responsible Party:** Community Development Department; Building Department

**Funding Sources:** General Fund (Staff Time); Grants

**Objectives and Timeframe:**

- Update the City’s current ADU/JADU and SB 9 requirements to comply with State law and provide further streamlining incentives by December 31, 2024.

- Pursue state funding available to assist low- and moderate-income homeowners in the construction of ADUs by December 31, 2024.
- Identify financial assistance for qualified property owners to build ADUs using state funds (such as CalHFA and CalHOME funds).
- Provide technical resources online by December 31, 2024 to assist with ADU/JADU and SB 9 unit development, including factsheets with a summary of requirements for ADUs/JADUs and SB 9 units, fees required, and information regarding available funding and loan programs.
- Conduct outreach and education on ADU and SB 9 options and requirements to homeowners through information provided in the City’s utility bill at least once each year.
- Conduct annual and mid-cycle review no later than January 31, 2028 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program within one year to further incentivize ADU production so that the City’s projections can be realized.
- Develop an ADU Amnesty Program to encourage compliance with health and safety standards by 2026.
- Provide Pre-Approved ADU plans via the City’s website by December 31, 2026.
- **Quantified objective - 86 ADUs by 2031:** 6 extremely low income, 20 very low income, 30 low income, 20 moderate income, and 10 above moderate-income units.
- **Quantified objective - 20 SB 9 units by 2031:** 2 very low income, 4 low income, 6 moderate income, and 8 above moderate income.

**PROGRAM 6: HOUSING CHOICE VOUCHER RENTAL ASSISTANCE**

The federal Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities. The HCV Program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low- and very low-income households can afford to pay for housing, the HCV Program plays a critical role in allowing such households to remain in the community and is a key program to address the needs of extremely low- and very low-income households.

The City will continue to advocate for increased vouchers and work with the San Joaquin County Housing Authority to increase access to vouchers within Lathrop.

<b>Responsible Party:</b>	Community Development Department; San Joaquin County Housing Authority;
<b>Funding Sources:</b>	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"><li>• Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis.</li></ul>



- Partner with the San Joaquin County Housing Authority to provide rental assistance to extremely low-, very low-, and low-income residents. Encourage the Housing Authority to issue more vouchers to City residents in need and to make efforts to increase the use of vouchers for rental of single family homes due to the City's limited supply of multifamily housing.
- Share information regarding the HCV Program on the City's website by September 30, 2024.
- Encourage the participation of single-family and multifamily property owners in the HCV Program on an ongoing basis.
- Assist the San Joaquin County Housing Authority in providing education about the benefits of the HCV Program and encouraging increased landlord participation by facilitating an annual presentation to groups such as Homeowners' Associations and Neighborhood Associations in areas with the highest opportunity scores in the City.

## 2. HOUSING AND NEIGHBORHOOD PRESERVATION

Improving the condition and affordability of existing housing and ensuring development is consistent with surrounding neighborhood context.

### PROGRAM 7: PRESERVATION OF EXISTING AFFORDABLE HOUSING

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades.

The City does not currently have any assisted units. The City anticipates that assisted lower income housing will be developed during the 6<sup>th</sup> Cycle. The City will prepare a database of affordable assisted or rent-restricted units as they are constructed to ensure that the affordable housing is tracked and preserved.

**Responsible Party:** Community Development Department; City Attorney; Planning Commission; City Council

**Funding Sources:** General Fund (Staff Time), Section 8 Project Based Certificates, public and private funds

**Objectives and Timeframe:**

- Develop a database of affordable housing, as it is constructed or rehabilitated, and monitor assisted or restricted housing to preserve affordability.
- Should any of the assisted housing become at risk of converting to market rate, the City will work with property owners, interest groups, and the state and federal governments to ensure compliance with State law and implement the following:
  - Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.

- Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.
- Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.

### **PROGRAM 8: HOUSING REHABILITATION AND NEIGHBORHOOD IMPROVEMENT**

Through the Community Development Department and the Police Department Code Compliance Division, the City will connect areas in need of housing rehabilitation, neighborhood improvements, and abatement of unsafe conditions with rehabilitation and repair resources.

The City will identify any areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multifamily developments in need of significant repair or rehabilitation and will coordinate connecting owners of such housing with federal, state, and regional resources for housing rehabilitation.

The City's Code Compliance Division enforces the Municipal, Zoning, and Building Codes on public and private property throughout the City. Code Compliance works to administer a fair and unbiased enforcement program, improve the overall appearance of the City, and works with residents, neighborhood associations, public service agencies, and other City departments to facilitate voluntary compliance with City codes, and correct municipal code and land use violations.

**Responsible Party:** Community Development Department; Police Department; Code Compliance Division; San Joaquin Urban County (CDBG) and HOME Consortium

**Funding Sources:** General Fund; San Joaquin Urban County (CDBG) and HOME Consortium

**Objectives and Timeframe:**

- Actively participate in the San Joaquin Urban County (CDBG) and HOME Consortium (or alternatively seek entitlement funding directly from HUD) and annually apply for separate grant funding through available State programs to ensure funds for housing rehabilitation and emergency repair are available to extremely low, very low, and low income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth.
- Determine on an annual basis whether funds are adequate to set aside funds specifically for assistance (housing rehabilitation, emergency repair, or weatherization) for extremely low income households and whether funds are adequate to allow bedroom/bathroom additions where necessary to accommodate large families.
- Provide annual outreach to property owners in areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement, with information regarding available housing rehabilitation and emergency repair funds. Provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website. These handouts shall include specific contact information, programs available, and how to apply for funds. Provide property owners, residents, and Homeowners' Associations with referral

information to applicable housing rehabilitation and improvement programs as part of code enforcement activities.

- Review housing conditions code enforcement records on an annual basis to identify specific locations or neighborhoods requiring special attention and targeted code enforcement. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to ensure property owners and residents are aware of available housing rehabilitation, replacement, and improvement funding programs. Regularly review housing conditions to determine if specific locations or neighborhoods require targeted code enforcement and work to provide, when funding is available, targeted rehabilitation or replacement assistance.
- Encourage the rehabilitation of substandard residential properties by homeowners and landlords on an ongoing basis, using the Code Compliance program when necessary, to maintain dwelling units in safe and habitable conditions and improve overall housing quality and conditions in the city. Annually identify at least 1 project in the City's lowest resource areas (low and moderate resource areas) that will improve the areas economic, educational, or environmental scores and seek funding to implement the project.
- Work with property owners, residents, and Homeowners' Associations to enforce the City's Building Code and Zoning Ordinance.
  - Identify concentrations of housing in need of repair and multifamily developments in need of significant repair by December 31, 2024 and connect property owners with resources for rehabilitation by June 30, 2025.
  - As part of code enforcement activities, staff will provide property owners, residents, and Homeowners' Associations with referral information to applicable housing rehabilitation and improvement programs.
- Track code enforcement activities on an ongoing basis to identify any trends related to housing quality and housing safety to ensure that assistance is targeted where necessary.
- Investigate complaints on an ongoing basis and take appropriate action involving building code and zoning ordinance violations in single-family and multifamily rental housing.

**Quantified Objective:** Rehabilitation or emergency repair of 10 extremely low, 5 very low, and 5 low income units.

### **PROGRAM 9: HISTORIC LATHROP OVERLAY DISTRICT RE-INVESTMENT AND PRESERVATION**

The historic Lathrop residential overlay district (Municipal Code Chapter 17.38) is intended for use in the historic Lathrop area, which is intended to prevent neighborhood deterioration in the R-1 family existing subdivided lots, create affordable attached and detached RM multifamily housing, and also to create the opportunity for small lot subdivisions of parcels in the R-1 family zone for affordable single-family housing.

**Responsible Party:** Community Development Department; City Council

**Funding Sources:** General Fund

- Objectives and Timeframe:**
1. Review the Zoning Code and potential funding sources by December 31, 2024, to identify methods to provide incentives for rehabilitation of existing residential units and to encourage re-investment in the Historic Lathrop Overlay District and in older neighborhoods east of I-5.
  2. Incorporate incentives into REAP 2.0 and similar funding opportunities.

### 3. REMOVING GOVERNMENTAL CONSTRAINTS

Minimizing governmental constraints under the City’s control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

#### **PROGRAM 10: MONITOR CHANGES IN FEDERAL AND STATE HOUSING, PLANNING, AND ZONING LAWS**

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while another program addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Recent laws that may require Municipal Code revisions to implement include Assembly Bill (AB) 2011 (2022) and Senate Bill (SB) 6 (2022). AB 2011 creates a CEQA-exempt, ministerial approval process for eligible housing developments, including 100-percent affordable projects and mixed-income projects located on “commercial corridors”, on sites where office, retail, or parking are the principally permitted use. SB 6 allows eligible residential and mixed-use projects in zones where office, retail, or parking are the principally permitted use to invoke SB 35 (2017) and the Housing Accountability Act approval processes.

**Responsible Department/Agency:** Community Development Department; City Attorney’s Office

**Funding Sources:** General Fund

- Objectives and Timeframe:**
- Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address, and remove constraints to housing.
  - Update the Municipal Code and the City’s project application documents by December 31, 2024 to incorporate the requirements of AB 2011 and SB 6.

#### **PROGRAM 11: REASONABLE ACCOMMODATION PROCEDURES**

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

The City can grant reasonable modifications to the requirements of the Zoning Ordinance (LMC § 17.126) to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The regulations establish a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. The City imposes no fees for a reasonable accommodation application.

**Responsible Party:** Community Development Department; Building Department

**Funding Sources:** General Fund (Staff Time) and County Programs

- Objectives and Timeframe:**
- Review all updates and revisions to the City’s ordinances, codes, policies, and procedures to ensure that they do not constrain “reasonable accommodation” for disabled persons and to ensure that they do not reduce the City’s capacity for a range of housing types and densities.
  - Prepare and maintain an up-to-date public information brochure on the reasonable accommodation process for persons with disabilities and a reasonable accommodation request form. Provide the information on the City’s website by December 31, 2024.

**PROGRAM 12: ZONING ORDINANCE AMENDMENTS**

Amendments to the Zoning Ordinance are necessary to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following:

- A. **Low Barrier Navigation Centers:** The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right land use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.
- B. **Transitional and Supportive Housing:** The Zoning Ordinance will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right land use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Residential Care Facilities:** The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance to: (1) ensure that the permitted uses for each district allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in the zone; and (2) to allow residential care facilities that serve seven or more people in all zones that allow residential uses, in the same manner as a residential use of the same type, and to ensure all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.
- D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Ordinance will be updated to ensure that eligible multifamily, mixed-use, and multi-unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law, including SB 330 (2019) and SB 9 (2021), as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”
- E. **Emergency Shelters**
  - a. **Location.** The Zoning Ordinance will be revised to remove the limitation that an emergency shelter may not be located within 300 feet of another emergency shelter.

- b. **Parking:** The Zoning Ordinance will be updated to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139 (2019).
- F. **Farm Worker and Employee Housing:** Explicitly define, and provide zoning provisions for farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Ordinance shall be amended to include the following:
- a. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
  - b. No conditional use permit, variance, or zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
  - c. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family household shall be permitted by-right in any zone(s) permitting agricultural use by right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
  - d. Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.
- G. **Design Standards:** The City will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, use permit conditions, and other standards required for single-family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility”, “orderly”, “harmonious”, “character”, and “integrity.”

Additional amendments to the Zoning Ordinance are necessary to advance affordable housing opportunities:

- H. **Group Homes for Seven or More Persons:** Amend the Zoning Ordinance to allow large group homes for 7 or more persons in additional residential zones to affirmatively further fair housing opportunities for persons with a disability and other persons in need of group living.
- I. **Planned Development Districts:** Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.
- J. **Specific Plans:** Continue to encourage development of well-designed and innovative projects that provide for the development of compatible residential, commercial, industrial, institutional, and/or public uses within a single project or neighborhood by continuing to implement the West Lathrop and Central Lathrop Specific Plans, which encourage mixed use development. As part of updates to Specific Plans, review to ensure that minimum and maximum densities for high density residential and mixed use sites are maintained...
  - a. **River Island/West Lathrop Specific Plan:** Ensure that the Specific Plan and associated maps maintain a minimum of 77 acres of high density and mixed use residential sites in River Islands that allow development at maximum densities of at least 20 to 40 or more du/ac as part of any entitlements for or amendments.
  - b. **Central Lathrop Plan:** Ensure that the Specific Plan and associated maps maintain a minimum of 60 acres of high density and mixed use residential sites that allow development at least 20 to 40 or more du/ac as part of any entitlements for or amendments.

**Responsible Party:** Community Development Department; City Manager's Office; Public Works Department; City Attorney; Planning Commission; City Council

**Funding Sources:** General Fund; Grants

**Objectives and Timeframe:**

- Update the City's Zoning Ordinance to implement paragraphs A through H by December 2024.
- Implement paragraphs I and J as relevant projects are proposed that involve Planned Development (paragraph I) or amendments to Specific Plans (paragraph J)

**PROGRAM 13: GOVERNMENTAL TRANSPARENCY**

Government Code Section 65940 ensures the public has access to a jurisdiction's planning and financial documents. Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

**Responsible Party:** Community Development Department; Building Department; Public Works Department; Finance Department; City Clerk

**Funding Sources:** General Fund

**Objectives and Timeframe:**

- Provide planning and financial documents through the City's website to ensure transparency pursuant to Government Code Section 65940, no later than December 31, 2024.

**PROGRAM 14: DENSITY BONUSES**

The City will review and update its Zoning Ordinance to reflect current State density bonus provisions. Government Code Section 65915-65918 requires density bonuses for a range of housing types, including mandating density bonuses of up to 80 percent based on the percentage of affordable units for projects affordable to very low-, low-, and moderate-income households (depending on the affordable units provided by the project) and up to four incentives for qualified housing projects. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.

Applicants of residential projects of five or more units may apply for a density bonus and additional incentives if the project provides for one of the following:

- Ten percent of the total units of a housing development for rental or sale to lower-income households; or
- Five percent of the total units of a housing development for rental or sale to very low-income households; or
- A senior housing development or a mobile home park that limits residency based on age requirements for housing for older persons; or
- Ten percent of the total dwelling units (DUs) of a housing development are sold to moderate-income persons and families; or
- Ten percent of the total units of a housing development for rental to transitional foster youth, disabled veterans, or homeless persons; or
- Twenty percent of the total units for rental to lower-income students in a student housing development.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-50 percent above the specified maximum General Plan density. In addition to the density bonus, eligible projects may receive up to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Density bonus applicants are also eligible to use the State’s alternative parking ratio (inclusive of handicapped and guest spaces) of one parking space for studios and one-bedroom units, two parking spaces for two- to three-bedroom units, and 2.5 parking spaces for four or more-bedroom units.

**Responsible Party:** Community Development Department; City Attorney; Planning Commission; City Council

**Funding Sources:** General Fund; Grants

- Objectives and Timeframe:**
1. Prepare and adopt a Density Bonus Ordinance that implements the provisions of State Density Bonus Law by December 2025.
  2. Identify and provide additional incentives for housing projects that include amenities that improve educational, economic, and environmental opportunities in low and moderate resource areas through the Density Bonus Ordinance or a separate ordinance adopted by December 2025.
  3. **Quantified Objective:** 1,000 housing units affordable to extremely low, very low, and low income households.

#### 4. FAIR HOUSING OPPORTUNITIES

Ensuring residents, particularly special needs populations, have access to safe and habitable housing, are treated fairly, and have increased opportunities to live in location of their choice.

##### PROGRAM 15: HOUSING ELEMENT MONITORING/ ANNUAL REPORTING

Lathrop’s Community Development Department is responsible for the regular monitoring of the Housing Element to ensure that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Community Development Department will prepare the Annual Progress Report (APR) for review by the public, City decision-makers, and submittal to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR). Completion of the Annual Progress Report is required for the City to maintain access to state housing funds.

The APR will document:

- Lathrop’s annual residential building activity, including identification of any deed-restricted affordable units and assignment of market-rate units to an appropriate affordability category;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Implementation status of the Housing Element programs; and
- Implementation and compliance with other State law for APRs

As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863.

**Responsible Party:** Community Development Department



**Funding Sources:** General Fund

**Objectives and Timeframe:**

- Review the Housing Element annually and provide opportunities for public participation, in conjunction with the consideration of the APR by Planning Commission and City Council.
- Submit the City's APR to HCD and OPR by April 1st of each year.

**PROGRAM 16: FAIR HOUSING SERVICES**

The San Joaquin County Continuum of Care provides fair housing services. San Joaquin Fair Housing is the designated provider of fair housing education, outreach, and enforcement throughout the Consortium, providing and coordinating referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education and outreach includes publication and distribution of fair housing materials and presentations to community groups and housing providers on fair housing issues.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local libraries.

City staff is available to provide information and referrals upon request and provides fair housing and employment brochures at the public counter.

**Responsible Party:** Community Development Department; City Manager's Office; City Council; City Attorney's Office; FHANC

**Funding Sources:** General Fund; outside funding

**Objectives and Timeframe:**

- Promote fair housing opportunities for all people and support efforts of City, County, State, and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to San Joaquin Fair Housing, California Department of Fair Employment and Housing, and/or U.S. Department of Housing and Urban Development, as appropriate.
- Educate selected staff in the City Attorney's Office on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available at public counters.
- Establish a specific process for addressing fair housing complaints by December 31, 2024, that includes referrals to the City's fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City's website.

**PROGRAM 17: ONGOING COMMUNITY EDUCATION AND OUTREACH**

The City will seek to involve the community in housing-related decisions and will promote the availability of local (City and County-administered), regional, State, and Federal programs for housing construction, homebuyer assistance, rental assistance, housing rehabilitation, and special needs households (seniors, persons with a disability including developmental, large families, female heads of household with children, farmworkers, and homeless). Housing programs will be promoted through the following means:  
(a) Maintain a webpage on the City's website describing programs available in Lathrop, with links to program information on

webpages of entities that administer these programs; (b) include information on programs on a semi-annual basis in City newsletters and other general communications that are sent to City residents; (c) Maintain information on programs at the City's public counter; (d) Train City staff to provide referrals to agencies; and (e) Distribute information on programs at community centers.

**Responsible Party:** Community Development Department; City Council

**Funding Sources:** General Fund

**Objectives and Timeframe:**

- Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City's website.
- Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council.
- Maintain a webpage on the City's website describing housing programs available in Lathrop, with links to program descriptions, application forms, and contact information for organizations that administer these programs.
- Include information on housing programs in City newsletters and other general communications that are sent to City residents.
- Provide the following information at the public counter, local libraries, and on the website by December 31, 2024 and update information biannually:
  - City regulations regarding ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.
  - Availability of the Housing Choice Voucher Rental Assistance Program.
  - Job-training organizations.
  - Programs that provide or assist homeowners with housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits
  - Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information.

### **PROGRAM 18: UNIVERSAL DESIGN AND ACCESSIBILITY**

As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons of all ages to enter the home.
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is “visitable” is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Ensuring that developments are designed to provide an accessible circulation system further ensures that housing and development accommodate persons with disabilities.

**Responsible Party:** Community Development Department; Building Department

**Funding Sources:** General Fund

**Objectives and Timeframe:**

- Annually identify and, when available, submit funding applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.
- Provide information on universal design and visitability principles to residential development applicants.
- Update the Lathrop Municipal Code by December 31, 2025 to include objective visitability standards for new residential construction (single-family and multifamily development) and multifamily remodels.
- Require developers of new housing to use the HCD New Home Universal Design Option Checklist to disclose to buyers accessible features that are available.
- Encourage developers to make accessible features available as standard features to the extent feasible and to provide remaining accessible features as optional features or features available in a limited number of units.

**PROGRAM 19: COORDINATE WITH HOUSING SUPPORT SERVICE AGENCIES**

Support efforts of countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies and local service providers for those seeking health and human services assistance. Information on County programs and programs operated by local service providers and non-profits will be made available at the City’s public counter and links to County agencies and local service providers will be provided on the City’s website.

**Responsible Department/Agency:** Community Development Department; City Manager’s Office, Planning Commission, City Council

**Funding Sources:** General Fund, HOME, CDBG, and various State-administered programs

**Objectives and Timeframe:**

- Continue participating in the San Joaquin Continuum of Care (ESG funds) and Urban County/HOME Consortium (HOME funds), to ensure services to assist lower income housing, special populations, and the homeless are made available to

Lathrop. Provide information on County programs at City Hall and include program information, including health, human and housing assistance, senior, and homeless programs, on the City's website to ensure public awareness, and provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library). These handouts shall include specific contact information, programs available, and how to apply for funds.

- Conduct outreach (e.g., mailed survey, postage prep-paid, direct outreach to sample of residents) in 2028/2029 to mobilehome park residents and qualified non-profits to determine if there is interest in the State's Mobilehome Park Rehabilitation and Resident Ownership Program and any of the City's mobilehome parks would be eligible for this type of program.
- Provide housing rehabilitation loans and emergency repair loans or grants, administered through the San Joaquin County Rehabilitation Program, for lower income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth.
- Support efforts of countywide social service agencies in their efforts to provide housing for special needs groups through coordinating an annual meeting with County social service agencies to identify housing needs of the community, services available to meet the needs, and additional funding sources or programs that may be available to assist in meeting needs.
  - a. Participate in San Joaquin County's efforts to address farmworker housing needs. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.
  - b. Continue to participate in the San Joaquin Urban County consortium to provide funding and support for the rehabilitation of mobile homes, when adequate funds are available.
- Contact potential housing developers and service providers on a biennial basis and encourage their submittal of funding applications and housing proposals that use the City's allocation as well as the Countywide allocation of funds for extremely low income housing, very low income housing, and low income housing as well as housing for disabled, seniors, veterans, homeless, and other special needs populations, as part of the development of the Annual Action Plan for CDBG/HOME funding. The following shall be provided as links via the Annual Action Plan hearing notice:
  - A table of lower income housing sites, including the parcel size, zoning, land use designation, and realistic capacity and associated map identifying the location of each site.
  - A list of City incentives to encourage housing development.
  - Identification of the City's interest in actively supporting efforts to establish housing and facilities to serve lower income and special needs populations. Request that any developers seeking support under Housing Element Program 1d respond to request assistance through the Urban County funding as part of Annual Action Plan.

- Request available State funding, such as REAP 2.0 or similar programs, concurrently with Housing Element updates.
- Determine on an annual basis whether funds are adequate to set aside funds specifically for assistance (housing rehabilitation, emergency repair, or weatherization) for extremely low income households and whether funds are adequate to allow bedroom/bathroom additions where necessary to accommodate large families.
- Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons.
- Develop an outreach program by December 2024 to connect lower-income residents and the lower-income workforce in the City with new rental and ownership opportunities, access to resources for home ownership, including counseling for new buyers and existing homeowners, and housing rehabilitation programs as those become available, and access to housing assistance providers, promoting fair housing choice and access to safe and decent housing within the community, and conduct outreach annually, or more frequently, as housing opportunities become available.
- Encourage a range of housing types for the developmentally disabled through coordination with the Valley Mountain Regional Center to identify needed housing types, such as independent living opportunities and group homes and other facilities that provide assistance to residents. Projects that provide housing for developmentally disabled persons will be assisted through priority/expedited processing, assistance with funding applications, and assistance with any density bonus requests for a density bonus, reduced development standards (e.g., minimum lot size, setbacks, parking, etc.) or other incentives.

### **PROGRAM 20: REPLACEMENT HOUSING**

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3). Replacement requirements shall be applied for sites identified in the residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program, "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), Lathrop shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless: a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

**Responsible Party:** Community Development Department

**Funding Sources:** General Fund; replacement costs to be borne by developer of any such site

**Objectives and Timeframe:**

- Identify the need for replacement of housing units and ensure replacement, if required, on an ongoing basis for all project applications.
- Specifically, housing development projects that require the demolition of residential dwelling units shall be reviewed and shall only be approved if: a) the project will create at least as many residential dwelling units as will be demolished, b) certain criteria are met, including replacement of protected units (Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), and c) if the parcel is in the inventory (Chapter 4 of the Background Report and Appendix A), the project must replace units affordable to the same or lower income levels.

**PROGRAM 21: HOMELESS CONTINUUM OF CARE**

Homeless continuum of care is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. The City shall coordinate services and funding for the unhoused population and improve access to services that may help in preventing homeless and displacement.

**Responsible Party:** Community Development Department; City Manager’s Office; City Council; San Joaquin County Housing Authority

**Funding Sources:** General Fund (Staff Time)

**Objectives and Timeframe:**

- Annually review and pursue State and Federal funds available to support existing emergency shelters and transitional housing with maintenance and operation costs. Pursue funding at least two times in planning period, based on available funding.
- Address homelessness at the regional level, through continuing to participate in the San Joaquin County Continuum of Care to ensure adequate shelter space is available to accommodate the unmet need Countywide and to ensure services are coordinated to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain housed and live in a safe, dignified manner.
- Address homelessness at the local level through working with service providers and nonprofits to coordinate funding applications, use of available ESG, CDBG, and other funds, with the development of emergency shelters, transitional housing, and supportive housing.
- Maintain information regarding homeless shelters and services, as well as the provision of emergency shelters, transitional housing, supportive housing, and permanent housing available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City’s website.

**PROGRAM 22: AFFIRMATIVELY FURTHER FAIR HOUSING**

This program includes components of other programs in the Housing Plan as well as additional actions to address fair housing throughout the 6<sup>th</sup> Cycle. This program facilitates equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the analysis located in the Background Report. In summary,

the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and recommended implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium-priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low-priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

<b>Responsible Party:</b>	Community Development Department; fair housing services providers; City Council; City Manager's Office
<b>Funding Sources:</b>	General Fund (Staff Time); Grants
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"><li>• Implement measures to affirmatively further fair housing on an ongoing basis, with specific timelines for individual components as outlined in Table 1.</li></ul>

**Table 1: Program 22 Fair Housing Program Action Items**

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<b>Fair Housing Outreach and Enforcement</b>				
<p><b>16. Fair Housing Services</b> Provide fair housing investigation and coordinate referral services to assist individuals who may have been the victims of discrimination. The City's current fair housing services provider is San Joaquin Fair Housing.</p>	<ul style="list-style-type: none"> <li>Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws.</li> <li>Educate selected staff in the City Attorney's Office on responding to complaints received regarding potential claims of housing discrimination.</li> <li>Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters.</li> <li>Establish a specific process for addressing fair housing complaints by December 31, 2024.</li> </ul>	<ul style="list-style-type: none"> <li>High priority: by December 31, 2024</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Information on the City's website, and Public Counter (December 31, 2024)</li> <li>Establishment of specific process for addressing fair housing complaints (December 31, 2024)</li> </ul>
<b>Housing Mobility Enhancement</b>				
<p><b>45. Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and SB 9 Units</b> Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.</p>	<ul style="list-style-type: none"> <li>Update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses and support the development of ADUs through fee reductions and waivers above and beyond those required by State law.</li> <li>Develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants.</li> <li>Provide free sample ADU floor plans, elevations,</li> </ul>	<ul style="list-style-type: none"> <li>High priority: implementation beginning in 2024 (see Metrics column)</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Update the City's current ADU/JADU requirements to comply with State law and provide further streamlining incentives (December 31, 2024);</li> <li>Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs (December 31, 2024);</li> <li>Document financial assistance provided to qualified property</li> </ul>

<sup>1</sup> Program numbers reference the corresponding program in the Housing Plan. Program 16 is the AFFH program and all associated actions, objectives, and timing are implemented solely as part of Program 16.



Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU.</p> <ul style="list-style-type: none"> <li>• Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs.</li> <li>• Provide technical resources online to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants.</li> <li>• Conduct outreach and education on ADU options and requirements to homeowners and HOA.</li> <li>• Conduct an annual and mid-cycle review of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program within one year to further incentivize ADU production so that the City's projections can be realized.</li> <li>• Add 30 new ADUs.</li> <li>• Develop an ADU Amnesty Program.</li> <li>• Provide Pre-Approved ADU plans on the City's website.</li> </ul>			<p>owners to build ADUs using State funds (such as CalHOME funds) on an as-needed basis;</p> <ul style="list-style-type: none"> <li>• Document provision of online ADU/JADU technical resources by December 31, 2024;</li> <li>• Conduct outreach and education on ADU options and requirements to homeowners and HOAs (2024/2025);</li> <li>• Conduct an annual and mid-cycle review no later than January 31, 2028 of ADU assumptions;</li> <li>• Add 30 new ADUs by 2031; 10 very-low income, 10 low-income, 5 moderate-income, and 5 above moderate-income;</li> <li>• Develop ADU Amnesty Program by 2025;</li> <li>• Provide downloadable sample ADU plans on the City's website by December 31, 2026.</li> </ul>
<p><b>6. Housing Choice Voucher (HCV) Program</b> Extend rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities.</p>	<ul style="list-style-type: none"> <li>• Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis.</li> <li>• Partner with San Joaquin County Housing Authority to provide rental assistance to extremely low-, very low- and low-income Lathrop residents on an ongoing basis.</li> <li>• Share information regarding the HCV Program available on the City website by December 31, 2024;</li> </ul>	<ul style="list-style-type: none"> <li>• Medium priority: within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>• Citywide</li> </ul>	<ul style="list-style-type: none"> <li>• Document any participation in rental assistance programs on an ongoing basis.</li> <li>• Document provision of rental assistance to extremely low-, very low- and low-income Lathrop residents on an ongoing basis.</li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>and send direct mailing to all residents and property owners, identifying available housing resources.</p> <ul style="list-style-type: none"> <li>Encourage the participation of single-family and multifamily property owners on an ongoing basis.</li> <li>Assist the San Joaquin County Housing Authority by identifying and assisting to facilitate a minimum of three presentations per year, to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV Program and to encourage increased landlord participation.</li> </ul>			<ul style="list-style-type: none"> <li>Provide information regarding the HCV Program available on the City website by December 31, 2024 and annually send direct mailing to all residents and property owners.</li> <li>Track participation of single-family and multifamily property owners on an ongoing basis.</li> <li>Assist the San Joaquin County Housing Authority by identifying and assisting to facilitate three presentations per year to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City.</li> </ul>

**New Housing Choices and Affordability in Moderate and High Opportunity Areas/Improve Opportunity Scores**

<p><b>1. Partnerships for Affordable Housing</b> Use tools to facilitate affordable housing development to address the housing needs of its very low-, low-, and moderate-income households</p>	<ul style="list-style-type: none"> <li>Explore opportunities to coordinate with County representatives, non-profits, and affordable housing developers at the regional level, and establish a network of those interested in affordable housing development.</li> <li>Explore financial and regulatory incentives and implement feasible options by December 2025 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations.</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority: within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Target affordable housing throughout the City with an emphasis on higher opportunity areas and areas of concentration</li> </ul>	<ul style="list-style-type: none"> <li>Establish network by December 2024.</li> <li>Outreach to the network quarterly in 2025 through 2031, including email, meeting of interested parties, and identification of potential projects and resources at each meeting.</li> <li>Follow-up of potential projects and funding sources within 1 month of each meeting.</li> </ul>
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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p><b>143. Density Bonuses</b> Establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites and identifying bonuses and incentives for projects that improve access to opportunity.</p>	<ul style="list-style-type: none"> <li>Incentivize and prioritize housing that improves educational, economic, and environmental opportunities</li> </ul>	<ul style="list-style-type: none"> <li>High priority/identify projects within 18 months of Housing Element adoption and implement projects over 48 months</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Update Zoning Ordinance by December 31, 2026 to establish incentives to improve access to opportunities and improve opportunity scores</li> </ul>
<b>Place-Based Strategies for Community Preservation and Revitalization</b>				
<p><b>517. Ongoing Community Education and Outreach/Provide Information on Housing Programs</b> Promotion of programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.</p>	<ul style="list-style-type: none"> <li>Maintain a webpage on the City's website describing programs available in Lathrop, with links to application forms, and contact information for County agencies that administer these programs.</li> <li>Include information on County programs in City newsletters and other general communications that are sent to City residents.</li> <li>Maintain information on County programs at the City's public counter.</li> <li>Train City staff to provide referrals to County agencies <a href="#">and other housing service providers.</a></li> <li>Distribute information on County programs at community centers.</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority: within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Assist a total of 24 lower income households during the planning period.</li> </ul>
<p><b>8. Housing Rehabilitation and Neighborhood Improvement</b> <a href="#">Assist households and property owners with providing safe and decent housing through accessing and promoting rehabilitation, weatherization, and emergency repair resources.</a></p>	<ul style="list-style-type: none"> <li><a href="#">Identify opportunities to use CDBG and HOME funds for housing rehabilitation, weatherization, and emergency repair</a></li> <li><a href="#">Review grant funding sources and apply for housing rehabilitation and emergency repair</a></li> </ul>	<ul style="list-style-type: none"> <li>Medium priority: within 24 months of</li> </ul>	<ul style="list-style-type: none"> <li>Citywide, with an emphasis on</li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Annually allocate funds to rehabilitation, weatherization, and/or emergency repair programs</a></li> </ul>

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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p><a href="#">funds annually, as funds are available</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Provide annual outreach to property owners in areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement</a></li> <li>• <a href="#">Provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website that identify available programs, specific contact information, and how to apply for funds.</a></li> </ul>	<p><a href="#">Housing Element adoption</a></p>	<p><a href="#">assisting areas with identified concentrations of substandard housing, lower resources, and lower incomes</a></p>	<ul style="list-style-type: none"> <li>• <a href="#">Annually seek and apply for available rehabilitation, weatherization, and/or emergency repair grant funds</a></li> <li>• <a href="#">Provide annual outreach (mailers, local notices) to property owners and Homeowners' Associations in areas with higher potential of displacement, identified concentrations of substandard housing, lower resources, and lower incomes</a></li> <li>• <a href="#">Provide and maintain updated information at City Hall and community gathering areas</a></li> <li>• <a href="#">As part of code enforcement activities, provide assistance information to affected property owners and residents</a></li> </ul>
<p><a href="#">22. Community Investment</a>  <a href="#">Improve place-based opportunity scores through investing in community and neighborhood improvements.</a></p>	<ul style="list-style-type: none"> <li>• <a href="#">Annually review the City's areas with lower opportunities, including lower economic, environmental, and educational scores and identify and program funding for at least one project to improve place-based scores</a></li> <li>• <a href="#">Invest in economic conditions through creating new jobs, providing access to job training, and/or improving financial resources</a></li> <li>• <a href="#">Invest in educational conditions through partnering with schools and school districts to provide safe routes to schools, increase recreational and educational resources available to students</a></li> <li>• <a href="#">Invest in transportation by improving transit</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">High priority, beginning within 12 months of adoption</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Areas with lower opportunities, including lower economic, environmental, and educational scores</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Identify at least 8 community investment projects in areas with lower place-based scores, with the goal of at least 1 project each year</a></li> <li>• <a href="#">Projects shall include at least 2 investment projects that improve economic scores, 2 that improve educational opportunities, 1 that improves environmental conditions, and 2 that improve</a></li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<a href="#">facilities, contributing to decreased transit headways, providing access to new multi-modal and transit facilities, funding microtransit, providing complete pedestrian and bicycle facilities, and increasing amenities that support transit, pedestrian, and bicycling modes</a>			<a href="#">transportation/transit opportunities</a>
<b>Displacement</b>				
<p><b>22. Study Displacement Potential</b> Recognizing that the majority of City sites for housing development are vacant (Appendix A) and development in the City has been largely on undeveloped land over the past decade, the City will review development applications to determine potential for displacement on developed sites.</p>	<ul style="list-style-type: none"> <li>Review development applications to determine if there is an increase in development of underutilized/occupied sites with potential to displace lower income residents.</li> <li>If displacement risk is identified, develop and implement a strategy to ensure development projects assist lower income displaced households, including relocation assistance, first right of refusal in new housing projects, methods to incorporate existing housing into new development projects, and education regarding the State’s “just cause” eviction procedures</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority: within 2 months of adoption</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Identify if development applications are resulting in potential for displacement by December 2025</li> <li>Develop displacement strategy by December 2026</li> <li>Implement actions to reduce displacement by December 2027</li> </ul>
<p><b>22. Tenant Protections</b> Implement State eviction protection and rent stabilization laws.</p>	<ul style="list-style-type: none"> <li>Develop an ordinance implement the State’s eviction protection and rent stabilization laws</li> <li>Provide community education and outreach regarding eviction protection and rent stabilization rights</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority: within 2 months of adoption</li> </ul>	<ul style="list-style-type: none"> <li>Citywide</li> </ul>	<ul style="list-style-type: none"> <li>Develop ordinance by December 2025</li> <li>Perform community outreach and education in 2026 and 2028</li> </ul>

## 5. ASSURING SUSTAINABILITY

Ensuring Lathrop grows in a responsible manner, in line with resource limitations such as water availability.

### PROGRAM 23: GREEN BUILDING PROGRAM

“Green buildings” are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building’s overall environmental impact. Beginning January 1, 2014, the California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City has adopted and amended the current CALGreen to require CALGreen compliance.

**Responsible Party:** Community Development Department; Building Department

**Funding Sources:** General Fund

**Objectives and Timeframe:**

- Produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.
- Provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.
- Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.
- Monitor the State’s CALGreen amendments and adopt updates as necessary during the planning period.

### PROGRAM 24: ENERGY CONSERVATION INITIATIVES

The City shall continue to post and distribute information on currently available programs to address energy-efficient improvements, weatherization, and rehabilitation. The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City’s energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City’s website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City’s lower-income census tracts to explain available programs and potential long-term utility cost savings.

**Responsible Party:** Building Department; Community Development Department; City Manager’s Office

**Funding Sources:** General Fund (Staff Time)

**Objectives and Timeframe:**

- Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development.
- As funds for housing rehabilitation and emergency repair are received (Program ), identify a portion of funds for eligible weatherization and energy efficiency improvements to improve housing quality, reduce energy-related costs, and improve energy efficiency

- Participate in programs such as the Open PACE clean energy program to ensure the community has access to current energy conservation methods and practices as well as information on programs available to fund energy conservation improvements. Provide this information at City Hall and on the City's website.
- Advertise and promote available programs, including the Home Energy Renovation Opportunity (HERO) Financing Program through the Property Assessment Clean Energy (PACE) Program, CSCDA Open Pace, Figtree Pace, the Golden State Financing Authority, and the California Municipal Finance Authority (CMFA) discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family and multifamily units and to assist households with reducing energy-related costs on the City's website and at the permit counter. Additionally, the San Joaquin Human Services Agency provides the Weatherization Program for home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other weatherstripping.

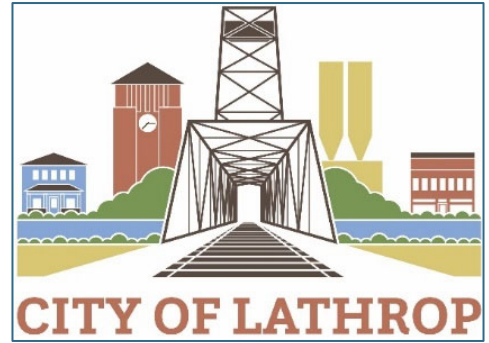
## D. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or preserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 2 are based on the City's RHNA for the 2023-2031 planning period for extremely low-, very low-, low-, moderate-, and above moderate-income housing, historic trends, and expectations for new ADUs and JADUs. Rehabilitation and conservation/preservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and HCV Program.

Table 2 below summarizes the City's quantified objectives for housing during the 2023-2031 planning period.

<b>Table 2. 2023–2031 Quantified Objectives</b>			
<b>Income Group</b>	<b>New Construction Objectives</b>	<b>Rehabilitation Objectives</b>	<b>Conservation/Preservation Objectives</b>
Extremely Low: <30% AMI	100	10	20
Very Low: 30-50% AMI	500	5	
Low: 50-80% AMI	400	5	
Moderate: 80-120% AMI	400	50	100
Above Moderate: 120% + AMI	3,170	200	-
<b>Total</b>	<b>4,570</b>	<b>270</b>	<b>120</b>
AMI – Area Median Income (i.e., the midpoint of an area's income distribution) New Construction Objectives: Reflects the City's 2023-2031 RHNA. Rehabilitation Objectives: Reflects loans/grants anticipated through San Joaquin County CDC CDBG-funded Housing Rehabilitation Loan Program. Conservation Objectives: Reflects conservation of existing market-rate housing affordable to lower income households; there is no assisted housing to preserve.			



**City of Lathrop**  
**6th Cycle Housing Element**  
**HCD Review**

Background Report

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April 2024



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# 1. INTRODUCTION

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The City of Lathrop (Lathrop) Housing Element (“Housing Element”) consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report (“Background Report”) and the 6<sup>th</sup> Cycle Housing Element Housing Plan (the policy document, hereafter referred to as the “Housing Plan” or “Plan”). The Background Report provides information regarding the City’s population, household data, and housing characteristics, as well as quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies housing resources available, including land and financial resources for the production, rehabilitation, and preservation of housing. The Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in Housing Plan.

The Background Report of this Housing Element identifies the nature and extent of Lathrop’s housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining its housing, resources, and constraints, the City can determine a plan of action to address housing needs and constraints. This is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

## A. CONTENTS

This 6<sup>th</sup> Cycle Housing Element Background Report is divided into the following seven chapters:

### 1. Introduction

The Introduction describes the components of the 6<sup>th</sup> Cycle Housing Element and the contents of the 6<sup>th</sup> Cycle Housing Element Background Report.

### 2. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City’s share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

### 3. Constraints

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

### 4. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and City services to these sites.

### 5. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City’s fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity,

and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

### **6. Evaluation of the 2015-2023 Housing Element**

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

### **7. Other Requirements**

This Chapter addresses opportunities for energy conservation and the 6<sup>th</sup> Cycle Housing Element's consistency with the Lathrop General Plan.

## 2. HOUSING NEEDS ASSESSMENT

### A. INTRODUCTION

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Lathrop, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Lathrop in developing housing goals and formulating policies and programs that address local housing needs.

### B. DATA AND METHODOLOGY

To understand the context of local housing in the City of Lathrop, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2023-2031 Housing Element Update includes the U.S. Census Bureau (2010 Census and 2016-2020 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

### C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, race, and ethnicity of Lathrop residents.

#### 1. POPULATION GROWTH AND TRENDS

Table 2-1 shows population growth for Lathrop and San Joaquin County from 1980 through 2020. According to the U.S. Census, the population of City of Lathrop in 2020 was 28,701 persons, an increase of approximately 59.2% or 10,678 persons since 2010, resulting an annual change of 2.9%. During the previous decade (from 2000 to 2010), the City's population increased by 72.6%, or 7,578 persons, resulting in an annual change of 7.3%.

	1980	1990	2000	2010	2020
<b>Lathrop</b>	3,717	6,841	10,445	18,023	28,701
Percent Change	--	84.0%	52.7%	72.6%	59.2%
Annual Percent Change	--	8.4%	5.3%	7.3%	5.9%
<b>San Joaquin County</b>	347,342	480,628	563,598	685,306	779,233
Percent Change	--	38.4%	17.3%	21.6%	13.7%
Annual Percent Change	--	3.8%	1.7%	2.2%	1.4%

*Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 1980, 1990, 2000, 2010; Social Explorer tables for Census 2020.*

Table 2-2 compares the growth rate of Lathrop to other cities in San Joaquin County from 2010 to 2020. Among jurisdictions in San Joaquin County, Lathrop had the highest percentage change in population (59.2%).

**Table 2-2. Population Trends – San Joaquin County Jurisdictions (2010-2020)**

Jurisdiction	2010	2020	Change	% Change
City of Escalon	7,132	7,472	340	4.8%
City of Lathrop	18,023	28,701	10,678	59.2%
City of Lodi	62,134	66,348	4,214	6.8%
City of Manteca	67,096	83,498	16,402	24.4%
City of Ripon	14,297	16,013	1,716	12.0%
City of Stockton	291,707	320,804	29,097	10.0%
City of Tracy	82,922	93,000	10,078	12.2%
Unincorporated San Joaquin	141,995	163,397	21,402	15.1%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 2010; Social Explorer tables for Census 2020.

**2. AGE CHARACTERISTICS**

Table 2-3 compares changes in age distributions between the years 2010 and 2020 for Lathrop. The U.S. Census Bureau data shows Lathrop has a diverse population, with mostly increases in the percentage share of the total population for age categories 65 year of age or older. The data also shows a significant decrease for age categories under 5 years of age, 5 to 24 Years, and 25 to 44 years of age. For Lathrop, the number of persons under 5 years of age increased by 307 or about 20.5%, persons between 5 to 24 years of age increased by 1,610 or 28.0%, persons between 25 to 44 years of age also increased by 2,053 or 42.6% since 2010. Additionally, persons between 45 to 64 years of age increased by 1,486 or 38.5% and persons of 65 years or older increased by 1,367 or 123.5% since 2010. The median age of Lathrop residents increased from 30.1 in 2010 to 32.7 in 2020, which is slightly lower than the State’s median age of 36.7 and the San Joaquin County’s median age of 34.4. This trend points to projecting a larger aging population in Lathrop and the need to plan for services, such as health and medical services for this older community.

**Table 2-3. Age Distribution – Lathrop (2010, 2020)**

Age Group	2010		2020	
	Number	Percent	Number	Percent
Under 5 Years	1,499	8.8%	1,806	7.6%
5 to 24 Years	5,756	33.8%	7,366	30.9%
25 to 44 Years	4,817	28.3%	6,870	28.8%
45 to 64 Years	3,861	22.7%	5,347	22.4%
65 + Years	1,107	6.5%	2,474	10.4%
Median Age	30.1		32.7	

Sources: U.S. Census Bureau, Census 2010; ACS16-20 (5-year Estimates), Table DP05.

**3. RACE AND ETHNICITY**

Table 2-4 shows that the City’s residents are predominantly Hispanic or Latinx (40.1%) or Asian and Pacific Islander (26.5%). Between 2010 and 2020, the population of Other Race or Multiple Races increased by about 658 people or 210.9%, and the number of Black or African American residents increased by about 648 people or 79.3%. Additionally, the population of Asian and Pacific Islander also increased by about 2,360 or 59.6% since 2010. During this time period, the City’s residents reporting American Indian or Alaska Native decreased from 83 to, or 90.4% since 2010. However, it is noted that the ACS data reflects an estimate based on a sample size and the small number of persons (less than 10 per category) may be too small to be accurately reflected in the 2020 ACS estimates.

**Table 2-4. Population Distribution by Race & Origin – Lathrop (2010, 2020)**

Race	2010		2020	
	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	83	0.5%	8	0.0%
Asian / API, Non-Hispanic	3,957	23.2%	6,317	26.5%
Black or African American, Non-Hispanic	817	4.8%	1,465	6.1%
Hispanic or Latinx	7,750	45.5%	9,577	40.1%
Other Race or Multiple Races, Non-Hispanic	312	1.8%	970	4.1%
White, Non-Hispanic	4,121	24.2%	5,526	23.2%
Total	17,040	100.0%	23,863	100.0%

*Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 2000 & 2010, ACS16-20 (5-year Estimates), Table B03002.*

#### 4. EMPLOYMENT CHARACTERISTICS

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Lathrop totaled 10,141 people in 2020, increasing by 3,021 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Lathrop who are either working or looking for work. Table 2-5 summarizes the employment by industry for Lathrop residents in 2010 and 2020. The largest industry in Lathrop in 2020 was Educational, Health, and Social Services at 16.7%. This is followed by Retail Trade at 14.1% and Manufacturing at 13.3%.

**Table 2-5. Lathrop Employment by Industry (2010, 2020)**

Industry	City of Lathrop				San Joaquin County			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	149	2.1%	175	1.7%	13,468	5.0%	14,472	4.5%
Construction	536	7.5%	610	6.0%	22,573	8.3%	27,114	8.5%
Manufacturing	1026	14.4%	1,353	13.3%	28,514	10.5%	30,223	9.5%
Wholesale Trade	175	2.5%	222	2.2%	10,916	4.0%	9,655	3.0%
Retail Trade	731	10.3%	1,427	14.1%	31,546	11.6%	37,996	11.9%
Transportation and Warehousing, and Utilities	637	8.9%	1,245	12.3%	17,064	6.3%	27,176	8.5%
Information	149	2.1%	121	1.2%	5,270	1.9%	4,015	1.3%
Finance and Insurance, and Real Estate and Rental and Leasing	449	6.3%	383	3.8%	16,372	6.0%	14,579	4.6%
Professional, Scientific, and Management, and Administrative and Waste Management Services	548	7.7%	937	9.2%	23,806	8.8%	30,877	9.7%
Educational Services, and Health Care and Social Assistance	1539	21.6%	1,691	16.7%	55,128	20.3%	65,614	20.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	685	9.6%	951	9.4%	20,057	7.4%	25,917	8.1%
Other Services, except Public Administration	241	3.4%	451	4.4%	12,676	4.7%	15,573	4.9%
Public Administration	255	3.6%	575	5.7%	14,249	5.2%	16,597	5.2%
<b>Total Civilian Employed 16 Years and Over</b>	<b>7,120</b>	<b>100.0%</b>	<b>10,141</b>	<b>100.0%</b>	<b>271,639</b>	<b>100.0%</b>	<b>319,808</b>	<b>100.0%</b>

*Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.*

## 5. INDUSTRY AND OCCUPATION

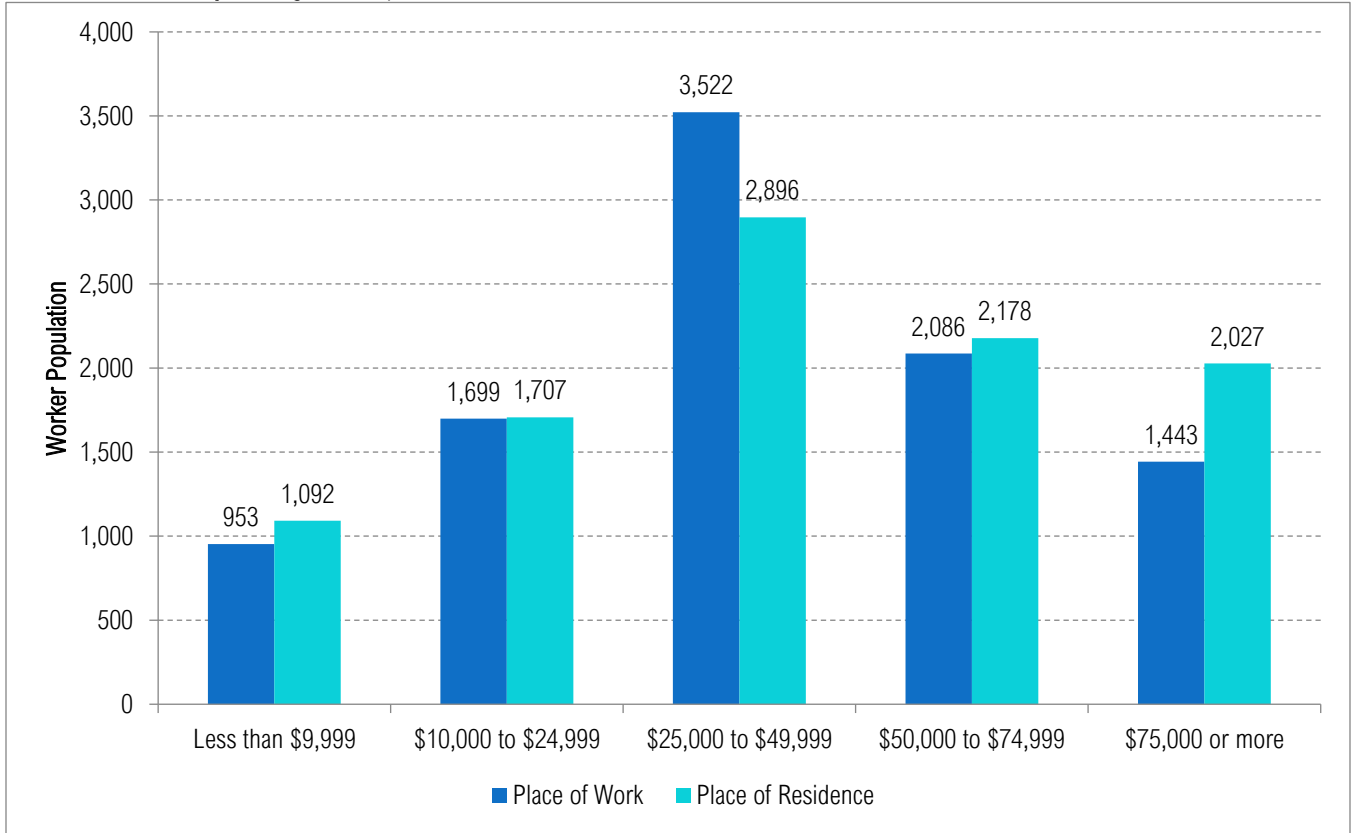
San Joaquin County is included within the Stockton-Lodi Metropolitan Statistical Area (MSA). EDD projections indicate that the total employment within the Stockton-Lodi MSA is expected to increase by 10.9% between 2018 and 2028. The highest forecast for job growth is in private household workers (200.0% increase) and warehousing and storage (36.4% increase) occupations. EDD also predicts that department stores and credit intermediation and related activities occupations will decrease by 25.0% and 15.0%, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 2-6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in San Joaquin County.

<b>Table 2-6. Examples of Occupations and Wages – San Joaquin County (2022)</b>		
<b>Standard for 1 Adult in San Joaquin County</b>	<b>Hourly Wages</b>	<b>Estimated Annual Wages</b>
Living Wage	\$36.63	\$76,190
Poverty Wage	\$8.80	\$18,304
Minimum Wage	\$15.50	\$32,240
<b>Occupation Title</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Wage</b>
Management	\$67.23	\$139,835
Business and Financial Operations	\$42.05	\$87,464
Computer and Mathematical	\$63.98	\$133,087
Architecture and Engineering	\$52.92	\$110,066
Life, Physical and Social Science	\$42.37	\$88,126
Community and Social Services	\$31.11	\$64,708
Legal	\$63.26	\$131,588
Education, Training and Library	\$32.94	\$68,523
Arts, Design, Entertainment, Sports and Media	\$34.10	\$70,937
Healthcare Practitioner and Technical	\$53.04	\$110,320
Healthcare Support	\$15.84	\$32,944
Protective Service	\$26.02	\$54,123
Food Preparation and Serving Related	\$16.38	\$34,079
Building and Grounds Cleaning and Maintenance	\$19.27	\$40,088
Personal Care and Services	\$16.97	\$35,303
Sales and Related	\$19.38	\$40,320
Office and Administrative Support	\$24.78	\$51,533
Farming, Fishing and Forestry	\$15.76	\$32,789
Construction and Extraction	\$32.05	\$66,659
Installation, Maintenance and Repair	\$30.19	\$62,800
Production	\$20.20	\$42,007
Transportation and Material Moving	\$20.04	\$41,687
<i>Wages below the living wage for one adult supporting one child are in italics.</i>		
<i>Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).</i>		
<i>Source: MIT Living Wage Calculator for San Joaquin County, California 2019.</i>		
<i>State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2021.</i>		

### Jobs to Workers

As shown in Table 2-5, the data shows the occupations of Lathrop residents regardless of the location of the job. Between 2010 and 2020, the number of jobs in Lathrop increased by 42.2% from 7,120 to 10,141 jobs. Lathrop is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.98 (9,703 jobs and 9,900 employed residents). This indicates that Lathrop has a surplus of workers and “exports” workers to other parts of the region.

Chart 1. Workers by Earnings, Lathrop as Place of Work and Place of Residence



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B08119&B08519.

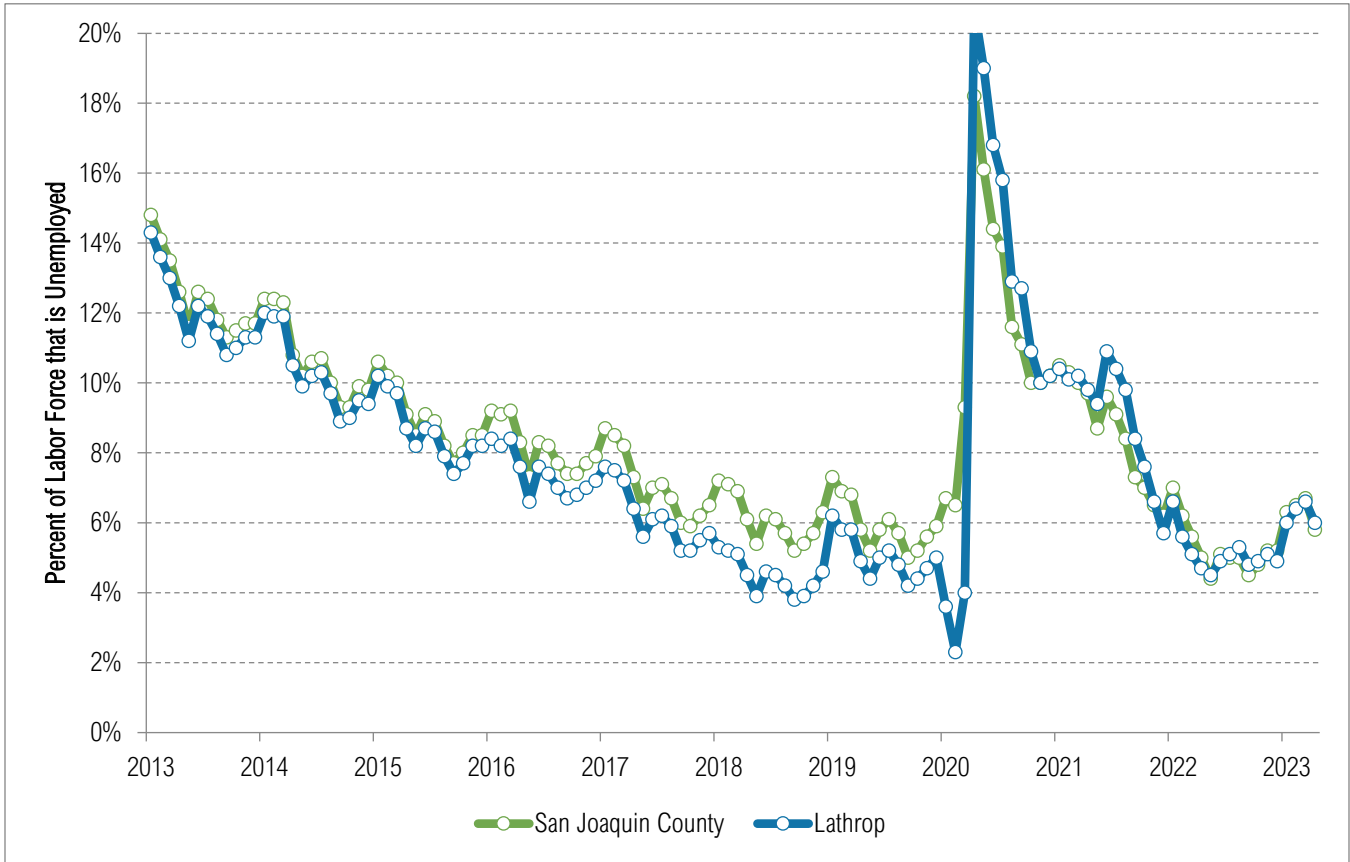
Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that Lathrop has similar low-wage residents compared with low-wage jobs (where low-wage refers to jobs paying less than \$25,000). Lathrop has less moderate-wage residents compared with moderate wage jobs (where moderate -wage refers to jobs paying between \$25,000 and \$49,999). At the other end of the wage spectrum, the city has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000). A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently negative, though over time, sub-regional imbalances may appear.

**Unemployment**

In Lathrop, the unemployment rate decreased 6.2 percentage points between April 2013 and April 2023, from 12.2% to 6.0%. Lathrop experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).



Chart 2. Unemployment Rate - Lathrop



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2013-2023.

## D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Lathrop.

### 1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building and have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the City.

Table 2-7 below identifies households by tenure and ages of householder in Lathrop and San Joaquin County in 2020 based on ACS data from 2016–2020. In Lathrop, 79.7% of households own their home and 20.3% rent. The City’s renter rate and homeowner rate are similar to San Joaquin County’s. In Lathrop, homeowner households are generally headed by older

residents, with 40.5% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 28.0% of renter households are headed by a person over the age of 55. Similarly, in San Joaquin County, 51.9% of homeowner households are headed by a resident 55 years of age or older and only about 27.5% of renter households are headed by a person over the age of 55.

**Table 2-7. Households by Tenure and Age (2020)**

	City of Lathrop		San Joaquin County	
	Number	%	Number	%
Total:	5,819	100.0%	231,092	100.0%
Owner occupied:	4,640	79.7%	133,381	57.7%
Householder 15 to 24 years	25	0.4%	940	0.4%
Householder 25 to 34 years	552	9.5%	12,124	5.2%
Householder 35 to 44 years	1,142	19.6%	23,091	10.0%
Householder 45 to 54 years	1,043	17.9%	27,940	12.1%
Householder 55 to 59 years	670	11.5%	16,014	6.9%
Householder 60 to 64 years	419	7.2%	14,645	6.3%
Householder 65 to 74 years	596	10.2%	22,183	9.6%
Householder 75 to 84 years	154	2.6%	11,348	4.9%
Householder 85 years and over	39	0.7%	5,096	2.2%
Renter occupied:	1,179	20.3%	97,711	42.3%
Householder 15 to 24 years	0	0.0%	5,343	2.3%
Householder 25 to 34 years	362	6.2%	23,850	10.3%
Householder 35 to 44 years	270	4.6%	23,165	10.0%
Householder 45 to 54 years	217	3.7%	18,519	8.0%
Householder 55 to 59 years	121	2.1%	7,301	3.2%
Householder 60 to 64 years	52	0.9%	6,233	2.7%
Householder 65 to 74 years	95	1.6%	7,597	3.3%
Householder 75 to 84 years	51	0.9%	3,731	1.6%
Householder 85 years and over	11	0.2%	1,972	0.9%

*Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007.*

Table 2-8 identifies the household sizes by housing tenure. In 2020, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons made up 28.1% of the total households in Lathrop and 9.3% of total households in San Joaquin County. Additionally, the average household size in Lathrop in 2020 for an owner-occupied unit was 4.04 persons per household and 4.32 persons per household for a renter-occupied unit. The average household size in Lathrop increased from 3.66 in 2010 to 4.10 in 2020. Compared with San Joaquin County and the State, Lathrop has a larger average household size.

**Table 2-8. Household Size by Tenure (2020)**

	City of Lathrop		San Joaquin County	
	Number	Percent	Number	Percent
Owner	4,640	79.7%	133,381	57.7%
Householder living alone	460	9.9%	24,428	18.3%
Households 2-4 persons	2,967	63.9%	84,113	63.1%
Large households 5+ persons	1,213	26.1%	24,840	18.6%
Average Household Size	4.04		3.18	
Rental	1,179	20.3%	97,711	42.3%

Householder living alone	134	11.4%	22,175	22.7%
Households 2–4 persons	622	52.8%	55,055	56.3%
Large households 5+ persons	423	35.9%	20,481	21.0%
Average Household Size	4.32		3.17	
Total	5,819	100.0%	231,092	100.0%
Total Householder living alone	594	10.2%	46,603	20.2%
Households 2–4 persons	3,589	61.7%	139,168	60.2%
Large households 5+ persons	1,636	28.1%	45,321	19.6%
Average Household Size	4.10		3.18	
<i>Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25009 &amp; B25010.</i>				

## 2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life.

### Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2022 was \$101,600. The estimated median household incomes for San Joaquin County, where Lathrop is located, in 2022 was \$85,000, while nearby Stanislaus County had a median income of \$80,300, Sacramento County had a median income of \$102,200, Amador County had a median income of \$86,600, Calaveras County had a median income of \$102,200, Amador County had a median income of \$86,600, and Alameda County and Contra Costa County had median incomes of \$142,800.

### Income by Household Type and Tenure

Table 2-9 shows the income level of Lathrop residents by household tenure. A lower percentage of renter households (25.8%) were lower income (<80% median) compared to lower-income residents who owned their homes (46.8%). The high incidence of lower income owner households is of particular significance as market prices in Lathrop exceed the level of affordability for lower-income households. As shown in Table 10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	270	6.6%	165	11.8%	435	7.9%
Very Low Income (31–50% AMI)	290	7.1%	150	10.7%	440	8.0%
Low Income (51–80% AMI)	495	12.1%	340	24.3%	835	15.2%
Moderate Income & Above (>80% AMI)	3,045	74.2%	745	53.2%	3,790	68.8%
<b>Total</b>	<b>4,105</b>	<b>100.0%</b>	<b>1,400</b>	<b>100.0%</b>	<b>5,505</b>	<b>100.0%</b>
<i>Sources: San Joaquin Valley Regional Early Action Project Report - US Housing and Urban Development, CHAS 15-19 (5-Year Estimates).</i>						

As indicated by Table 2-10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 2,005 (32.6%) of households in Lathrop overpay for housing, which is slightly higher than percent of households (36.6%) in San Joaquin overpaying for housing. The majority of households in Lathrop overpaying for housing are in the extremely low (295 households overpaying), very low (380 households overpaying), and low (530 households overpaying) categories. In Lathrop, more owner households overpay for housing (685 owner households overpaying) than

renter households (520 renter households overpaying). In contrast, in San Joaquin County, more renter households overpay for housing than owner households.

**Table 2-10. Housing Characteristics (Tenure, Overpayment) by Income Level (2019)**

Total Households Characteristics	City of Lathrop		San Joaquin County	
	Number	% of Total	Number	% of Total
Total Households	5,505	100.0%	228,565	100.0%
Total Renter households	1,400	25.4%	99,150	43.4%
Total Owner households	4,105	74.6%	129,420	56.6%
Total lower income (0-80% AMI) households	1,710	31.1%	97,230	42.5%
Lower income renters (0-80%)	655	11.9%	60,405	26.4%
Lower income owners (0-80%)	1,055	19.2%	36,825	16.1%
Extremely low income renters (0-30% AMI)	165	3.0%	20,775	9.1%
Extremely low income owners (0-30% AMI)	270	4.9%	8,685	3.8%
<b>Low, Very Low, and Extremely Low Income Households Overpaying for Housing</b>				
Lower Income Paying More than 30%	1,205	21.9%	83,675	36.6%
Lower Income Renter Overpaying	520	9.4%	49,180	21.5%
Lower Income Owner Overpaying	685	12.4%	34,495	15.1%
<i>Extremely Low Income (0-30%)</i>	295	5.4%	24,060	10.5%
<i>Very Low Income Overpaying (30-50% AMI)</i>	380	6.9%	21,200	9.3%
<i>Low Income Overpaying (50 -80% AMI)</i>	530	9.6%	20,345	8.9%
<b>Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing</b>				
Lower Income Paying More Than 50%	685	12.4%	37,010	16.2%
Lower Income Renter Severely Overpaying	270	4.9%	24,405	10.7%
Lower Income Owner Severely Overpaying	415	7.5%	12,605	5.5%
<i>Extremely Low Income (0-30%)</i>	275	5.0%	20,495	9.0%
<i>Extremely Low Income Renter Severely Overpaying</i>	120	2.2%	14,950	6.5%
<i>Extremely Low Income Owner Severely Overpaying</i>	155	2.8%	5,545	2.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	280	5.1%	11,090	4.9%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	130	2.4%	5,425	2.4%
<b>Total Households Overpaying</b>	<b>1,795</b>	<b>32.6%</b>	<b>83,675</b>	<b>36.6%</b>
Total Renter Households Overpaying	660	12.0%	49,180	21.5%
Total Owner Households Overpaying	1,135	20.6%	34,495	15.1%
Total Households Overpaying 30-50% Income for Housing	1,055	19.2%	44,510	19.5%
Total Households Severely Overpaying 50% of Income or More for Housing	740	13.4%	39,165	17.1%

Sources: San Joaquin Valley Regional Early Action Project Report - US Housing and Urban Development, CHAS 15-19 (5-Year Estimates).

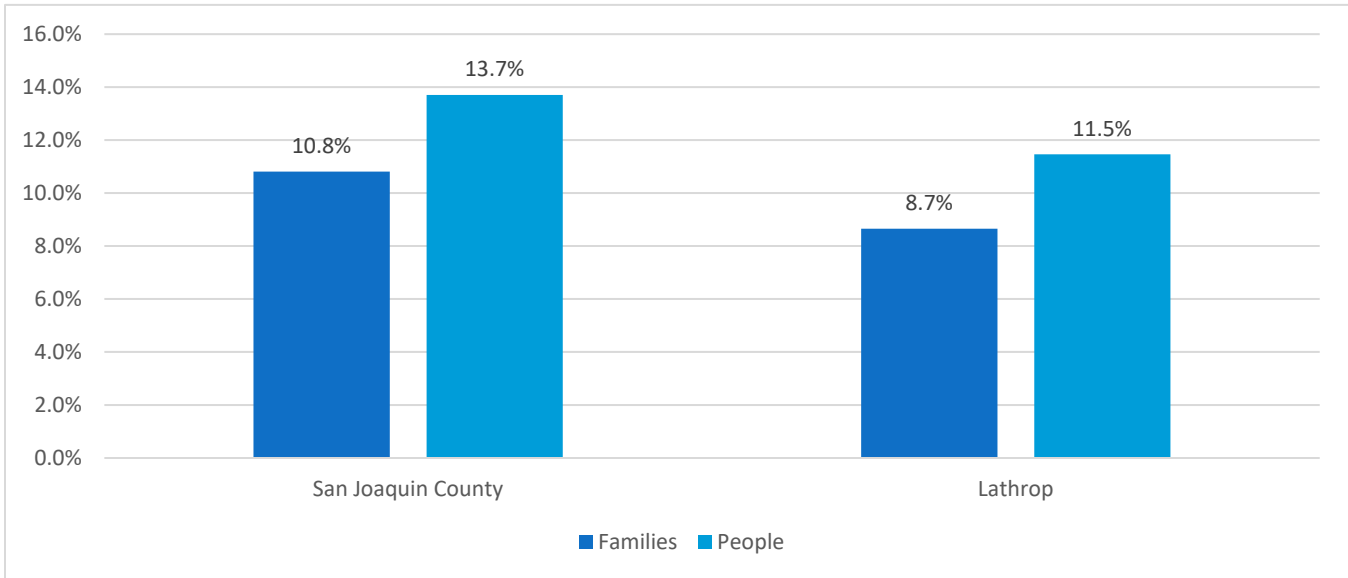
**Households in Poverty**

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the

Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,331, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,644, and the poverty threshold of a family of four with two children under the age of 18 would be \$26,246. (Source: U.S. Census Bureau, 2020).

Poverty rates in Lathrop are shown in Chart 3, which compares the numbers of families living in poverty in Lathrop to those living in San Joaquin County. Compared with San Joaquin County, there is a lower incidence of individuals and families in Lathrop living under the poverty line. In 2010, 6.4% or 248 families in Lathrop were listed as living below the poverty level. Corresponding numbers for 2020 show that the poverty rate increased to 8.7% in 2020.

**Chart 3. Percentage of Families & People Living in Poverty (2020)**



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17001&B17019.

Table 2-11 shows the poverty rates for families in Lathrop, with a focus on female-headed households. Overall, 437 of 5,050 families were in poverty (8.7%). Although female-headed households made up only 13.9% of all families, they accounted for 24.5% of families in poverty.

Family Type	City of Lathrop	
	Number	Percent
<b>Total Families</b>	5,050	100.0%
Female Headed Households	700	13.9%
Householder 65 Years and Over	619	12.3%
<b>Total Families Under the Poverty Level</b>	437	8.7%
Female Headed Households Under the Poverty Level	107	24.5%
Householder 65 Years and Over Under the Poverty Level	33	7.5%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

**Extremely Low-Income Households**

Extremely low income (ELI) households are defined as those earning up to 30% of the area median household income. For San Joaquin County, the median household income in 2022 was \$85,000. For ELI households in San Joaquin County, this results in

an income of \$27,750 or less for a four-person household or \$17,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 2-12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 2-9, ELI households make up 7.9% of all households in Lathrop. Based on Table 2-10, approximately 67.8% of ELI households in Lathrop pay more than 30% of their income for housing.

Occupation Title	Median Hourly Wage	Median Annual Wages
Food Preparation and Serving Related Workers, All Other	110	120
Farmworkers, Farm, Ranch, and Aquacultural Animals	830	710
Food Processing Workers, All Other	220	250
Food Preparation Workers	1,060	1,140
Hotel, Motel, and Resort Desk Clerks	240	260
Cooks, Fast Food	2,010	1,830
Nonfarm Animal Caretakers	350	380
Ushers, Lobby Attendants, and Ticket Takers	100	110
Door-to-Door Sales Workers, News and Street Vendors, and Related Workers	200	180
Dishwashers	840	860

*Source: Employment Development Department, Long-Term Occupational Employment Projections 2018-2028.*

Pursuant to Government Code Section 65583(a)(1), 50% of the City’s very low income regional housing needs assigned by HCD are extremely low income households. As a result, from the very low income need of 2,386 units, the City has a projected need of 1,193 units for extremely low income households. Based on current figures and housing needs, extremely low income households are more likely to be facing overpayment, overcrowding, or substandard housing conditions. As shown in Table 2-10, 24.5% of households overpaying for housing in Lathrop are ELI and 40.1% of households severely overpaying are ELI, with extremely low income owners overpaying at a higher rate than extremely low income renters. Some ELI households also overlap with households with special needs, including seniors, individuals with mental or other disabilities, large families, farmworkers, single female heads of household with children, and homeless. ELI households require a deeper level of assistance than very low and low income households. Housing Choice Vouchers, units committed to extremely low income affordability levels, home sharing, and accessory dwelling units are housing types and resources that can assist ELI households. To address the range of needs of ELI households, Lathrop will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Partnerships for Affordable Housing
- Program 2: Affordable Housing Financial Assistance
- Program 5: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units
- Program 6: Housing Choice Voucher Rental Assistance
- Program 8: Housing Rehabilitation and Neighborhood Improvement
- Program 12: Specific Plan and Zoning Ordinance Amendments
- Program 10: Mobile Home Park Rent Stabilization and Conversion Ordinances
- Program 22: Affirmatively Further Fair Housing

## 1. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of

residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section 4.C of this Element which provides information related to agencies and programs that serve special needs populations in Lathrop.

**Senior Households**

Table 13 below compares senior households and populations in Lathrop between the years 2000, 2010, and 2020. In 2020, there were 946 households with a head of household who is 65 years of age or older representing 16.3% of all households in Lathrop. Overall, it appears that the number of households with a head of household who is 65 years or older has been increasing over the last decade. For example, the number of households with a head of household 65 years or older increased by approximately 28.1% (or 135 households) between 2010 to 2015 and about 53.8% (or 331 households) between 2015 to 2020. As shown in Table 2-13, a large portion of the senior households owned their own homes, with 83.4% or 789 senior households living in owner-occupied units and 16.6% or 157 seniors living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 2-7 and Table 2-11, which summarizes households by age and tenure.

The overall population in Lathrop increased by approximately 40.0% between 2010 and 2020 with the number of 65+ persons increasing by 123.5% or 1,367 persons, resulting in a total of 2,474 residents 65 years or older. According to 2015-2020 ACS Data (Table S1701), 286 or 11.6% of persons 65 years or older live below the poverty level in Lathrop. Additionally, the median age in Lathrop has been steadily increasing over the past two decades, increasing by nearly 2.6 years between 2010 and 2020. Compared to the state, Lathrop has experienced a greater increase in median age, with that overall state increasing by about 1.5 year from 35.2 in 2010 to 36.7 in 2020. The increase in median age in Lathrop represents a significantly growing population of persons 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Household by Age and Tenure	City of Lathrop		
	2010	2015	2020
Occupied Households	4,660	5,039	5,819
Total Householder 65 years and over	480	615	946
<i>Owner Occupied:</i>	3,844	3,524	4,640
<i>Owner Householders 65 years and over</i>	441	420	789
<i>Renter Occupied:</i>	816	1,515	1,179
<i>Renter Householders 65 years and over</i>	39	195	157
Population	17,040	19,678	23,863
Total Population 65 years and over	1,107	1,466	2,474
<i>Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25007&amp; DP05.</i>			

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 87% of Lathrop’ housing stock was made up of single-family detached homes, leaving 13% of the housing stock for those who choose to or must live in other forms of housing (see Table 2-26).

Information regarding housing needs of seniors is augmented through the information provided in the two stakeholder focus group meetings and information provided through the calls with stakeholders to discuss housing needs. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Single family housing, including detached, attached, and affordable options
- [Senior housing, including shared living spaces, independent living, assisted living, and memory care](#)
- [1- and 2-bedroom units for older adults](#)
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons) [and units that are adaptable to ADA-compliant features](#)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Transitional or supportive housing
- [Co-housing](#)
- [Mobile home parks with regulated rents](#)

Service providers have indicated that the main barriers to housing are the cost of housing and need for housing built for older adults with physical limitations.

As described in Chapter 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multi-family housing, mobile homes, senior housing, and care facilities. Resources in the region for seniors are summarized in Section 4.C. Programs 1, 2, 5, 8, 12, 19, and 22 of the Housing Plan address senior housing opportunities and continued efforts to coordinate access to services for seniors.

***Persons with Mental and/or Physical Disabilities***

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons’ mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low income and their special housing needs are often more costly than conventional housing.

Table 2-14 presents data on the population aged between 18 and 64 years with disability by employment status in Lathrop. As shown in Table 2-14, the number of persons with a disability increased from 1,186 (9.8% of total population) in 2015 to 1,746 (12.0% of total population) in 2020. Table 2-14 also compares the employment status of persons of employment age



with and without a disability in 2015 and 2020. Between 2015 and 2020 there was 47.2% decrease in the number of persons with a disability in Lathrop. The number of persons employed with a disability increased by 95.3% from 362 persons in 2015 to 707 persons in 2020. Additionally, the number of persons unemployed with a disability increased by 38.9% from 36 persons in 2015 to 50 in 2020. Conversely, the number of persons with a disability not in the labor force increased by about 25.5% from 788 persons in 2015 to 989 persons in 2020.

	2015		2020	
	Number	Percent	Number	Percent
<b>In the Labor Force:</b>	<b>8,622</b>	<b>70.9%</b>	<b>10,567</b>	<b>72.5%</b>
Employed:	7,594	62.4%	9,844	67.6%
With a Disability	362	3.0%	707	4.9%
No Disability	7,232	59.5%	9,137	62.7%
Unemployed:	1,028	8.5%	723	5.0%
With a Disability	36	0.3%	50	0.3%
No Disability	992	8.2%	673	4.6%
<b>Not in the Labor Force:</b>	<b>3,539</b>	<b>29.1%</b>	<b>3,999</b>	<b>27.5%</b>
With a Disability	788	6.5%	989	6.8%
No Disability	2,751	22.6%	3,010	20.7%
<b>Total:</b>	<b>12,161</b>	<b>100.0%</b>	<b>14,566</b>	<b>100.0%</b>
With a Disability	1,186	9.8%	1,746	12.0%
No Disability	10,975	90.2%	12,820	88.0%

*Source: U.S. Census Bureau, ACS11-15, 16-20 (5-year Estimates), Table C18120.*

Table 2-15 presents data on the types of disabilities for Lathrop and San Joaquin County residents based on the ACS 2020 Data. According to this data, 5,432 residents in Lathrop and 181,854 residents in San Joaquin County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 2-15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are cognitive difficulty (22.5%) and ambulatory difficulty (21.8%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulty (28.2%) and independent living difficulty (23.2%).

	City of Lathrop		San Joaquin County	
	Number	Percent	Number	Percent
<b>Total Disabilities Tallied</b>	<b>5,432</b>	<b>100.0%</b>	<b>181,854</b>	<b>100.0%</b>
<b>Total Disabilities for Ages 0–64</b>	<b>3,422</b>	<b>63.0%</b>	<b>99,593</b>	<b>54.8%</b>
Hearing Difficulty	504	14.7%	9,129	9.2%
Vision Difficulty	372	10.9%	10,781	10.8%
Cognitive Difficulty	771	22.5%	25,372	25.5%
Ambulatory Difficulty	745	21.8%	24,996	25.1%
Self-Care Difficulty	365	10.7%	10,610	10.7%
Independent Living Difficulty (Ages 18-64)	665	19.4%	18,705	18.8%
<b>Total Disabilities for Ages 65 and over</b>	<b>2,010</b>	<b>37.0%</b>	<b>82,261</b>	<b>45.2%</b>
Hearing Difficulty	359	17.9%	14,391	17.5%
Vision Difficulty	106	5.3%	6,628	8.1%
Cognitive Difficulty	166	8.3%	9,967	12.1%
Ambulatory Difficulty	566	28.2%	25,007	30.4%

Self-Care Difficulty	347	17.3%	9,289	11.3%
Independent Living Difficulty	466	23.2%	16,979	20.6%
<i>Source: U.S. Census Bureau, 16-20 (5-year Estimates), Table S1810.</i>				

As described in Chapter 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single-family home, care facilities, and various housing types including multi-family housing and mobile homes. To address the range of needs of households with disabilities, Lathrop will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Partnerships for Affordable Housing
- Program 2: Affordable Housing Financial Assistance
- Program 6: Housing Choice Voucher Rental Assistance
- Program 8: Housing Rehabilitation and Neighborhood Improvement
- Program 11: Reasonable Accommodation Procedures
- Program 12: Specific Plan and Zoning Ordinance Amendments
- Program 18: Universal Design and Accessibility
- Program 22: Affirmatively Further Fair Housing

**Persons with Developmental Disabilities**

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

The Valley Mountain Regional Center (VMRC) is one of 21 Regional Centers that are community-based, private non-profit corporations under contract with the California Department of Developmental Services. VMRC serves children and adults with developmental disabilities in San Joaquin, Stanislaus, Amador, Calaveras and Tuolumne counties. Free diagnosis and assessment services are available to any person suspected of having a developmental disability, such as intellectual disability, cerebral palsy, epilepsy, or autism. The VMRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that about 16,350 developmentally disabled persons were served in VMRC in 2021 with 57.7% living in San Joaquin County. (Source: Performance Report for Valley Mountain Regional Center 2022).

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. As shown in Table 2-16, the DDS data indicates that a total of 314 developmentally persons reside in City of Lathrop.

	0 to 17 Years	18+ Years	Total
City of Lathrop	201	113	314
San Joaquin County	5,405	3,953	9,358
<i>Source: San Joaquin Valley Regional Early Action Project Report – DDS Quarterly Consumer Report, December 2021.</i>			

Table 17 breaks down the developmentally disabled population by residence type for the City. Of these persons living in Lathrop, the majority (89.1%) live at home with a parent or guardian, while 1.6% live independently or with support, 7.7% live in a community care environment, and 1.6% live in foster/family home. These distributions are fairly consistent with the client statistics for San Joaquin County service area, which notes 81.0% of developmentally disabled persons reside in homes of their families or private guardians and 19.0% of developmentally disabled persons reside in independent living or supported living situations.

**Table 2-17 Developmental Disabilities by Residence Type (2021)**

	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City of Lathrop	278	5	24	-	5	-	312
San Joaquin County	7,604	528	778	192	195	90	9,387

*Source: San Joaquin Valley Regional Early Action Project Report – DDS Quarterly Consumer Report, December 2021.*

[Housing needs for persons with a disability include housing affordable to lower income households and accessible housing, including both move-in ready units with accessible features and units that can be adapted with accessibility features, residential care facilities, and other group housing opportunities that provide assistance with daily living activities.](#) While the majority of developmentally disabled persons in Lathrop and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in [Section H of this eChapter 4](#).

As described in Chapter 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multi-family housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with [disabilities, including](#) developmental disabilities, Lathrop will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Partnerships for Affordable Housing
- Program 2: Affordable Housing Financial Assistance
- Program 6: Housing Choice Voucher Rental Assistance
- Program 8: Housing Rehabilitation and Neighborhood Improvement
- Program 11: Reasonable Accommodation Procedures
- Program 12: Specific Plan and Zoning Ordinance Amendments
- Program 18: Universal Design and Accessibility
- Program 22: Affirmatively Further Fair Housing

**Large Households**

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 28.1% or 1,636 of the total households in Lathrop according to the 2016–2020 ACS (see Table 2-18 below). As shown in Table 2-18, approximately 74.1% of large households in Lathrop owned their own homes. Additionally, 5-person households make up nearly 42.1% of the large family households in Lathrop with 6-person households accounting for 23.3% of large households and households with 7 or more person accounting for the remaining 34.7% of large households.

**Table 2-18. Large Households in Lathrop (2020)**

Householder Type	City of Lathrop	
	Number	Percent
Total Occupied Housing Units	5,819	100.0%
<b>Total Large Households (5 or More Persons)</b>	<b>1,636</b>	<b>28.1%</b>
5-Person Household	688	11.8%
6-Person Household	381	6.5%

7-or-More Person Household	567	9.7%
<b>Owner-Occupied</b>	<b>4,640</b>	<b>79.7%</b>
5-Person Household	448	7.7%
6-Person Household	336	5.8%
7-or-More Person Household	429	7.4%
<b>Renter-Occupied</b>	<b>1,179</b>	<b>20.3%</b>
5-Person Household	240	4.1%
6-Person Household	45	0.8%
7-or-More Person Household	138	2.4%
<i>Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25009.</i>		

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room. As shown in Table 2-18, 9.1% of households in Lathrop live in overcrowded conditions. To ameliorate this impact in Lathrop and to ensure the City accommodates households of all sizes, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.

To address this large household need, Program 1 of the Housing Plan addresses increasing affordable and special needs housing opportunities, including for large households and households with children, Program 4 addresses housing rehabilitation and improvement assistance for lower income households, including large families, and Program 17 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including large households.

**Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). Only 1.7% of employees in Lathrop living in Lathrop report working in the agriculture, forestry, fishing and hunting, and mining industry, is a decrease from 2.1% of employees in 2010. Countywide, a larger portion of employees (4.5%) work in the agriculture, forestry, fishing and hunting, and mining industry.

Hired Farm Labor	Farm Operations	Workers	Total Payroll
San Joaquin County	1,707	19,741	\$319,748,000

*Source: 2017 USDA Agricultural Census Data, Table 2-7.*

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for San Joaquin County as shown above in Table 2-19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 2-20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,707 farm operations and 19,741 farmworkers in 2017. There were 478 farm operations reported all of their workers worked 150 days or more a year. There were 670 farm operations reported all of their workers worked less than 150 days a year. There were also 559 farm operations that reported having workers under both categories, which in total included 4,558 workers that worked 150 days or more a year and 7,767 that workers worked less than 150 days a year. The majority of farmworkers (59%) worked less

than 150 days per year and are likely seasonal workers.

Hired Farm Labor	Farm Operations	Workers
150 Days or More	478	3,445
Less Than 150 Days	670	3,971
Reported both – 150 Days or More and Less Than 150 Days	559	< 150: 7,767 150+: 4,558

*Note: 2017 USDA Agricultural Census shows partial overlap between farm operations and workers that worked more than 150 days and less than 150 days in San Joaquin County, as 559 farms reported workers working both categories.*  
*Source: 2017 USDA Agricultural Census Data, Table 7.*

Agricultural workers are a significant special needs population in the greater San Joaquin County area, playing an important role in the region’s economy. However, with over 14,472 farm-related jobs in San Joaquin County, as shown in Table 2-5, approximately 175 or 1.2% residents that are employed in agriculture, forestry, fishing and hunting industries reside in Lathrop. Based on the share of residents in farm-related industries in Lathrop, there are approximately 239 farmworkers in Lathrop.

The City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group. Farmworkers and day laborers are an essential component of the region’s agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes industries that provide farmers with supplies and equipment and industries that process, transport, and distribute products to consumers. According to the San Joaquin County Agricultural Crop Report 2021, the gross value of agricultural production in the County reached \$2,538,634,000 in 2021, with the top three crops for the region consisting of almonds, milk, and grapes, respectively.

While the City does not have land zoned or designated exclusively for agricultural uses, agricultural uses are allowed in the following districts: Reserve Conservation and Open Space District, Urban Reserve District, Crossroads Highway Commercial/Highway Service Overlay District, Central Lathrop Combining District, Lathrop Gateway Business Park Combining District, Mossdale Village Combining District, River Islands Combining District, and Southeast Stewart Tract Combining District. With the exception of the Reserve Conservation and Open Space District, the afore-mention districts are intended for urbanization and it is anticipated that agricultural uses may continue as an interim use until the district is developed with allowed urban and supporting uses.

Table 2-21 summarizes HCD’s farmworker/employee housing units in the region; there are no employee housing facilities in the City. HCD’s Employee Housing Facility Portal identifies one employee housing facility and three H-2A seasonal employee housing facilities in the City of Stockton. There are no State-permitted employee, including agricultural employee, housing facilities in Lathrop.

Facility Name/Address	Facility Type	Employee Count
<b>Pilgrim Street</b> 305 S. Pilgrim Street, Stockton, CA 95205	Employee Housing	9
<b>Lafayette Street</b> 1144 E Lafayette Street, Stockton, CA 95206	H-2A Seasonal Employee Housing	9
<b>Days Inn – Waterloo</b> 4219 E Waterloo Road, Stockton, CA 95215	H-2A Seasonal Employee Housing	15
<b>FHI - Stockton Inn</b> 4219 Waterloo Rd, Stockton, CA 95215	H-2A Seasonal Employee Housing	40

Source: HCD Employee Housing Facility Portal. Access: <https://casas.hcd.ca.gov/casas/ehFacilityQuery/onlineQuery>

Based on the low numbers of persons in the City reporting employment in the agriculture, forestry, fishing and hunting, and mining industry, it is anticipated that Lathrop has both non-migratory and migratory agricultural workers. It is anticipated that housing needs

of migratory workers include seasonal farmworker housing, designed to provide temporary living, as well as rentals (both single family homes and apartments), while non-migratory farmworker housing needs are best addressed through year-round affordable rental and ownership housing. On a regional scale, there is a larger demand for seasonal housing and a clear mismatch between housing costs and low farm worker wages, contributing to overcrowding and homelessness. San Joaquin County Office of Education (SJOE) Department of Migrant Education reports that as of 2023, there are 10,350 migrant students in San Joaquin County and portions of Contra Costa County.

The 2022 Farmworker Health in California Report (2022 Farmworker Report) prepared by the Community and Labor Center, UC Merced, and California Department of Public Health reflects information gathered from farmworker organizations and interview surveys conducted with 1,242 farmworkers throughout California. At the local level, the 2022 Farmworker Report identified approximately 42% of workers surveyed were in the San Joaquin Valley region.

The 2022 Farmworker Report identified that farmworkers studied were most likely to be renters (92%) and live in single family homes (55%). Farmworker households were larger than average, with a median size of four persons and 29% having 6 or more persons. Overcrowding is common with more than 25% sleeping in a room with 3 or more persons. The 2022 Farmworker Study also indicated that farmworkers generally experience substandard housing that often requires repairs. Further, poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses and infectious diseases. The 2022 Farmworker Report identified that housing needs for farmworkers include both seasonal and permanent affordable rental housing, with a significant amount (25%) of large units with 4 bedrooms. Most permanent and migrant farmworkers earn low incomes. Migrant farmworkers frequently move locations and need rental housing in the vicinity of their seasonal employment. Homeownership programs would benefit permanent farmworkers.

Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, disproportionately live in housing that is in the poorest conditions, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

The Housing Plan includes Program 12 to update the Zoning Ordinance to accommodate employee housing, including housing for agricultural workers, consistent with the requirements of State law. Chapter 3, Constraints, provides additional discussion of current requirements of State law related to employee housing, including housing for agricultural employees, and addresses potential constraints to the development of farmworker/employee housing. Program 2 of the Housing Plan addresses housing opportunities, including for farmworker households, Program 8 addresses housing rehabilitation and improvement assistance for lower income households, and Program 19 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including farmworker households.

**Female Heads of Households with Children**

Female-headed households with their own children or relatives make up approximately 9.2% of households in Lathrop (See Table 2-22). In 2020, about 15.3% of female-headed households in Lathrop had incomes below the poverty line, and female-headed households make up 24.5% of all households in poverty in Lathrop.

Household Type	City of Lathrop		San Joaquin County	
	Number	Percent	Number	Percent
Total Households	5,819		231,092	
Female-Headed with Own Children Under 18 Years	123	2.1%	13,427	5.8%
Female-Headed with Relatives, No Own Children Under 18 Years	393	6.7%	15,196	6.6%
Female-Headed with Only Nonrelatives Present	19	0.3%	2,449	1.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted

at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

Program 2 of the Housing Plan addresses housing opportunities, including for female-headed households with children, Program 8 addresses housing rehabilitation and improvement assistance for lower income households, including female-headed households, and Program 19 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including female-headed households. In Lathrop, there are a number of social service providers and emergency housing facilities serving women in need. For example, San Joaquin Health Services is a County department that assists families in receiving assistance with and access to medical and dental, food, childcare, and mental health resources. STAND! is a local organization that assists families and victims of domestic violence through providing community-based support services, youth education, and intervention services. The Family Justice Center serve families affected by domestic violence, child abuse, elder abuse, human trafficking, and sexual assault through supportive services, including legal assistance, trauma recovery, and community-based supportive services.

### ***Homeless And Other Groups Needing Temporary and Transitional Housing***

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Council on Homelessness (COH) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in San Joaquin County. The mission of COH is to provide leadership on homelessness and poverty in San Joaquin County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low income individuals and families within San Joaquin County.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the SJCoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

### **Homeless Estimates**

According to the SJCoC, an estimate of the County’s homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoC) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The SJCoC conducted its 2022 Homeless Count in January 2022. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of San Joaquin County during the last ten days of January 2022. Through a massive volunteer effort, including 315 people, the SJCoC conducted an observational count of both sheltered and unsheltered homeless persons during the last week of January 2022. The unsheltered count is obtained by engaging volunteers to collect data at one “point in time” throughout

the SJCoC through surveys, observations, and supportive service events. The sheltered count is obtained through the Homeless Management Information System (HMIS). The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, adopted by Congress in 2012 to amend the McKinney-Vento Act, requires all CoC-funded organizations, and all organizations funded in whole or in part by Emergency Solutions Grant funds, to regularly enter data into a local HMIS. All such organizations within the SJCoC enter data daily regarding those served into the locally administered HMIS.

**Table 2-23. Homelessness in San Joaquin County (2022, 2019, 2017)**

COH PIT Count	Lathrop		Countywide		
	Sheltered	Unsheltered	Sheltered	Unsheltered	Total
PIT Count 2022	Unknown <sup>1</sup>	Unknown <sup>2</sup>	964	1,355	2,319
PIT Count 2019	Unknown <sup>1</sup>	14	1,071	1,558	2,629
PIT Count 2017	Unknown <sup>1</sup>	0 <sup>3</sup>	985	567	1,552

<sup>1</sup>The sheltered population is not specified in the Unsheltered Homeless Count Report.  
<sup>2</sup>No count was conducted in these areas in 2022.  
<sup>3</sup>In 2019, for the first time, unsheltered homeless individuals were counted in the Cities of Lathrop, Ripon and Escalon.  
Source: The 2022 San Joaquin Continuum of Care Point in Time Count Local Report did not include counts for Escalon, Lathrop, or Ripon.

The SJCoC found 2,319 homeless individuals living in San Joaquin County during the last ten days of January 2022. Of those, 964 were sheltered and 1,355 were unsheltered. According to 2022 San Joaquin Continuum of Care Point in Time Count Local Report, no count was conducted in Lathrop in 2022. There were 14 homeless persons in Lathrop from the 2019 PIT Count, as shown in Table 2-23. While no count was conducted in Lathrop in 2022, the unsheltered homeless populations of neighboring Manteca and Stockton both declined from the 2019 to 2022 counts. Additionally, the total number of homeless persons Countywide has decreased by 310 homeless persons between the 2019 PIT Count and the 2022 PIT Count.

Additional demographics for the 2,319 homeless individuals Countywide are shown below in Table 2-24. Of the 2,319 homeless individuals Countywide, 1,421 or 61.3% were male and 891 or 38.4% were female, with 2 or 0.1% gender non-conforming population. Among homeless population in San Joaquin County, 131 individuals were in veteran households, 72 individuals were between 18 to 24 years old, 487 individuals were in family groups with children, and 567 adults with a serious mental illness; Additionally, approximately 809 or 34.9% of the 2,319 individuals experiencing homelessness met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing. It is noted that these characteristics are not discrete and there is overlap between these groups.

**Table 2-24. San Joaquin County Homeless Characteristics**

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	964	100.0%	1,355	100.0%	2,319	100.0%
Male	530	55.0%	891	65.8%	1,421	61.3%
Female	432	44.8%	459	33.9%	891	38.4%
Gender non-conforming	1	0.1%	1	0.1%	2	0.1%
Additional Demographics						
Chronically Homeless	153	15.9%	656	48.4%	809	34.9%
Veteran Households	41	4.3%	90	6.6%	131	5.6%
Adults with a serious mental illness	118	12.2%	449	33.1%	567	24.5%
Families with Children	487	50.5%	0	0.0%	487	21.0%
Unaccompanied Homeless Children and Transition-age Youth	39	4.0%	33	2.4%	72	3.1%



Note: Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.

Source: Point in Time Count Trends and Analysis - Homelessness and Disparity in San Joaquin County

## Emergency Shelters, Transitional, and Supportive Housing

### Resource Inventory

Homeless programs are primarily administered at the County-level through SJCoC. SJCoC maintains a list of services for homeless and low income families. The most recent inventory of resources available within San Joaquin County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the SJCoC. Table 2-25 below shows the total beds offered by homeless facilities in San Joaquin County and 2,408 total beds available Countywide, which are described in greater detail in the following paragraphs.

Facility Type	San Joaquin County Continuum of Care Region					
	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	87	366	713	1,089	0	0
Transitional Housing	63	255	178	433	n/a	n/a
Permanent Supportive Housing	91	272	460	732	n/a	n/a
Rapid Rehousing	37	117	23	140	n/a	n/a
Other Permanent Housing	0	0	14	14	n/a	n/a
<b>Total Beds</b>	<b>278</b>	<b>1,010</b>	<b>1,388</b>	<b>2,408</b>	<b>0</b>	<b>0</b>

Source: HUD 2021 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report.  
 URL: [https://files.hudexchange.info/reports/published/CoC\\_HIC\\_CoC\\_CA-511-2021\\_CA\\_2021.pdf](https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-511-2021_CA_2021.pdf)

### Emergency Shelters

The San Joaquin County Housing Authority operates two migrant centers near Lathrop under contract to the State. These two centers, Joseph J. Artesi Migrant Center II and Joseph J. Artesi Migrant Center III are located on French Camp Road approximately five miles from the current Lathrop city boundary. During the off-season, one of the French Camp facilities is made available to the homeless (from mid-December through mid-March). According to the HUD 2021 Continuum of Care Housing Inventory County Report for SJCoC, there are no emergency shelter facilities available to provide services in Lathrop. However, there are several available emergency shelter facilities available near Lathrop. H.O.P.E. Ministries is a non-profit, faith-based organization dedicated to providing shelter and services to homeless and low-income families. H.O.P.E. Ministries has two facilities in nearby Manteca, Raymus House and HOPE Family Shelter. Raymus House is an emergency shelter that services women and children who have been displaced for up to 60-90 days. Women may bring their children, girl's ages 0-18 and boys 0-12. HOPE Family Shelter is an emergency shelter that services families who have been displaced for up to 60-90 days. Married couples, or single parents, and their children may stay and receive services through "Project Hope" which offers case management, counseling and mental health referrals. Additionally, the nearby Manteca Warming Center provides a temporary cooling/warming shelter during periods of extreme weather at 555 Industrial Park Drive or at the Senior Center.

Additionally, 34 emergency shelter facilities are available to provide services in the SJCoC region. According to the HUD 2021 Continuum of Care Housing Inventory County Report for SJCoC, a total of 2,408 year-round beds are available; thus, emergency shelters comprise 45.2% of the total year-round beds in the County.

Provider Name - Facility	Family Beds	Adult-Only Beds	Child-Only Beds
Dignity's Alcove - Dignity's Alcove	0	40	0

Gospel Center Rescue Mission - GCRM Winter Overflow	0	50	0
Gospel Center Rescue Mission - New Hope Shelter	12	30	0
Gospel Center Rescue Mission - Men's Lodge	0	70	0
Haven of Peace - Haven of Peace	20	15	0
HOPE Ministries - HOPE Shelter	42	0	0
HOPE Ministries - Raymus House	45	0	0
Lodi House - Lodi House	24	0	0
Manteca - Winter Shelter	0	50	0
McHenry House - McHenry House	32	0	0
Ready to Work - HEARTT - (gold star shelter)	0	21	0
Salvation Army-Lodi - Hope Harbor	12	59	0
San Joaquin County - TANF Homeless Assistance	55	0	0
San Joaquin County - FEMA COVID NCS	0	96	0
Stockton Self Help Housing - [SSSH] B Street 74	0	5	0
Stockton Self Help Housing - SSSH housing	0	5	0
Stockton Self Help Housing - Napa River	0	5	0
Stockton Self Help Housing - {SSSH} Dolcetto Lane	0	5	0
Stockton Self Help Housing - [SSSH] Truckee	0	5	0
Stockton Self Help Housing - [SSSH] Stockton St 66	0	2	0
Stockton Self Help Housing - [SSSH] Santa Maria	0	5	0
Stockton Self Help Housing - [SSSH] Pine Brook	0	5	0
Stockton Self Help Housing - [SSSH] Grant Street	0	5	0
Stockton Self Help Housing - [SSSH] Golden Gate	0	5	0
Stockton Self Help Housing - [SSSH] Burney Falls	0	5	0
Stockton Self Help Housing - [SSSH] B Street 76	0	5	0
Stockton Self Help Housing - [SSSH] Birmingham	0	5	0
Stockton Shelter - SSN Winter Overflow	0	24	0
Stockton Shelter - Singles Shelter	0	160	0
Stockton Shelter - Family Shelter	92	22	0
Women's Center - Serenity House	8	4	0
Women's Center - DAWN House	24	8	0
Women's Center - YFS - Safe House	0	0	10
Women's Center - YFS - Opportunity House -ES	0	2	0
<b>Total</b>	<b>366</b>	<b>713</b>	<b>10</b>

**Transitional Housing**

Eight transitional housing providers were available to provide services in the SJCoC area, providing a total of 433 beds. Of the transitional housing beds available in San Joaquin County, 35 beds are located near Lathrop through Building Hope, a transitional living apartment that effectively prepares residents with the ability to transition from an emergency shelter environment to a residence outside of the HOPE Family Shelter system within an 18-month period. The table below highlights the number of beds each of the transitional-housing providers were able to provide in 2021.

<b>Table 2-27. Transitional Housing</b>		
<b>Provider Name - Facility</b>	<b>Family Beds</b>	<b>Adult-Only Beds</b>

Gospel Center Rescue Mission - Bill Brown Building	76	40
Gospel Center Rescue Mission - New Hope Transitional	34	20
Gospel Center Rescue Mission - New Life	0	24
HOPE Ministries - Building HOPE	35	0
Lodi House - Transitional Housing	12	0
Ready to Work - HARP (green dot)	0	24
Salvation Army-Lodi - Hope Avenue Apartments	0	18
Salvation Army-Lodi - Support Team	0	28
San Joaquin Aids Foundation - Edan, Hunter & Coral Housing	74	4
Stockton Shelter - Holman House	24	12
Women's Center - YFS - Opportunity House	0	8
<b>Total</b>	<b>255</b>	<b>178</b>

**Permanent Supportive Housing**

In 2021, the SJCoC area had three permanent supportive housing providers that offered the following bed counts at six different facilities.

**Table 2-28. Permanent Supportive Housing**

Provider Name - Facility	Family Beds	Adult-Only Beds
CVLIHC - Shelter Plus Care- combined	118	165
CVLIHC - Shelter Plus Care - 5	21	23
CVLIHC - SPICE	0	27
Housing Authority of San Joaquin County - HUD-VASH	120	206
Lutheran Social Services - Project HOPE - HEAP	0	18
Lutheran Social Services - Project HOPE	13	21
<b>Total</b>	<b>272</b>	<b>460</b>

**Rapid Re-Housing**

In 2021, the SJCoC area had five rapid re-housing providers that offered the following bed counts at 11 different facilities.

**Table 2-29. Rapid Re-Housing**

Provider Name - Facility	Family Beds	Adult-Only Beds
Berkeley Food and Housing Project - Roads Home	0	1
Catholic Charities - VetFam	0	2
CVLIHC - CARE - RRH	32	0
CVLIHC - ESG State RRH	0	1
CVLIHC - Hermanas 1	15	0
CVLIHC - Homelessness to Homes II	34	0
CVLIHC - ESG CoS RRH	0	0
CVLIHC - ESG SJC RRH	0	4
CVLIHC - CESH - permanent	0	2
San Joaquin County - First 5 – Housing WORKs	36	0
WestCare California - San Joaquin Valley Veterans	0	13

Total	117	23
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**Other Permanent Housing**

In 2021, the SJCoC area had two other permanent housing providers that offered the following bed counts at two different facilities.

<b>Table 2-30. Other Permanent Housing</b>		
<b>Provider Name - Facility</b>	<b>Family Beds</b>	<b>Adult-Only Beds</b>
CVLIHC - Town Center Studios	0	2
Tracy Community Connection Center - Tracy House	0	12
Total	0	14

**Assessment of Need**

Based on the available information, there is a Countywide homeless population of 2,319 persons and 2,408 available year-round beds, indicating there is generally adequate housing for homeless persons Countywide. However, it is noted that the 2022 PIT Report identified only 964 sheltered homeless persons and 1,355 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County’s total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing. Reviewing the eligible populations for the County’s various shelter opportunities indicates 1,010 beds are limited to occupancy by single adults with children or families with children. However, only 487 or 21.0% of the identified homeless persons during the 2022 PIT Survey were part of a family with children. This indicates that additional capacity is needed for shelter opportunities for single adults.

At a local level, the 2019 PIT Report identified 14 unsheltered homeless persons in Lathrop; no unsheltered homeless were identified in the 2015 PIT count, which also included local level counts for other communities. The 2022, 2017, and 2015 PIT counts did not include Lathrop. Based on a review of the inventory reported to the U.S. Department of Housing and Urban Development by SJCoC, it appears that there are no existing emergency shelters beds, transitional housing units, or permanent supportive housing units located in or provided by Lathrop, indicating a demand and need for housing to assist the unsheltered homeless population in Lathrop.

To address the unsheltered homeless needs, Program 19 (Coordinate with Housing Support Agencies) of the Housing Plan ensures the City will continue to participate in San Joaquin County Continuum of Care to provide ongoing homeless services, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population, and working to ensure that unsheltered persons are connected to resources and available beds on any given night. Program 12 of the Housing Plan would revise the Zoning Ordinance to accommodate, and remove constraints to, emergency shelters, low barrier navigation centers, and transitional and affordable housing.

Zoning to accommodate emergency shelters, transitional housing, and supportive housing is addressed in Chapter II, Constraints, and sites to accommodate emergency shelters are identified in Chapter II.

**E. HOUSING STOCK CHARACTERISTICS**

This section identifies the characteristics of Lathrop’s physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

**1. HOUSING TYPE**

As shown by Table 2-31, in 2000 there were 5,124 housing units in Lathrop. By 2010, the number increased to 5,279 units at a rate of 3.0%. During this time period, the number of single-family detached units increased by 347 units resulting in an increase of 7.6%. Additionally, mobile homes saw a significant decrease of 120 units or 32.6% during the same period, resulting in a total of 248 units in 2010. From 2010 to 2020, total housing units increased to from 5,279 to 6,290, at a rate of 22.8%. During this same period, single-family attached units decreased by 960 units or 21.2%.

**Table 2-31. Housing Units by Type within Lathrop**

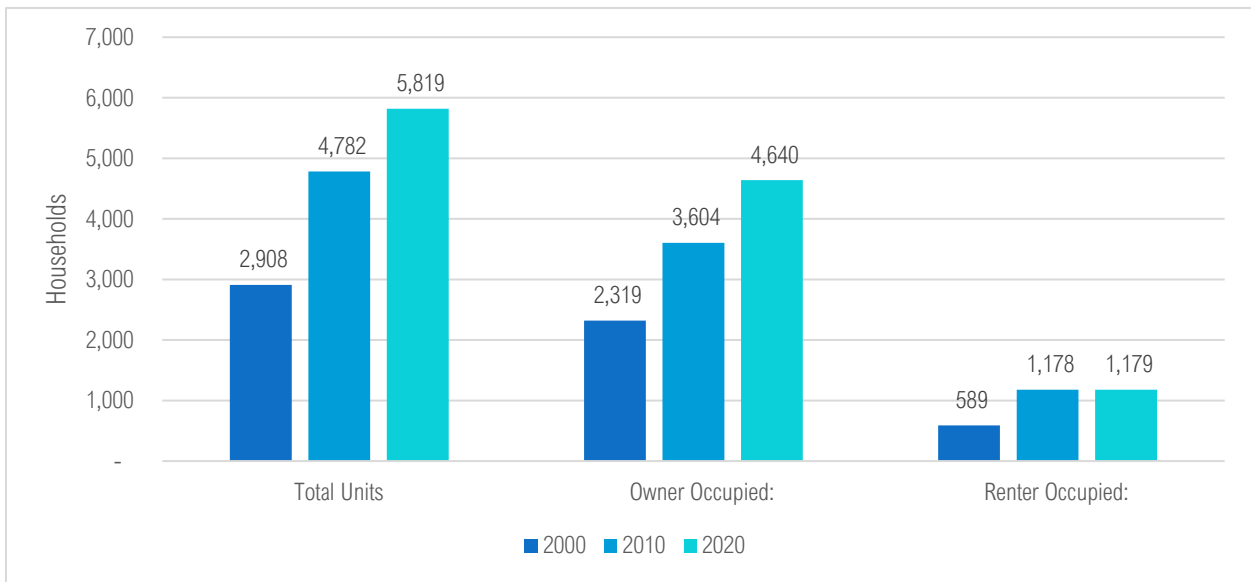
Type of Unit	2000	2010	2021	Change 2010-2021	
				Number	Percent
Single-Family Detached	4,538	4,885	5,498	+960	21.2%
Single-Family Attached	108	64	173	+65	60.2%
2 to 4 Units	41	45	239	+198	482.9%
5+ Units	69	20	57	-12	-17.4%
Mobile Homes	368	248	323	-45	-12.2%
Boat, RV, Van, etc.	-	17	-	0	0.0%
<b>Total:</b>	<b>5,124</b>	<b>5,279</b>	<b>6,290</b>	<b>+1,166</b>	<b>22.8%</b>

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25024.

## 2. HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 4 below compares the distribution of housing tenure in Lathrop in 2000, 2010, and 2020. Of the total occupied housing units in Lathrop in 2010, 75.4% (3,604 units) were owner-occupied and 24.6% (1,178 units) were renter households. In 2020, the distribution of occupied housing units in City of Lathrop remains similar, although owner-occupied housing units increased to 4,640 (79.7%) and rental units increased to 1,179 (20.3%).

Chart 4. Distribution of Housing Tenure – Lathrop (2000, 2010, 2020)



Source: U.S. Census Bureau, Census 2000 (SF1); ACS 16-20 (5-year Estimates), Table B25042

## 3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table 2-32 indicates the vacant housing stock by type in Lathrop as listed in the ACS 2016–2020 5-Year Community Survey. The 2020 ACS data indicates that there were 471 vacant units in Lathrop. Of the total vacant units, 60 units (12.7%) were classified as for rent, 50 units (10.6%) were classified as for sale, 75 units (15.9%) were classified as for seasonal, recreational, or occasional use.

**Table 2-32. Vacancy by Type in Lathrop (2020)**

Housing Type	City of Lathrop	
	Number	Percent
<b>Total Vacant Units</b>	<b>471</b>	<b>100.0%</b>
For Rent	60	12.7%
Rented, Not Occupied	10	2.1%
For Sale Only	50	10.6%
Sold, Not Occupied	121	25.7%
For Seasonal, Recreational, Or Occasional Use	75	15.9%
For Migrant Workers	0	0.0%

*Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.*

Table 2-33 compares the vacancy status of housing in Lathrop in 2010, 2015, and 2020. Lathrop showed an overall increase in vacancy rate between 2010 to 2020 from 4.5% to 7.5%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the renter vacancy rate in 2020 is only 0.7% in Lathrop, which reflects a need for rental-occupied housing production to increase the vacancy rates to the desired range of 5–6% for rental housing.

**Table 2-33. Vacancy Rates in Lathrop (2010, 2015, and 2020)**

Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2010	5,124	4,660	464	9.1%	1.0%	1.2%	4.5%
2015	5,279	5,039	240	4.5%	0.8%	0.6%	2.3%
2020	6,290	5,819	471	7.5%	2.9%	0.7%	2.5%

*Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25002 & B25004.*

#### 4. HOUSING AGE AND CONDITIONS

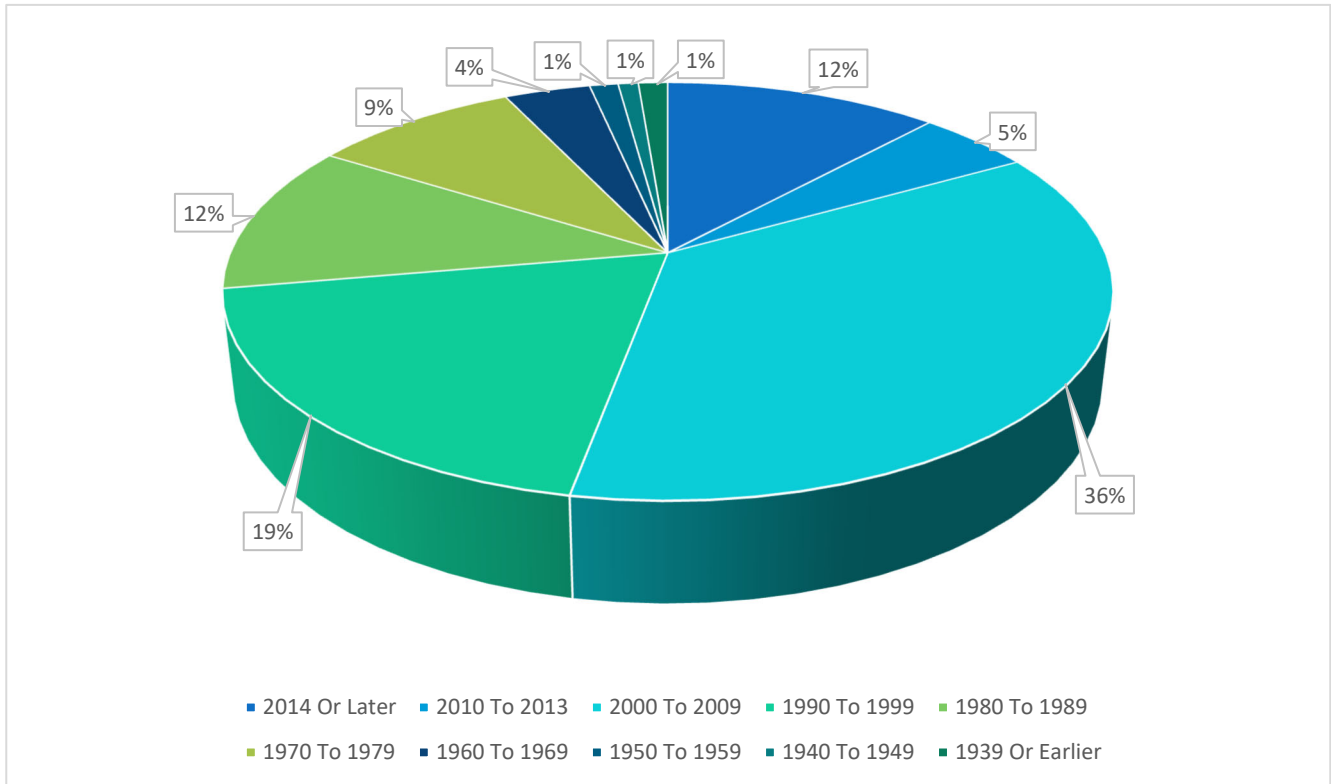
Related to the condition of the housing stock in Lathrop is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 5 illustrates the age of the housing stock in the City.

##### **Housing Conditions**

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Lathrop’s housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Lathrop lack complete plumbing facilities or kitchen facilities (see Table 2-34), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.9% of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Chart 5. Age of Housing Stock – Lathrop (2020)



Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

Housing Stock Indicators	Number	Percent
Total Housing Units	6,290	100.0%
Built 1970 or earlier	435	6.9%
Units Lacking Complete Plumbing Facilities	0	0.0%
Units Lacking Complete Kitchen Facilities	42	0.7%
No house heating fuel or wood fuel only	36	0.6%
No Phone Service Available	109	1.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table DP04.

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community’s housing stock. Only small portions of the housing units in Lathrop (1,700 or 27.0%) were built before 1990 with 435 or 6.9% units built before 1970. Approximately 54.1% of Lathrop’s housing stock was built after 2000 and another 18.8% was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 5 on the previous page, only small a portion of the Lathrop’s housing stock is more than 30 years old (approximately 27.0%) and a 6.9% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2023 addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 57% of survey participants indicated their home is in very good to excellent condition, 29% indicated their home shows signs of minor deferred maintenance; 14% indicated their homes needs moderate repairs or upgrades, and none identified the need for substantial repair or that their home was in

dilapidated condition. When asked to identify desired improvements to their home, 57% identified heating/air conditioning, solar, and electrical upgrades, 43% identified a room addition, 29% identified exterior improvements such as roofing, painting and general home repair, and 14% of respondents identified landscaping. When asked about housing challenges, none of the survey respondents indicated that their home is in poor condition and needs repair.

While the vast majority of the City’s housing stock has been built in the last 35 years (72%) and is generally in good condition, there are areas within the City with concentrations of housing in need of significant repair. However, regardless of the age of the unit, most of the City’s older neighborhoods in the core area have housing that has been well-maintained. Two Lathrop neighborhoods located east of Interstate 5 evidence scattered units with a higher need for housing repairs and investment than other neighborhoods in the community: 1) the area from 5<sup>th</sup> Street to 7<sup>th</sup> Street between Lathrop Road and O Street, and 2) the area generally located between Warren Ave and West Lathrop Road between South Harland Road to residences along Avon Avenue. These two areas also lack curbs, gutters, and sidewalks. In these areas, the older homes often need one or two moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that less than 1 percent of the City’s housing stock (less than 69 units) is dilapidated and requires significant improvements or replacement and approximately 5 percent of the stock (348) units are in need of one or more major repairs. Program 8 in the Housing Plan requires the City to continue to implement its housing rehabilitation program, to identify resources to expand its housing rehabilitation program, and provides for connecting neighborhoods and homes in need of significant repair to the City’s housing rehabilitation program.

**Overcrowding**

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family’s ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According to the 2016-2020 ACS, overcrowding in Lathrop was 9.1% (531 housing units). Among renters in Lathrop, approximately 3.8% of housing units (220 housing units) were in overcrowded conditions, and 0.4% (24 housing units) were in severely overcrowded conditions. Among homeowners, approximately 5.3% of housing units (311 housing units) were in overcrowded conditions, and 1.2% (70 housing units) were in severely overcrowded conditions. Table 2-35 provides information on overcrowded housing in Lathrop.

	Units	Percent
Owner Occupied:	4,640	79.7%
0.5 or less occupants per room	2,330	50.2%
0.51 to 1 occupant per room	1,999	43.1%
1.01 to 1.5 occupants per room	241	5.2%
1.51 to 2.0 occupants per room	12	0.3%
2.01 or more occupants per room	58	1.3%
Owner Occupied Overcrowded (1.01+)	311	5.3%
Owner Occupied Severely Overcrowded (1.5+)	70	1.2%
Renter Occupied:	1,179	20.3%
0.5 or less occupants per room	514	43.6%
0.51 to 1 occupant per room	445	37.7%
1.01 to 1.5 occupants per room	196	16.6%
1.51 to 2.0 occupants per room	10	0.8%



2.01 or more occupants per room	14	1.2%
Renter Occupied Overcrowded	220	3.8%
Renter Occupied Severely Overcrowded	24	0.4%
Total Units	5,819	100.0%
Total Overcrowded	531	9.1%
Total Severely Overcrowded	94	1.6%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25014.

## F. HOUSING COSTS AND AFFORDABILITY

### 1. HOUSING PRICES AND TRENDS

As indicated by Table 2-36, housing costs changed for some more than others in Lathrop through the years 2000 to 2020. From 2010 to 2020, homeowners saw a large rent increase of 19.5% while renters experienced a 14.1% increase in housing costs.

Cost Type	Year			% Change
	2000	2010	2020	2010-2020
Median Monthly Ownership cost	\$1,652	\$1,558	\$1,862	19.5%
Median Gross Rent*	\$742	\$1,534	\$1,751	14.1%

\*Not adjusted for inflation  
 Source: San Joaquin Valley Regional Early Action Project Report - U.S. Census, Census 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25105&B25064.

Table 2-37 indicates median housing value for homes in Lathrop. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 2-32, the median value for housing units in Lathrop in 2000 was \$145,700 and increased in value to \$289,800 in 2010. The value has since increased by 33.2% since 2010 to a median home value of \$385,900 in 2020.

Location	Median Home Values*					% Change
	1980	1990	2000	2010	2020	2010-2020
City of Lathrop	\$43,900	\$118,900	\$145,700	\$289,800	\$385,900	33.2%
San Joaquin County	\$56,400	\$120,500	\$139,800	\$318,600	\$367,900	15.5%
California	\$84,700	\$374,266	\$299,805	\$458,500	538,500	17.4%

\*Not adjusted for inflation  
 Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077

Table 2-38 indicates the value of owner-occupied housing units as reported on the ACS within Lathrop in 2020. Of the 4,640 owner-occupied units, there were 3,129 units (67.4%) valued in the \$300,000 to \$499,999 price range and 635 units (13.7%) valued in the \$500,000 to \$999,999 price range.

**Table 2-38. Value of Owner-Occupied Housing Units (2020) – City of Lathrop**

Value	Number of Units	% of Total
Less than \$50,000	176	3.8%
\$50,000 to \$99,000	92	2.0%
\$100,000 to \$149,999	59	1.3%
\$150,000 to \$199,999	43	0.9%
\$200,000 to \$299,999	487	10.5%
\$300,000 to \$499,999	3,129	67.4%
\$500,000 to \$999,999	635	13.7%
\$1,000,000 or more	19	0.4%
<b>Total</b>	<b>4,640</b>	<b>100.0%</b>

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (DP04)*

**Single-Family Units**

Table 2-39 indicates the median sales price of single-family residences housing units throughout San Joaquin County in June 2021 and June 2022. The City of Lathrop saw the second highest increase in median sales price compared with other jurisdictions in San Joaquin County. The median sales price of a single-family home in Lathrop in August 2022 was \$746,000 or about 24.4% greater than the median sales in August 2021 of \$599,750. The Cities of Escalon and Ripon saw a decrease in median sales price of a single-family home from August 2021 to August 2022. Countywide, the median sales price increased approximately 9.5%, from \$525,000 in August 2021 to \$575,000 in August 2022.

**Table 2-39. Sales Price by Jurisdiction – San Joaquin County**

City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
<b>San Joaquin County</b>	\$525,000	\$575,000	9.5%
Escalon	\$477,500	\$450,000	-5.8%
French Camp	\$349,000	\$642,500	84.1%
Lathrop	\$599,750	\$746,000	24.4%
Linden	\$476,500	\$575,000	20.7%
Lockeford	\$440,000	\$520,000	18.2%
Lodi	\$498,750	\$575,000	15.3%
Manteca	\$570,000	\$642,000	12.6%
Ripon	\$640,000	\$611,000	-4.5%
Stockton	\$411,500	\$424,500	3.2%
Tracy	\$751,000	\$823,750	9.7%
Woodbridge	\$610,000	\$639,500	4.8%

*Source: CoreLogic California Home Sale Activity, August 2022.*

**Mobile Homes**

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in San Joaquin County in 2020 was \$46,400 (US Census Bureau, ACS 2016-2020 Table 2-B25083). Overall, there are 8,538 mobile homes in San Joaquin County in 2022 with 381 located in Lathrop (DOF, Table E-5, 1/1/2022). As shown in Table 2-40, [there are five mobile home parks in Lathrop based on](#) HCD’s Lathrop Home Park ~~search indicates that there are six mobile home parks in Lathrop.~~

**Table 2-40. Mobile Home Parks - Lathrop**

Park Name	Park Address	Mobile Home Spaces
Haven Acres Mobile Home Park	1691 W Frewert Rd, Lathrop, CA 95330, (209) 982-5433	50
Lathrop Sands	11550 S Harlan, Lathrop, CA 95330, (209) 982-9492	36
Walnut Grove Mobile Home Park	365 E Louise Ave, Lathrop, CA 95330, (209) 858-4435	54
Lathrop Mobile Home Park	34 W Mossdale Rd, Lathrop, CA 95330, (510) 462-5111	24
Camino Real Mobile Estates	15820 S Harlan Rd, Lathrop, CA 95330, (510) 736-1557	167
Harlan Park	11424 S Harlan Rd, Lathrop, CA 95330, (209) 482-4854	2

Source: California Department of Housing and Community Development.

## 2. HOUSING AFFORDABILITY

According to HCD and HUD, housing is considered affordable if a household spends no more than 30% of its income on housing. Table 2-41 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's 2022 Income Limits for San Joaquin County.

**Table 2-41. Ability to Pay for Housing Based on Income Group/Household Size (2022) \***

Number of Persons	1	2	3	4	5	6
<b>Extremely Low-Income Households - 30% of Median Household Income</b>						
Income Level	\$17,400	\$19,900	\$23,030	\$27,750	\$32,470	\$37,190
Monthly Income	\$1,450	\$1,658	\$1,919	\$2,313	\$2,706	\$3,099
Max. Monthly Gross Rent**	\$435	\$498	\$576	\$694	\$812	\$930
Max. Purchase Price***	\$65,637	\$74,374	\$85,314	\$101,810	\$118,306	\$134,802
<b>Very Low-Income Households - 50% of Median Household Income</b>						
Income Level	\$29,000	\$33,150	\$37,300	\$41,400	\$44,750	\$48,050
Monthly Income	\$2,417	\$2,763	\$3,108	\$3,450	\$3,729	\$4,004
Max. Monthly Gross Rent**	\$725	\$829	\$933	\$1,035	\$1,119	\$1,201
Max. Purchase Price***	\$111,003	\$125,507	\$140,011	\$154,341	\$166,049	\$177,582
<b>Low-Income Households - 80% of Median Household Income</b>						
Income Level	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800
Monthly Income	\$3,863	\$4,417	\$4,967	\$5,517	\$5,958	\$6,400
Max. Monthly Gross Rent**	\$1,159	\$1,325	\$1,490	\$1,655	\$1,788	\$1,920
Max. Purchase Price***	\$177,380	\$200,742	\$223,928	\$247,114	\$265,733	\$284,352
<b>Moderate-Income Households - 120% of Median Household Income</b>						
Income Level	\$71,400	\$81,600	\$91,800	\$102,000	\$110,150	\$118,300
Monthly Income	\$5,950	\$6,800	\$7,650	\$8,500	\$9,179	\$9,858
Max. Monthly Gross Rent**	\$1,785	\$2,040	\$2,295	\$2,550	\$2,754	\$2,958
Max. Purchase Price***	\$276,500	\$312,518	\$348,535	\$384,553	\$413,332	\$442,111

Notes:  
 \*Based on San Joaquin County FY 2022 Annual Median Income (household)

*\*\*Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

*\*\*\*Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low, \$25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

*Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household*

*1. Annual Income Level: \$66,200*

*\*Based on San Joaquin County FY 2022 Annual Median Income (household)*

*\*\*Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

*\*\*\*Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low, \$25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

*Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household*

*1. Annual Income Level: \$66,200*

*2. Monthly Income Level:  $\$66,200/12 = \$5,517$*

*3. Maximum Monthly Gross Rent:  $\$5,517 \times .0.3 = \$1,655$*

*4. Max Purchase Price:*

*a. Gross monthly income =  $\$5,517$*

*b. Down Payment and Closing Costs  $\$15,000$ ; Closing Costs 3.0%*

*c. Monthly housing costs:  $\$5,517 \times .0.3 = \$1,655$*

*d. Principal and Interest plus utilities/taxes/mortgage/insurance:  $\$1,158 + \$497 = \$5,517 \times .0.3 = \$1,655$*

*Sources: HCD FY2022 State Income Limits, De Novo Planning Group 2022.*

## Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 2-10 identifies overpayment levels by income range. As shown in Table 2-10, approximately, 32.6% of all households in Lathrop overpaid for housing. Renters were more likely to overpay than homeowners; 47.1% of renter households paid more than 30 percent of their income for housing and 27.6% of owner households paid more than 30 percent of their income for housing. Of the 1,795 households overpaying for housing in Lathrop, 660 were renter households, and 1,135 were owner households.

In general, overpayment disproportionately affects lower income households; 70.5% of lower income households (0-80% of AMI) and 67.8% of extremely low income households (0-30% of AMI) paid more than 30% of their income for housing.

## Affordability - Renters

Table 2-42 identifies the Fair Market Rent (FMR) for San Joaquin County in 2022 and 2023 as determined by the U.S. Department of Housing and Urban Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

The Housing Authority of the County of San Joaquin (HACSJ) manages 1,140 Housing Choice Vouchers/Section 8, as discussed in the Assisted Housing section, which provide monthly rental assistance payments to lower income families.

**Table 2-42. HUD Fair Market Rents San Joaquin County (2022, 2023)**

Bedrooms in Unit	Fair Market Rent (FMR) 2022	Fair Market Rent (FMR) 2023
Studio	\$891	\$1,040
1 Bedroom	\$992	\$1,158
2 Bedrooms	\$1,305	\$1,513
3 Bedrooms	\$1,854	\$2,150
4 Bedrooms	\$2,234	\$2,577

*Source: HUD 2022/2023 FMR San Joaquin County.*

There were 51 rental listings posted on Zillow.com in June 2023, including 3 two-bedroom apartments between \$\$1,450 to \$1,695, 12 three-bedroom apartments or houses between \$2,100 to \$3,300, and 23 four-bedroom apartments or houses between \$2,600 to \$5,535 a month, most of which are higher than the 2023 FMR. Table 2-43 identifies the recent homes listed for rent in Lathrop, including type of housing unit and whether the rental unit is affordable to lower income households. The affordability of the recent homes is based on the max monthly rent identified in Table 2-41.

**Table 2-43. Lathrop Rent Affordability (2022)<sup>1</sup>**

Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to <sup>2</sup> :		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
17205 Bach Ct – ADU	1	1	\$1,450	No	No	Families of 3+
351 Gardner Pl - Single Family	3	2	\$2,400	No	No	No
17116 Laurel Oak Ln Single Family	4	2.5	\$2,600	No	No	No
18537 Patriot Way Single Family	4	3	\$3,200	No	No	No
1571 Plumas Dr Single Family	1	1	\$1,650	No	No	Families of 4+
749 Albany St Single Family	4	2.5	\$3,000	No	No	No
1023 Dry Creek Pl Single Family	4	3	\$3,050	No	No	No
17860 Daffodil Hill St Single Family	4	3	\$3,000	No	No	No
2254 Middlebury Dr Single Family	5	3	\$3,300	No	No	No
644 Sunflower Dr Single Family	3	2.5	\$2,100	No	No	No
3096 Garden Farms Ave - Apartments	1	1	\$1,550	No	No	Families of 4+
930 Pipit St Single Family	4	2	\$2,950	No	No	No
2770 Lockborne Ct Single Family	3	2.5	\$3,000	No	No	No
582 Pasture Ave Single Family	4	3	\$5,535	No	No	No
947 E H St - Apartments	2	1	\$1,495	No	No	Families of 4+
307 Victorian Trl Single Family	4	2.5	\$2,895	No	No	No
17742 Golden Spike Trl Single Family	3	2	\$2,595	No	No	No
17936 Silver Springs Way Single Family	4	3	\$3,850	No	No	No

*Note:*

1. This table includes rental listings posted on Zillow.com in June 2023.
  2. Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 2-41
- Source: Zillow.com

As shown in Table 2-36, the median gross rent in Lathrop was \$1,751 in 2020, an increase of 14.1% from 2010. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn \$5,837 per month or \$70,040 per year to afford the average 2020 rental price in Lathrop. Therefore, for households of one person, the average rent in 2020 in Lathrop and currently available rental housing on Zillow.com would be unaffordable to the extremely low (< \$27,750 per year) and very low (\$27,750 - \$41,400 per year) households, and low income (\$41,400 - \$66,200 per year), but would be affordable to some moderate income (\$66,200 - \$102,000) households.

**Affordability - Homeowners**

As shown in Table 2-37, the median home value in Lathrop was \$385,900 in 2020, which was a 33.2% increase from \$289,800 in 2010. Recent median sales data in Table 2-44 shows that the median list price of a single family detached unit in Lathrop experienced a 10.3% decrease from 2022 to 2023, decreasing from \$776,055 to \$695,740. However, reviewing the median list data in Table 2-44 along with the affordable home purchase price amounts by income level and household size in Table 2-41 indicates that median home sales prices in Lathrop are not affordable to lower income households. Table 2-44 identifies Lathrop’s housing list prices trends, showing changes in the median home price in recent years.

<b>Table 2-44. Median Housing List Price in Lathrop (2019-2023)</b>					
	2019	2020	2021	2022	2023
Single Family	\$482,500	\$540,000	\$525,000	\$776,055	\$695,740
<i>SOURCE: WWW.MOVOTO.COM, MAY 2023</i>					

According to Zillow.com as of June 2023, there are currently 3 two-bedroom housing units for sale in Lathrop listed between \$130,000 to \$556,950, 35 three-bedroom housing units listed from \$180,000 to \$821,900, and 39 four-bedroom housing units listed from \$548,000 to \$957,220. Comparing the current listing prices to Table 2-41 it appears that these single-family homes in Lathrop are not affordable to most lower income households. A review of recent sale data for housing in Lathrop reveals that among 20 housing units sold in June 2023, 12 were below the median sale price of \$695,740. Table 2-45 identifies the recent homes sold in Lathrop, type of housing unit, and the level of affordability of homes in the lower price range. The affordability of recent homes is based on affordable home purchase prices identified in Table 2-41.

**Table 2-45. Affordable Homes Sold in Lathrop (2023)**

Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to <sup>1</sup> :		
				Extremely Low Income	Very Low Income	Low Income
515 Steven Pl - Single Family	3/2	\$510,000	06/27/23	No	No	No
920 Onyx Ave - Single Family	5/3	\$660,000	06/23/23	No	No	No
15512 Post St - Single Family	3/2	\$730,000	06/21/23	No	No	No
316 Colonial Trl - Single Family	4/3	\$634,000	06/20/23	No	No	No
15820 S Harlan Rd - Mobile Home	3/2	\$170,000	06/16/23	No	Families of 6+	Families of 1+
2629 Frampton Ct - Single Family	3/3	\$799,900	06/15/23	No	No	No
1045 Pipit St - Single Family	4/3	\$598,750	06/16/23	No	No	No
17445 Deep Sea Dr - Apartments	4/3	\$590,000	06/14/23	No	No	No
1315 Richardson Rd - Single Family	4/3	\$647,070	06/12/23	No	No	No
2664 Garden Farms Ave - Single Family	4/3	\$830,000	06/08/23	No	No	No
17479 Graceada Ln - Single Family	3/3	\$715,000	06/08/23	No	No	No
407 Mingo Way - Single Family	3/2	\$390,000	06/07/23	No	No	No
2840 Wylm Blvd - Single Family	5/5	\$919,093	06/07/23	No	No	No
1019 Old Wharf Pl - Single Family	4/3	\$645,000	06/06/23	No	No	No
15310 6th St - Single Family	2/1	\$240,000	06/05/23	No	No	Families of 4+
2348 Mozart Ave - Single Family	4/3	\$819,000	06/05/23	No	No	No
2921 Hercules Ct - Single Family	5/5	\$1,026,000	06/01/23	No	No	No
1061 Pipit St - Single Family	4/2	\$616,205	06/01/23	No	No	No
367 Renaissance Ave - Single Family	4/3	\$651,000	05/31/23	No	No	No
2851 Mulholland Dr - Single Family	3/3	\$735,960	05/31/23	No	No	No

Note: <sup>1</sup> Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 2-41  
 Source: Zillow.com

As indicated by Table 2-41, extremely low, very low, and low income households regardless of household size cannot afford typical sales prices in Lathrop. As shown in Table 2-45, among 20 housing units sold in Lathrop in June 2023, there are only two housing units affordable to low income households, one housing unit affordable to very low, and no housing unit affordable to extremely low income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

### 3. ASSISTED HOUSING

#### **Housing Authority of the County of San Joaquin**

Lathrop and the entirety of San Joaquin County are served by the Housing Authority of the County of San Joaquin (HACSJ). HACSJ provides and advocates for safe, affordable and attractive living environments for low income working families, elderly, and disabled residents of San Joaquin County.

HACSJ has an Annual Contributions Contract for 5,174 Housing Choice Vouchers, including Veteran’s Affairs Supportive Housing and Family Unification Program vouchers. HACSJ currently has a closed waiting list; in December 2021, the wait list was opened for 60 days and 3,000 households were selected through a lottery to be placed on the waiting list. The lack of Housing Choice Vouchers and public housing throughout the County have resulted in lengthy waiting lists for these opportunities that open infrequently, posing a constraint to households that have recently become lower income or lower income households, including workers, that have moved to the County and are in need of affordable housing.

#### **Assisted Housing At-Risk of Conversion**

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any

assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Units at risk of conversion are those that may have their subsidized contracts terminated (“opt out”) or that may “prepay” the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

California Housing Partnership uses an at-risk category for assisted housing developments in its database. Very-High Risk assisted housing are those affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk assisted housing are those affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk assisted housing are those affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk assisted housing are those affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

There are no assisted housing projects located in Lathrop, based on a review of California Housing Partnership, California Tax Credit Allocation Committee, and U.S. Department of Housing and Urban Development housing data.

**Cost Analysis.** State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. As there is no assisted housing in Lathrop, the cost of conserving assisted units is \$0 for new construction, rehabilitation, and preservation.

### Qualified Entities

HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: <https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing>

Qualified entities for San Joaquin County include:

- Stockton Shelter for the Homeless
- ACLC Dewey Housing, Inc.
- Eskaton Properties, Inc.
- Rural California Housing Corporation
- Housing Corporation of America
- ROEM Development Corporation
- Volunteers of American National Services
- L + M Fund Management LLC



## G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Lathrop, as shown by Table 2-47 below, is allocated by SJCOC to address existing and future needs for the 6th Cycle.

<b>Table 2-47. Regional Housing Needs Allocation – Lathrop (2023–2031 Planning Period)</b>			
<b>Income Group</b>	<b>Income Range<sup>1</sup> (Family of Three)</b>	<b>Affordable Monthly Housing Costs<sup>2</sup></b>	<b>Lathrop Regional Share (units)</b>
Extremely Low: <30% AMI <sup>3</sup>	< \$27,750	< \$694	1,193
Very Low: 30-50% AMI	\$27,750 - \$41,400	\$694 - \$1,035	1,193
Low: 50-80% AMI	\$41,400 - \$66,200	\$1,035 - \$1,655	1,498
Moderate: 80-120% AMI	\$66,200 - \$102,000	\$1,655 - \$2,550	1,342
Above Moderate: 120 + AMI	\$102,000 +	\$2,550 +	3,176
<b>Total</b>	n/a	n/a	8,402

*Note:*

1. HCD has established these income limits for San Joaquin County for 2021.
2. In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
3. 50% of the City’s very low income housing needs (100 units) are for extremely low income households, which are defined as those families earning less than 30% of median income.

Source: Joaquin County Regional Housing Needs Plan - 6th Cycle Regional Housing Needs Allocation 2023-2031; HCD 2021 State Income Levels.

### 3. CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Lathrop has undertaken many changes to its Zoning Ordinance as part of its work program to implement the 2015 Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Lathrop in formulating housing programs.

## GOVERNMENTAL CONSTRAINTS

### LAND USE CONTROLS

#### General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City’s General Plan Land Use Element establishes land use designations for all land within the City’s boundaries.

Lathrop’s General Plan designations are separated into six sub-plan areas, as shown in Figure 1. Four of the six sub-plan areas permit residential development and are described as follows:

- The City Proper/East Lathrop sub-area consists of all lands east of Interstate-5 (I-5) north of Vierra Road and S Howland Road, as well as lands to the west of I-5 within the West Lathrop Specific Plan Mossdale Village Project Area.
- The Central Lathrop sub-area is located west of the I-5 freeway, north of the West Lathrop Specific Plan area, and east of the San Joaquin River. This sub-area’s development is also guided by the Central Lathrop Specific Plan.
- The River Islands sub-area is located within the West Lathrop Specific Plan area, west of I-5 and the San Joaquin River and north of I-205.
- The Stewart Tract sub-area is bisected by I-5 and is bound to the south and east by Paradise Cut and the San Joaquin River, and to the north by the Union Pacific Railroad tracks.

The General Plan includes designations that accommodate a range of residential development types in each sub-area (see Table 3-1 and Figure 1).

**Table 3-1. City General Plan Residential Land Use Designations**

General Plan Designation	Description
<b>City Proper</b>	
Low Density Residential (LD)	Low Density Residential development will typically involve single-family detached housing on individual lots although developments at the higher range of the allowed development densities may accommodate clustered developments as part of a Planned Development. This designation allows a density range of 1-7 du/A.
Medium Density Residential (MD)	Medium Density Residential provides for a wide variety of housing types including zero lot line, multiplexes, homes on lots with reduced front yard setbacks, garden

General Plan Designation	Description
	apartments, condominiums, townhouses, and mobile homes in mobile home parks. This designation allows a density range of 8-15 du/A.
High Density Residential (HD)	This designation provides for multi-family development in structures of two to three stories. This density range accommodates a variety of multi-family housing types, ranging from row houses to triplexes and four-plexes, stacked townhouses, walk-up garden apartments, and multi-family apartments and condominiums. This designation allows a density range of 16-25 du/A.
Village Center (VC)	The Village Center designation provides for a variety of commercial, professional, civic and residential uses. Projects in these areas should be pedestrian-oriented developments typical of a traditional main street with storefronts and residential entryways oriented toward public streets. Projects may consist of wholly residential uses, wholly non-residential uses, or a mix of both residential and non-residential uses. Residential densities within this category shall fall within the HDR density range (16-25 du/A). Sites developed with a mix of uses, or non-residential uses, must adhere to a FAR maximum of up to 0.85. The FAR calculation is not inclusive of the residential component.
Community Commercial (CC)	The Community Commercial designation provides for a wide range of retail sales, shopping centers, office uses, and personal and business services, accessed primarily by automobile, and intended to serve the community and the surrounding areas. Residential dwellings are conditionally allowed within this designation, provided they are constructed over a permitted use. Residential densities shall be in accordance with density requirements established within the HDR density range (16-25 du/A). This designation allows a maximum FAR of 0.5.
<b>Central Lathrop</b>	
Variable Density Residential (VR-CL)	The Variable Density Residential designation uses include single family or multi-family units provided by way of a variety of product types. These uses are typically scattered throughout the interior of the Plan and may include either detached or attached units. Neighborhoods may be designed to accommodate conventional lots, small lots, clusters, duets, zero lot lines, courtyards, townhouses, and other innovative lotting strategies and product types that accommodate the demand for higher density housing products. This designation allows a density range of 3-16 du/A.
High Density Residential (HR-CL)	The High Density Residential designation uses generally require attached units and accommodate a variety of product types such as flats, townhouses, condominiums, live/work, lofts, and apartments. These uses are typically located in the core of a project, adjacent to higher intensity services and streets to provide active walkable areas with convenient access to services while acting as a buffer between commercial areas and less dense neighborhoods. This designation allows a density range of 15-49 du/A.
Residential/Mixed Use (R/MU-CL)	The Residential/Mixed-use designation can accommodate all commercial uses, all residential uses, or a mixture of the two. This designation permits a wide variety of uses to occur and provides flexibility to respond to market demand. While various residential and commercial uses are permitted, no one use is required. Mixed-use development provides a wide range of lively and convenient interactions between different land uses. Commercial uses within this category are generally more local serving in nature. This designation allows a density range of 10-40 du/A and a FAR range of 0.17-0.6.
Office Commercial (OC-CL)	The Office Commercial designation provides for regional as well as local serving retail and business/professional workspace. Typical uses include a wide variety of

General Plan Designation	Description
	shopping including grocery/drug, large floor plate stores, smaller specialty retail, restaurants and fast food, as well as professional offices, incubator and research and development space, and small business flex space. Hotels are also a permitted use. Any mix of office and commercial uses are permitted within this designation. Standalone residential dwellings are conditionally allowed within this designation. Residential densities shall be in accordance with density requirements established within the High Density Residential designation of 16-25 du/A. This designation allows a maximum FAR of 0.6.
Neighborhood Commercial (NC-CL)	The Neighborhood Commercial designation allows for convenience shopping for goods and services necessary to provide for local residents as well as smaller scale local serving office development. Standalone residential uses are conditionally allowed within this designation. Residential densities shall be in accordance with density requirements established within the High Density Residential designation of 10-40 du/A. This designation allows a maximum FAR of 0.45.
<b>River Islands</b>	
Residential Low (RL-RI)	The Residential Low designation is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, duplexes, water-oriented residential uses and residential use types compatible with single-family neighborhood communities. This designation allows for a density range of 3-9 du/A.
Residential Medium (RM-RI)	The Residential Medium designation is intended to provide for and protect neighborhoods comprised of single-family dwellings (both attached and detached), two-family residences, multi-family residences, water-oriented residential uses and residential use types compatible with medium density neighborhoods. This designation allows for a density range of 6-20 du/A.
Residential High (RH-RI)	The Residential High designation is intended to provide for and protect neighborhoods comprised of two-family residences, multi-family residences, water-oriented residential uses and residential use types compatible with higher density neighborhoods, such as apartments and condominiums. This designation allows for a density range of 15-40 du/A.
Transit-Oriented Development (TOD-RI)	The purpose of the Transit Oriented Development designation is to establish higher density residential uses within ½ mile of the proposed transit station, for the Valley Link system, at the Union Pacific Railroad and provide the opportunity for these residential uses to be adjacent to or near mixed use commercial, service and office uses in a horizontal or vertical mixed-use orientation. The TOD area will provide a walkable residential village in close proximity to the transit station that will allow residents to minimize their use of automobiles and have easy access to employment centers in the Bay Area via Valley Link's connection to BART. Parking areas shall be designed to provide opportunities for others who live in Lathrop or the surrounding area to utilize the transit station, as well as complementary service retail and commercial uses. This designation allows for a density range of 6-40 du/A and a maximum FAR of 0.9.
Mixed Use (MU-RI)	The Mixed Use designation allows for the integration in a single project of both residential and commercial uses. Housing is permitted but not required. The mixed use designation allows the placement of residential units over street level businesses, as well as development of residential uses adjacent to compatible commercial, office and recreational uses. This designation allows for a density range of 6-40 du/A and a FAR range of 0.5-0.9.
<b>Stewart Tract</b>	

General Plan Designation	Description
Residential – Stewart Tract (R-ST)	The Residential designation is intended primarily to provide low density, detached and clustered single-family dwellings. This designation allows for a density range of 1-7 du/A.
Recreation Commercial (RC-ST)	The Recreation Commercial designation allows for theme parks, agricultural entertainment (“agri-tainment”), retail-oriented agricultural operations such as “U-Pick” produce and farmstands, retail entertainment, participatory activities, spectator events, commercial lodging, and high density residential at a density of 15-40 du/A. This category embraces a wide variety of uses which reflect the dynamic character of the market for commercial recreation and entertainment related activities. This designation allows for a maximum FAR of 0.5.

SOURCE: CITY OF LATHROP GENERAL PLAN, 2022.

**Zoning**

The City’s Zoning Code provides for a range of densities and residential uses, including single family, multifamily, mobile homes and manufactured housing, accessory dwelling units (ADUs), single room occupancy units (SROs), emergency shelters, and residential care facilities as shown in Table 3-2. In Following the City’s 2022 General Plan Update, the City updated its Zoning Code to implement the adopted General Plan. As a result, the City removed Residential Acreage zone, which allowed development at 1 unit per acre, removed the Residential Multifamily Mobile Home district (RM-MH8) and allows mobilehome parks in all RM districts (RM-2, RM-3), removed the Mixed Use Combining District (MXU), consolidated the single family residential district in Mossdale Village (R-MX and RX-MV are now RL-MV), and rezoned multiple sites to allow and mixed uses (TOD-RI, R/MU-CL, and PO-CL).

The City’s Zoning Code also addresses three areas within Specific Plans (River Islands, Central Lathrop, and Mossdale Village). For each of these areas, the applicable specific plan documents provide additional guidance regarding permitted densities, lot sizes, and development permitted. Table 46 reflects densities, lot sizes, and uses allowed by both the Zoning Code and applicable specific plan documents.

**Table 3-2. Residential Zoning District Regulations**

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
One-Family Residential (R-1-6)	Minimum: 1 Maximum: 7	6,000	Single family, mobile/manufactured, ADU, residential care (6 or less)
One-Family Residential (R-1-5)	Minimum: 1 Maximum: 7	5,000	Single family, mobile/manufactured, ADU, residential care (6 or less)
Multifamily Residential (RM-3)	Minimum: 8 Maximum: 15	6,000 (3,000 per unit)	Single family <sup>1</sup> , multifamily, mobile/manufactured, ADU, residential care (6 or less), emergency shelter
Multifamily Residential (RM-2)	Minimum: 16 Maximum: 25	6,000 (2,000 per unit)	Single family, duplex, multifamily, mobile/manufactured, ADU, residential care (6 or less), emergency shelter
Neighborhood Commercial (CN)	Same as RM-2	6,000	Single family over or to the rear of a permitted use subject to the RM-2 standards, mobile/manufactured, ADU, residential care (6 or less)

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	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
<b>River Islands (-RI)</b>			
Residential Low Density (RL-RI)	Minimum: 3 Maximum: 9	2,400	Single family, duplex, triplex, townhome, condominium, mobile/manufactured, ADU, residential care (6 or less)
Residential Medium Density (RM-RI)	Minimum: 6 Maximum: 20	2,400	Single family, duplex, triplex, townhome, condominium, multifamily, mobile/manufactured, ADU, residential care (6 or less)
Residential High Density (RH-RI)	Minimum: 15 Maximum: 40	0 – 20,000	Multifamily, mobile/manufactured, ADU, residential care (6 or less), emergency shelter
Mixed Use (MU-RI)	Minimum: 6 Maximum: 40	2,400	Single family attached, duplex, multifamily, mobile/manufactured, ADU, residential care (6 or less)
Transit Oriented Development (TOD-RI)	Minimum: 6 Maximum: 40	2,400	Single family attached (condominium/townhome), multifamily, mobile/manufactured, ADU, residential care (6 or less)
<b>Central Lathrop (-CL)</b>			
Variable Density Residential (VR-CL)	Minimum: 3 Maximum: 16	Single Family: less than 4,000 to over 5,000	Single family, duplex, multifamily, mobile/manufactured, ADU, residential care (6 or less)
High Density Residential (HR-CL)	Minimum: 15 Maximum: 49	-	Single family, duplex, multifamily, mobile/manufactured, ADU, residential care (6 or less)
Residential/Mixed-Use (R/MU-CL)	Single Family: 0.14-4 Multifamily Minimum: 10 Maximum: 40	Single Family: less than 4,000 to over 5,000	Single family, duplex, multifamily, mobile/manufactured, ADU, residential care (6 or less)
Commercial Office (CO-CL)	Minimum: 0 Maximum: 49	-	Dwellings over a permitted use
<b>Mossdale Village (-MV)</b>			
Single Family Residential (RL-MV)	1-7	6,000	Single family, ADU, residential care (6 persons or less)
Medium Density Residential (RM-MV)	Minimum: 8 Maximum: 15	6,000 (multifamily) 5,000 (single family)	Single family, duplex, ADU, multifamily, residential care (6 persons or less)
High Density Residential (RH-MV)	Minimum: 15 Maximum: 40	None	Single family, duplex, ADU, multifamily, second unit, residential care (6 or less)
Village Commercial (CV-MV)	Minimum: 16 Maximum: 25	None	High density residential (apartments, senior housing, condominiums, live/work),

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
			ADU; residential care (6 persons or less)

<sup>1</sup>SINGLE FAMILY UNITS ARE LIMITED TO REPLACEMENT UNITS, UNITS ON AN EXISTING LOT OF 8,000 S.F. OR LESS, OR UNITS THAT ARE PART OF A DEVELOPMENT WITH THE MAJORITY OF UNITS AFFORDABLE TO LOWER INCOME HOUSEHOLDS  
 SOURCE: LATHROP ZONING CODE, 2023; WEST LATHROP SPECIFIC PLAN (RIVER ISLANDS, SOUTHEAST STEWART TRACT, AND MOSSDALE VILLAGE), 2021; RIVER ISLANDS URBAN DESIGN CONCEPT, 2021; CENTRAL LATHROP SPECIFIC PLAN, 2011.

The City’s Zoning Code and specific plans provide for a range of residential uses, including single family, duplex, multifamily, mobile or manufactured housing, accessory dwelling units (ADUs), residential care facilities (small and large), and mobile home parks. Table 3-3 identifies the residential uses permitted in each zoning district. As shown in Table 3-3, single family uses are permitted in the zoning districts for the sites identified in Table 4-1 to accommodate lower income housing; however, these uses are limited to replacement units, units on small lots, and units associated with an affordable housing project.

**Table 3-3. Permitted Residential Uses**

Zoning District	Single Family	Duplex	Multi-family	Mobile / Manuf. Housing	ADU	SRO	Residential Care		Mobile-home Park	Emergency Shelter	Transitional Housing	Supportive Housing
							6 or less	7 +				
One-Family Residential (R)	P	-	-	A	P	-	P	C	C	-	5	6
Multifamily Residential (RM-3, RM-2)	P <sup>1</sup>	P	P	P	A	C	P	A/C <sup>2</sup>	C	P	5	6
Neighborhood Commercial (CN)	A3	-	A3	-	P	-	A3	-	-	-	5	6
Community Commercial (CC)	C4	C4	C4	C4	P	-	C4	-	-	-	5	6
<b>River Islands (-RI)</b>												
Mixed Use Town Center (MU-RI)	P (Attached SF)	P	P	P	P	-	P	C	A	-	5	6
Transit Oriented Development (TOD-RI)	P (Attached SF)	-	P	P	P	-	P	C	A	-	5	6
Residential Low Density (RL-RI)	P	P	P	P	P	-	P	C	C	-	5	6
Residential Medium Density (RM-RI)	P	P	P	P	P	-	P	C	-	-	5	6
Residential High Density (RH-RI)	-	P	P	P	P	C	P	C	-	-	5	6
<b>Central Lathrop (-CL)</b>												
Variable Density Residential (VR-CL)	P	P	P	P	P	-	P	C	-	-	5	6
High Density Residential (HR-CL)	P	P	P	P	P	-	P	C	-	-	5	6
Residential/Mixed-Use (R/MU-CL)	P	P	P	P	P	-	P	C	-	-	5	6
Commercial Office (CO-CL)	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>		P <sup>7</sup>	C				
<b>Mossdale Village (-MV)</b>												
Single Family Residential (RL-MV)	P	-	P	P	P	-	P	C (9 or more) <sup>8</sup>	-	-	5	6



Zoning District	Single Family	Duplex	Multi-family	Mobile / Manuf. Housing	ADU	SRO	Residential Care		Mobile-home Park	Emergency Shelter	Transitional Housing	Supportive Housing
							6 or less	7 +				
Medium Density Residential (RM-MV)	P	P	P	P	P	-	P	C (9 or more) <sup>8</sup>	PC	-	5	6
High Density Residential (RH-MV)	-	-	P	-	P	-	-	-	-	-	5	6
Village Commercial (VC-MV)	-	-	P	-	P	-	-	-	-	-	5	6

ADU=ACCESSORY DWELLING UNIT; SRO = SINGLE ROOM OCCUPANCY

P = PERMITTED USE; A = PERMITTED USE, ADMINISTRATIVE APPROVAL (CH. 17.108); S= PERMITTED USE, SITE PLAN REVIEW; C = CONDITIONAL USE PERMIT (CH. 17.112); PC –PLANNING COMMISSION APPROVAL REQUIRED

FAMILY CARE HOME – 17.32.020; MANUFACTURED HOUSING – 17.68

<sup>1</sup> ONE-FAMILY DWELLINGS ARE LIMITED TO: A SINGLE-FAMILY DWELLING REPLACING AN EXISTING SINGLE-FAMILY DWELLING ON A ONE FOR ONE BASIS; A SINGLE-FAMILY DWELLING ON AN EXISTING LOT OF EIGHT THOUSAND (8,000) SQUARE FEET OR LESS; OR SINGLE-FAMILY DWELLINGS THAT ARE PART OF A HOUSING DEVELOPMENT WITH THE MAJORITY OF UNITS AFFORDABLE TO EXTREMELY LOW, VERY LOW, AND/OR LOW INCOME HOUSEHOLDS

<sup>2</sup> ADMINISTRATIVE (NURSING HOMES, REST HOMES) AND CONDITIONAL (GROUP HOMES)

<sup>3</sup> SINGLE FAMILY ALLOWED IN CN DISTRICT IF OVER OR AT REAR OF PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-2 DISTRICT

<sup>4</sup> RESIDENTIAL ALLOWED IN CC DISTRICT IF OVER A PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-2 DISTRICT

<sup>5</sup> TRANSITIONAL HOUSING IS CONSIDERED A RESIDENTIAL USE AND IS SUBJECT TO ONLY THOSE REQUIREMENTS THAT APPLY TO OTHER RESIDENTIAL USES OF THE SAME TYPE (E.G., SINGLE-FAMILY, MULTIFAMILY, ETC.) IN THE SAME ZONE.

<sup>6</sup> SUPPORTIVE HOUSING IS CONSIDERED A RESIDENTIAL USE AND IS SUBJECT TO ONLY THOSE REQUIREMENTS THAT APPLY TO OTHER RESIDENTIAL USES OF THE SAME TYPE (E.G., SINGLE-FAMILY, MULTIFAMILY, ETC.) IN THE SAME ZONE.

<sup>7</sup> DWELLINGS ALLOWED OVER A PERMITTED USE

<sup>8</sup> GROUP HOME SERVING MENTALLY DISABLED OR OTHERWISE HANDICAPPED PERSONS

**Development Standards**

Table 3-4 summarizes development standards, including minimum lot size, setbacks, lot coverage, and building height, for residential zoning districts that are not within a specific plan. Zoning districts within a specific plan are addressed in Tables 3-5 through 3-8. Table 3-5 summarizes development standards for River Islands zoning districts and Mossdale Village zoning districts, both addressed by the West Lathrop Specific Plan. Table 3-6 summarizes development standards for River Islands Phase II. Table 3-7 describes development standards for conventional plotted single family lots and multifamily lots in zoning districts addressed by the Central Lathrop Specific Plan. Table 3-8 summarizes development standards for unconventional lots, such as rear- or alley-loaded single family lots and cluster housing for zoning districts in the Central Lathrop Specific Plan. Development standards have not been established for the R-REC-ST district; standards for this district will be established by an urban concept plan during the planning process for future development in this district.

The City’s standards are appropriate to accommodate the permitted uses in each zone. It is noted that the lot coverage standards are limited to structures (homes, garages, etc.) and do not apply to features such as driveways, parking areas, or patios or features for the disabled (walkways, ramps, etc.).

The maximum building height for all residential zoning districts is between 32 to 75 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code allows the maximum height limit to be exceeded for architectural features and projections such as fire and parapet walls, skylights, towers, spires, cupolas, flagpoles, chimneys, and similar structures.

While all of the base residential development standards are listed above, the City’s zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards such as sills, chimneys, fireplaces, cornices and eaves may extend into a required rear yard or a space between structures not more than 36 inches and may extend into a required front yard not more than 6 feet; provided, that where an architectural feature extends more than 24 inches into a required side yard, said extension shall be protected by a minimum 1-hour fire resistant standard. Also, open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than 4 feet; planter boxes attached to a building may be extended into a required front yard by not more than 3 feet. The Central Lathrop Zoning District allows several elements to project into the right-of-way; entry features up to 12 inches, awnings up to 5 feet, bay windows up to 3 feet.

**Table 3-4. Development Standards by Zoning District**

Development Standards	R		RM		HIST. LATH <sup>4</sup>	CN/CC
	R-1-6	R-1-5	RM-3	RM-2		
Density	1-7	1-7	8-15	16-25	1 to 25	CN: undefined CC: 21.78
Min. Site Area (sf) <sup>1</sup>	6,000	5,000	6,000 (3,000 per du)	6,000 (2,000 per du)	1,500-5,000	No limit
Minimum Lot Width (ft)	65/60	60/50	50	50	20-50	No limit
Minimum lot depth (ft)	80/90	80/90	80	80	75-100	-
Minimum Setbacks (ft)						
Front	20	20	15	15	8-10/15-20	15/10
Side interior/Street	5/10	5/10	5/10	5/10	4-5	0/10 if abutting residential
Rear single-story/ two-story <sup>2</sup>	10/20	10/20	10/10	10/10	5-10/20	0/10 if abutting residential
Maximum Height (ft)	35	35	35	35	32-35	65/75
Maximum Lot Coverage <sup>3</sup>	45%	45%	50%	60%	60-70%	No limit

SOURCE: LATHROP MUNICIPAL CODE, TITLE 17, 2023.

1. IN RM DISTRICTS, SITE AREA IS SHOWN AS MINIMUM SITE AREA PER PARCEL/MINIMUM SITE AREA PER DWELLING UNIT.

- 2. REAR SETBACK INCREASED BY 10 FEET IN RA AND R DISTRICTS AND 5 FEET IN PO DISTRICT PER EACH STORY OVER ONE STORY.
- 3. LOT COVERAGE APPLIES TO AREAS COVERED BY STRUCTURES
- 4. HISTORIC LATHROP OVERLAY DISTRICT PROVIDES FOR FOUR ZONING DISTRICTS: R ONE-FAMILY RESIDENTIAL LARGE AND SMALL LOTS, RM MULTIFAMILY RESIDENTIAL UNITS ATTACHED AND DETACHED. THE TABLE PROVIDES FOR RANGES WITHIN THE DIFFERENT DISTRICTS.

**Table 3-5. Development Standards – West Lathrop Specific Plan**

Development Standards	River Islands – Phase 1 <sup>1</sup>				Mossdale Village			
	RL-RI	RM-RI	RH-RI	MU-RI	Single Family Residential (R-MV)	Multi-Family Residential (RM-MV)	High Density Residential (RH-MV)	Village Commercial (VC-MV)
Density (DU/AC)	3-9	6-20	15-40	Low density: 3-9 High density: 15-40	1-7	8-15	16-25	16-25; Max. 2.0 floor area ratio
Min. Site Area (sf)	2,400	2,400	0 – 20,000	2,400 – Single; 20,000 - Multifamily	5,000	Min 1,200 to 4,000	None	-
Minimum Lot Width Corner/Interior	35	35	-	-	70/40	20-50	None	-
Minimum lot depth Corner/Interior	75/75	75/75	-	-	85/100	38-80	None	-
Minimum Setbacks								
Front	0 – 10	0 – 10	0 - 20	-	10-20 (must vary within subdivision)	8-20 (must vary within subdivision)	Primary streets: 15 Interior streets: 10	5 ft – ground floor residential
Side	0 - 10	0 - 10	0 - 20	-	5 10 – Corner lot		None	0 ft 5 ft- corner lot with ground floor residential
Rear	0 - 20	0 - 20	0 - 20	-	15 – first story 5 – add'l story	5-15	None	-
Maximum Height	35	50	50	125	35	35 or 40 feet for 3-story apartments/condominiums over parking	50	60
Maximum Lot Coverage by Structures	50%	65%	90%	Low density – 50% High density – 90%	50-55%	50% (6,000 sq.ft. or more) 60% (5,000 sq.ft. or less)	70%	-

SOURCE: WEST LATHROP SPECIFIC PLAN (RIVER ISLANDS, SOUTHEAST STEWART TRACT, AND MOSSDALE VILLAGE), 2012; URBAN DESIGN CONCEPT (RIVER ISLANDS), 2013

1. GENERAL SETBACKS PROVIDED. SETBACKS VARY WITHIN EACH DISTRICT BASED ON DISTANCE FROM STREETS (ARTERIAL, PARKWAY, AND COLLECTOR), CANALS, AND WATERFRONT SETBACKS VARY BASED ON DISTANCE

**Table 3-6. Development Standards – West Lathrop Specific Plan 2020 Amendment, River Islands Phase 2**

Development Standards	River Islands – Phase 2 <sup>1</sup>			
	RL-RI	RM-RI	RH-RI	MU-RI/ TOD-RI
Density (DU/AC)	3-9	6-20	15-40	Low density: 6-9 Medium density: 6-20 High density: 15-40
Min. Site Area (sf)	2,400	2,400	0 – 20,000	2,400 – Single; 20,000 - Multifamily
Minimum Lot Width Corner/Interior	35	35	-	-
Minimum lot depth Corner/Interior	75/75	75/75	-	-
Minimum Setbacks				
Front	0 – 10	0 – 10	0 - 20	-
Side	0 - 10	0 - 10	0 - 20	-
Rear	0 - 20	0 - 20	0 - 20	-
Maximum Height	35	50	125	125
Maximum Lot Coverage by Structures	60%	65%	65%	Low/medium density – 70% High density – 90%

SOURCE: WEST LATHROP SPECIFIC PLAN 2020 AMENDMENT FOR PHASE 2 OF RIVER ISLANDS, 2021.

1. GENERAL SETBACKS PROVIDED. SETBACKS VARY WITHIN EACH DISTRICT BASED ON DISTANCE FROM STREETS (ARTERIAL, PARKWAY, AND COLLECTOR), CANALS, AND WATERFRONT SETBACKS VARY BASED ON DISTANCE.

**Table 3-7. Development Standards – Central Lathrop Specific Plan: Conventional Lots**

Development Standards	SF – Large Lot	SF – Medium Lot	SF – Small Lot	High Density
Min. Site Area (sf)	5,000+	4,000-5,000	<4,000	--
Lot Width	45	40	32	-
Lot Depth	85	75	60	-
Building Setbacks (ft)				
Street to Porch	20	20	20	8
Street to Porch (Side-on Garage)	12	10	8	3-5 or 20+
Street to Living	15	12	10	10
Side - Interior	5	5	0/5	10
Side - Street	10	10	10	10
Rear	15	12	5	10
Open Space (sf)	400	300	180	80/unit
Building Height (ft)	40	40	40	50
Lots 45' wide or more	35	35	35	-
Lots less than 45' wide	30	30	30	-
Maximum Site Coverage (Structures)	50% - one story 60% multi-story	50% - one story 60% multi-story	65%	65%

SOURCE: LATHROP MUNICIPAL CODE, TITLE 17, 2023; CENTRAL LATHROP SPECIFIC PLAN, 2011;

**Table 3-8. Central Lathrop Zoning District: Unconventional Plotted Lots**

Lot Type	Land Use Category	Setbacks (Front/Rear/Side/Interior Side) (ft.)	Coverage	Height (ft.)
Single Family Detached- Rear Loaded				
SFD Large Lot (5,000 sq. ft. or greater)	SFD	15/5/10	50-60%	40
SFD Medium (4,000-5,000 sq. ft.)	SFD	12/3/10	50-60%	40
SFD Small (up to 4,000 sq. ft.)	SFD	10/3/10	65%	40
Single Family Detached Cluster				
SFD Large Lot (5,000 sq. ft. or greater)	SFD	15/5/10	50-60%	40
SFD Medium Lot (4,000-5,000 sq. ft.)	SFD	12/3/10	50-60%	40
SFD Small Lot (up to 4,000 sq. ft.)	SFD	10/3/10	65%	40
Rear Loaded Triplex	SFD	10/3/10	65%	40
Rear Loaded Townhomes	SFD	8/4/10	65%	40

SOURCE: CENTRAL LATHROP SPECIFIC PLAN, 2011

NOTES:

FRONT SETBACK TO LIVING AREA

REAR SETBACK TO LIVING AREA AVERAGE 20'/15'/10'

ZERO LOT LINE PRODUCTS ARE PERMITTED IF BUILDING SEPARATION IS 10'

REAR LOADED AND DETACHED CLUSTER UNITS DO NOT HAVE REAR SETBACKS STANDARDS. STANDARDS ARE FROM DRIVE AISLE TO LIVING AREA. SIDE SETBACKS ARE FROM DRIVE AISLE TO SIDE-ON GARAGE.

**Parking**

Residential parking standards are based on the number of units for both single and multi-family developments. All single-family residences are required to provide a minimum of two enclosed parking spaces for each unit, except developments financed by the Farmer’s Home Administration (USDA Rural Housing Service) are permitted to have a single space in a garage. Duplexes, triplexes, and quadplexes are also required to provide two enclosed parking spaces for each unit. Multifamily uses such as townhomes, condominiums, and apartments are required to provide one covered parking space plus one additional parking space per dwelling unit. Additionally, multifamily projects with more than eight units are required to provide 0.25 parking spaces per unit for guest parking. Housing for elderly persons is required to provide one parking space per unit. Rest homes, nursing homes, and convalescent homes are required to provide one parking space per employee and one parking space for every four beds.

In the case of mixed uses, the total requirement for all off-street parking is the sum of the requirements for each individual use computed separately. The City encourages mixed uses and shared parking by allowing 75% of the parking facilities required for a primarily daytime use considered to be counted toward the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal.

The City provides for flexibility in parking requirements through alternative requirements. Project applicants have the option to submit a parking formula for consideration and approval by the City planning commission, which is based on a demonstrated satisfaction of parking requirements for the same or similar use at another location. Photographic and other evidence may be provided as necessary in support of the request. Evidence from a location outside of the City shall include a letter from the planning official having jurisdiction corroborating that the evidence supports the alternative formula.

In 2016, the City updated the Zoning Code to include density bonus provisions consistent with State law and to provide flexibility to reduce parking requirements for housing serving disabled persons. As provided by State law, reduced parking requirements for eligible affordable housing are as follows: one on-site parking space for each zero and one-bedroom unit, one and a half on-site parking spaces for each two- and three-bedroom unit, and two and a half on-site parking spaces for units with four or more bedrooms. The Zoning Code also allows on-site parking to be accommodated by tandem parking or uncovered parking. In order to accommodate housing for persons with disabilities, parking requirements may be reduced by

up to 20 percent for residential projects for disabled persons. Therefore, the City's parking requirements do not constrain housing and encourage affordable housing, as well as housing serving seniors and disabled persons, through provisions for reduced parking requirements.

### **Accessory Dwelling Units**

Government Code Section 65852.2(a)(1) allows cities to designate areas within the City where accessory dwelling units (ADUs) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, parking, lot coverage, landscaping, and architectural review. The City recently (2019 and 2020) updated Chapter 17.80 (Accessory Dwelling Units) of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units. The City also amended Section 17.80.040 of the Municipal Code to exempt ADUs from utility connection fees and to reduce any applicable fees to the multifamily rate rather than the single family rate to encourage development of ADUs. Fees charged for the construction of ADUs are consistent with Government Code Section 65852.2(f).

Lathrop Municipal Code Section 17.04.080 defines an ADU as "an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated." An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted in all zone districts allowing single-family or multifamily residential uses on lots developed with existing or proposed dwellings. The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. The ordinance sets forth the following development standards for ADUs:

- Location and size:
  - Attached: An ADU attached to an existing primary dwelling shall not exceed fifty percent (50%) of the total existing or proposed living area of the primary dwelling.
  - Detached: An ADU structurally independent and detached from the existing or proposed primary dwelling shall not exceed 1,200 square feet.
  - JADU: A JADU shall be constructed entirely within an existing or proposed primary dwelling and shall not exceed 500 square feet.
- Setbacks: Minimum interior side and rear setbacks of four feet, street side of 10 feet. No setback required for an existing living area or accessory structure in the same location and to the same dimensions as an existing structure that is converted.
- Height: Not to exceed one story or 16 feet in height, except a detached accessory dwelling unit may be constructed above a detached garage to a maximum height of 30 feet.
- Off-street parking: At least one additional off-street parking space shall be provided for the ADU or bedroom, whichever is less, unless: the ADU is located within one-half mile walking distance of public transit; the ADU is located within an architecturally and historically significant historic district; the ADU is part of the existing primary residence or an existing accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; or when there is a car share vehicle located within one block of the ADU. Parking spaces required for the ADU can be in tandem to the required parking of the main residential structure, may be uncovered, and can be located within the front setback as long as all other yard requirements are met. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU,

those off-street parking spaces are not required to be replaced.

- Utility service and kitchen: ADUs shall have adequate water, sewer, and other utilities and shall have full kitchen facilities.
- Mobilehomes or Manufactured Housing: Allowed if installed on permanent foundation and complies with the 1974 National Manufactured Housing Construction and Safety Act.

In addition to permitting ADUs, the City also allows guest houses, which can be a more affordable alternative to constructing an ADU. A guest house is different from an ADU in that it doesn't include a kitchen; however, it can have a bathroom. "Guest house" means living or sleeping quarters within an accessory building for the sole use of occupants of the premises, and guests of such occupants or persons employed on the premises. Such quarters shall have no kitchen facilities and shall not be rented. The development standards/requirements for a guest house are less than that for an ADU. For example, there is not an off-street parking requirement for a guest house and school facility fees would not be assessed since the guest house is typically less than 500 square feet in size.

The City encourages the development of ADUs and has begun to see an increase in requests for ADU permits. 18 ADUs have been built since adoption of the 2015 Housing Element with 17 of the ADUs built from 2019 to 2022; no ADUs were constructed prior to 2015. The City's ADU standards are consistent with the requirements of Government Code Section 65852.2 and provides for ADUs as a permitted use in all zoning districts that allow single family and multifamily uses. While Chapter 17.80 permits ADUs in accordance with State law, the lists of allowed uses in the chapters pertaining to each type of district either identify that administrative approval is required or do not address ADUs which provides uncertainty when compared to the provisions of Chapter 17.80. To make sure that ADUs are permitted in accordance with State law, the Zoning Code will be revised to remove the requirement for an administrative approval for second units in the RA, RM, and PO districts.

## PLANNING FOR A VARIETY OF HOUSING TYPES

The City's Zoning Code and Specific Plans include provisions for a range of housing types as described below.

**Single Family:** The Zoning Code and specific plans accommodate single family housing in a range of densities. Single family housing can be built as large lot rural developments, low and medium density subdivisions, medium or high density cluster or small lot housing, and high density attached housing.

**Multifamily:** Multifamily housing is accommodated in a range of densities, from RM-3 developments at 14.52 units per acre up to 40 units per acre in the River Islands, Central Lathrop, and Mossdale Village zones. Multifamily housing can be constructed as apartments, townhomes, condominiums, and as mixed-use housing above or in conjunction with commercial or office uses. Duplexes and triplexes are not addressed by the Zoning Code, which defines multifamily dwellings as four or more units are allowed in most residential zones, as shown in Table 3-4. In order to support multifamily housing on sites that accommodate lower income households, the City revised the Zoning Ordinance in 2020 to limit development of single family units on sites designated for high density residential uses. Thus, single-family dwellings within all RM zones are limited to: a single-family dwelling replacing an existing single-family dwelling on a one for one basis; a single-family dwelling on an existing lot of eight thousand (8,000) square feet or less; or single-family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households. Program 12 in the Housing Plan will allow duplex and triplex units in zones that allow multifamily uses and will allow duplexes and multiple units consistent with SB 9.

**Small Lot Development:** The MD designation in the General Plan provides for a wide variety of housing types within walking distance of shopping centers and employment centers. MD housing types would include zero lot line, multi-plexes, patio homes on lots with reduced setbacks, garden apartments, condominiums, townhouses, and mobile homes in mobile home parks). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table 3-9.

**Table 3-9. Small Lot Development Standards**

Zoning	Minimum Lot Size (Gross Sq.Ft.)	Lot Dimensions	Front Setback House/Garage/Porch	Side Setback Interior/Street	Rear Yard Setback	Height
R-1-6	6,000	60' x 100'	20'	5'	10'	35'
R-1-5	5,000	50'x 100'	20'	5'	10'	35'
R-1 small lots	3,200	40'x80'	10'/15'	5'/4'*	10/20***	35'
RM-2	6,000	60' x 100'	15'	5'	5'	35'
RM-3	6,000	60' x 100'	15'	5'	5'	35'

SOURCE: CITY OF LATHROP COMMUNITY DEVELOPMENT, 2008.

\*FOR LOTS OTHER THAN ZERO LOTS, THE MINIMUM DISTANCE FROM THE PROPERTY LINE ALONG THE SIDE YARD TO A STRUCTURE SHALL BE FIVE FEET EXCEPT THAT ENCROACHMENTS MAY ENCROACH INTO THIS FIVE FOOT AREA AS PROVIDED IN SECTION 17.38.070. FOR ZERO LOTS, THE MINIMUM DISTANCE SHALL BE ZERO FOR THE LENGTH OF THE GARAGE, A WALL WHICH SITS ON THE PROPERTY LINE, AND FOUR FEET FOR THE REMAINDER ON ONE SIDE WITH EIGHT FEET ON THE OTHER SIDE AND WITH EIGHT FEET ON ADJACENT PROPERTY WITH A FOUR FOOT RECIPROCAL ACCESS EASEMENT ON THE ADJACENT LOT, EXCEPT THAT ENCROACHMENTS AS DESCRIBED BELOW MAY ENCROACH INTO RECIPROCAL ACCESS AREA BY UP TO ONE FOOT.

\*\* TWO-STORY HOME

**Manufactured Housing:** State law requires that manufactured housing, when constructed as a single family dwelling on a permanent foundation, be treated as a conventional single family home subject to the same development standards as a single family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material. In April 2019 and January 2020, the City Council amended the Zoning Code to remove constraints to manufactured housing and ensure consistency with State law. Section 17.68.010 of the Zoning Code was amended to allow single-family manufactured housing in all districts that allow single-family homes, subject to the same permit requirements and standards as a single-family home, except for architectural requirements limited to its roof overhang, roofing material, and siding material. The development and architectural standards established under Section 17.68.080 removed minimum width and floor area requirements for manufactured homes and establish roof overhang, roofing material, and siding material requirements as well requirements for the manufactured housing to be placed on a permanent foundation.

**Mobilehome Park:** Mobilehome parks are allowed in all RM zones as a conditional use and in the RM-MV zone as a permitted use subject to Planning Commission approval.

**Small Residential Care Home:** In 2016, the City updated the Zoning Code to remove constraints to small residential care homes. Small residential care homes, which are a licensed group home or residential care facility serving six or fewer persons not including the operator, operator’s family, or staff, are treated as a single family home and allowed as a permitted use in all residential zones subject to the same requirements as residential uses of the same type in the same zone. While small residential care facilities are subject to the same requirements as residential uses of the same type in the same zone, pursuant to Section 17.04.080, many districts have conflicting standards (i.e., small residential care facilities are not mentioned or not allowed by right). Program 12 will remove this conflict.

**Large Residential Care Facility:** Residential care facilities serving seven or more persons are allowed in all residential zones. Permit requirements vary from zone and include permitted (administrative), conditional, and permitted with planning commission review. While large residential care facilities are defined in Section 17.04.080, this use appears to fall into various categories within individual zones, such as public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes, and rest homes. Program 12 will remove this conflict and ensure that large residential care facilities are allowed in zones that allow residential uses in the same manner as residential uses of the same type.

**Single Room Occupancy:** The City’s Zoning Code was revised to allow single room occupancies as a conditional use in the RM and RH-RI districts. The development standards for SROs include requirements for a management plan, 24- hour on- site management, room limitation to single occupancy with allowance for overnight guests, requirements for monthly tenancies, minimum unit size of 275 square feet (including bathroom), and parking ratio of one vehicle space per unit and bicycle rack storage of one rack per 5 units.



**Farmworker Housing:** In 2016, the City updated the Zoning Code to define housing for agricultural employees that is no more than 36 beds in a group quarters or 12 single family units as an agricultural use subject to the same standards and permit requirements as an agricultural use, pursuant to the requirements of Health and Safety Code Section 17021.6.

**Employee Housing:** In 2016, the City updated the Zoning Code to define employee housing that accommodates up to six employees as a single family use subject to the same standards permit requirements as a single family residence, pursuant to the requirements of Health and Safety Code Section 17021.5.

**Emergency Shelter:** Emergency shelter is not defined by the Zoning Code, and thus does not address the definition required by Government Code Section 65582(d) and does not include other interim interventions as described by Section 65583(a)(4)(C). The City's Zoning Code allows emergency shelters as a permitted use without discretionary action in the City's RM and RH-RI zoning districts. The vacant sites in the RM district are zoned for residential use consistent with Government Code Section 65583(a)(4)(H)(i). The City has 8 vacant parcels ranging from 0.25 to 1.03 acres in size that are designated RM (specifically, 4 designated RM-2 that are 0.25 to 0.4 acres, 8 designated RM 3 that are 0.5 to 1.0 acres), and 2 RH-RI parcels that are 17.4 to 18.7 acres (see Appendix A). The RM-2 and RM-3 sites are located east of I-5 and are primarily infill parcels in developed areas and are suitable for emergency shelters. Water, sewer, and utilities are available in the roadways adjacent these parcels. The sites designated RM-2 and RM-3 are generally located along Reverend Maurice Cotton Drive or Avon Avenue, also north of Lathrop Road. The sites RM-2 and RM-3 are located approximately 0.5 mile from the shopping and services located north and south of Lathrop Road and Harlan Road and approximately 0.25 miles from San Joaquin Regional Transit District route stops. It is noted that services, including transit, are limited in Lathrop and most supportive services, including public health and governmental assistance, are mainly focused in Stockton. The proximity of these sites to Routes 90 and 97 provide better public transit access to Stockton than sites and districts located farther from these routes, as these routes are the only routes serving Lathrop. The parcels have adequate capacity pursuant to Government Code Section 65583(a)(4)(H)(i) to accommodate the City's unsheltered homeless population of 14 persons, which require a total of 0.06 acres (200 square feet x 14 persons = 2,800 square feet or 0.06 acres). The RH-RI parcels provide additional capacity; these sites are not proximate to services but are located in the vicinity (approximately 1 to 1.5 miles) of planned commercial and service uses and transit access associated with the mixed residential, commercial, office, and service uses that are anticipated in the MU-RI and TOD-RI districts.

Emergency shelters are subject to objective standards established in Chapter 17.74, which are consistent with those standards allowed under State law, including:

- maximum number of beds to be served nightly by the facility (8 persons or the unsheltered need identified in the Housing Element, whichever is greater), length of stay (no more than 6 months),
- location (may not be located within 300 feet of another emergency shelter),
- management plan that addresses staff training, operational rules and standards of conduct, eviction policies, safety and security plan, resident screening process, provisions for partnerships to provide services, services to assist residents, timing and placement of outdoor activities, location for temporary storage for residents, continuous on-site supervisions, procedures for safety and security of women and children, maintenance, employee and operator screening,
- provisions for shelters to include common facilities and services
- client intake areas
- parking (two off-street parking spaces plus the greater of 1 space per 10 beds or 1 space per employee,
- lighting,
- on-site security, and
- compliance with applicable codes and regulations.

While the majority of the City's requirements ensure adequate capacity to accommodate the City's unsheltered homeless population and address safe operation of the shelter and do not pose constraints that would bar a shelter from developing

in Lathrop, the following requirements may constrain develop of shelters to accommodate the City's unsheltered population:

- Location requirement that no emergency shelter may be located within 300 feet of another emergency shelter. This requirement exceeds the standards allowed under Government Code Section 65583(a)(4)(B) and may constrain future development of emergency shelters and will be removed as described by Program 12.
- Parking requirement that exceeds provisions of Government Code Section 65583(a)(b)(B)(ii). Program 12 requires this requirement will be reduced to ensure sufficient parking to accommodate all staff working in the shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

**Low Barrier Navigation Centers:** Low barrier navigation centers are a housing first, low barrier, temporary, service-enriched shelter that are identified and defined by State law. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed use and residential zones permitting multifamily uses, subject to specific criteria. The City updated its Zoning Code does not address these recent requirements. Program 13 in the Housing Plan requires the Zoning Code to be updated to address this requirement.

**Transitional and Supportive Housing:** In 2016, the City updated the Zoning Code to define transitional and supportive housing consistent with requirements of State law. The Zoning Code permits transitional and supportive housing as residential uses, subject to the same permit requirements and development standards applicable to residential uses of the same type of development (single family or multifamily). AB 101 requires jurisdictions to further streamline approval of eligible supportive housing applications, including allowing supportive housing by right in all zones that allow residential and mixed use. The City's Zoning Code does not address these recent requirements. Program 13 in the Housing Plan requires the Zoning Code to be updated to address this requirement.

**Condominium Conversions:** The City's subdivision ordinance refers to the State Subdivision Map Act for requirements for condominium conversion. The conversion requirements include providing notice to tenants and offering tenants the right to exclusive contract for purchase in condominium, community apartment or stock cooperative projects.

**Housing for Disabled Persons:** On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the City recognizes the importance of providing housing for persons with disabilities. The City has since conducted a review of development applications and processing for adherence to the American Disabilities Act (ADA). This review addressed constraints during the entitlement processing stage as well as during the issuance of building permits for minor alterations.

In 2008, the City amended Title 18 (Zoning) to allow group homes/residential facilities of six or fewer persons as a permitted use in all districts where single-family homes are allowed (residential districts). No discretionary approvals for group homes of six or fewer persons are required in residential zones. In 2016, the City further amended the Zoning Code to define small residential care facilities consistent with State law and to allow small residential care facilities in all residential zones, subject to the same permit requirements and standards as a residential unit.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use property for the care of six or fewer disabled persons to be classified as a residential use under zoning. Municipal Code Section 17.32.020 defines a state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons, or dependent or neglected children. This classification includes only those services and facilities licensed by the State for such purposes. The City currently allows "Residential Care Homes" in the R and the R-M zones as a permitted use without further discretionary entitlements. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with

accessibility requirements. Such retrofitting is permitted under the California Building Standards Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

As part of the 2010 Housing Element, the 2015 Housing Element, and this Housing Element update, the City's zoning and development requirements have been reviewed to identify potential constraints to housing for persons with a disability. Single family, multifamily, and other housing types in Lathrop may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments.

The City's Zoning Code allows for small residential care facility uses by right in residential zones and in several of the non-residential zones. Small residential care facility means a home that provides services to six or fewer persons, excluding the owner/operator and employees of the home. This use includes small congregate living facilities, housing for the developmentally disabled, small rest homes, intermediate care facilities, alcoholism and drug abuse recover and treatment facilities, and similar housing. Large residential care facilities are not specifically defined in the Zoning Code; rest homes and nursing homes are allowed as an administrative or conditional, Planning Commission-approved use in multiple residential and non-residential zoning districts. Program XX in the Zoning Code will define large residential care facilities (facilities serving 7-20 persons) and treat this as a residential use and allow in a range of residential zoning districts to further fair housing opportunities.

The parking requirements for housing serving disabled persons are the same as the requirements for single family and multifamily housing that does not serve disabled persons. Depending on the disabled population being served, the need for on-site parking may be less than a similar project serving a non-disabled population. The Zoning Code was updated in 2016 to revise Section 17.76.090 to provide for a reduction in parking, based on demonstrated need for the reduction, in order to remove this potential constraint. The approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) would reduce the parking requirement by up to 20% based on the project applicant demonstrating a reduction in need.

The Zoning Code was updated in 2016 to revise the definition of family to be consistent with fair housing requirements to ensure that disabled or other household types that function as a single unit with shared living expenses and responsibilities are treated in the same manner as a family household. Household has the same definition as family.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Lathrop provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits, but does not have a written policy or procedure. For new construction, the City's building department requires new housing to comply with the California Building Code and the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. These standards assure that all new apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. In 2016, the City updated the Zoning Code to establish reasonable accommodation procedures in Chapter 17.126 that are consistent with State law and modeled after HCD's sample reasonable accommodation procedure. Program 11 ensures that future revisions to the City's code and regulations do not constrain reasonable accommodation and provides for information to be provided to the public to assist with awareness and understanding of the City's reasonable accommodation procedures.

Assembly Bill 2787 (Chapter 726 of Statutes of 2002) adopted Section 17959 of the Health & Safety Code. This law required the California Department of Housing and Community Development (HCD) to develop and certify one or more model universal design ordinances applicable to new construction and alterations for voluntary adoption by local governments. In 2005, HCD certified a "Model Universal Design Local Ordinance" which, among other things, requires that various universal design

features be offered to homebuyers. As part of the ordinance, builders must install those universal design features that are requested by the buyer, provided the buyer pays the homebuilder's corresponding upgrade costs. In 2016, the City updated the Zoning Code to require universal design and accessibility measures for new and rehabilitated residential development projects, except in certain circumstances (undue hardship or constraint, rebuilding from a flood or other disaster).

**Density Bonus:** In 2016, the City updated the Zoning Code to allow density bonuses for affordable and senior housing projects in accordance with State law. Chapter 17.81 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

**Historic Lathrop Overlay District:** Ordinance No. 05-252 established an overlay zone for low and medium residential areas in Historic Lathrop. The overlay zone includes lots that permit property owners to increase the size of their existing house and vacant infill parcels that can be developed into small lot, zero lots, or zipper lots. Development standards for multi-family land uses included such townhouses, condominiums, apartments, cluster housing, and duet units. The Historic Overlay District provides for reduced setbacks thereby increasing density and promoting property owner development.

### **INCLUSIONARY REQUIREMENTS**

The City does not have any requirements that obligate developers to provide or fund housing at specific affordability levels.

### **SHORT-TERM RENTALS**

The City is processing an ordinance to clarify that short-term rentals are not allowed. There are 21 rentals listed on Airbnb.com as of April 2023; of these, seven of the rentals are for an entire house. The remaining 14 rentals are limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy. There are no short-term rentals listed in the City on VRBO.com.

### **GROWTH CONTROLS/GROWTH MANAGEMENT**

The City manages growth primarily through the General Plan, Zoning Code, and specific plans. The General Plan establishes relatively finite limits to ultimate urban expansion, with definite future boundaries for urban development during the timeframe of the General Plan. The City's General Plan planning boundaries are to be considered relatively "fixed" for very important reasons pertaining to the logical spheres of influence of neighboring cities as a means to assure the preservation of environmental qualities and amenities of the sub-region. Lathrop is located in the near-center of the triangle formed by Stockton, Modesto, and Tracy, and is almost adjacent to Manteca to the east. The spheres of influence of neighboring cities constrain Lathrop from future expansion to the north, east and southwest. The environmental qualities of lands to the northwest, particularly for continued agricultural use and fish and wildlife, contribute to the appropriateness of limiting urban expansion within the boundaries depicted in the Lathrop's General Plan Diagram. Apart from defined growth boundaries (City Limits, Sphere of Influence) in the General Plan, the City does not have established growth controls (e.g., limitations on the amount of growth that can occur on an annual basis or process for allocating a limited number building permits) and has not adopted a growth management program.

### **BUILDING CODES AND ENFORCEMENT**

New construction in Lathrop, including additions and remodels, must comply with the 2022 California Building Standards Code, Title 24. The City adopted the 2022 California Building Standards Code with all required updates. The Building Standards Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The City implements the 2022 California Building Standards Code with one amendment, which requires that provisions related to grading, excavation, and earthwork in Reclamation District 2062 are governed by the applicable geotechnical report in the event of conflicts between the California Building Code and the geotechnical report.

With regard to existing residences, the City does not require compliance with current codes, with one exception. The Lathrop-Manteca Fire District inspects all apartment buildings annually to ensure that the units comply with life safety requirements,

such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the California Building Standards Code for new construction. Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued.

### **ON/OFF SITE IMPROVEMENT REQUIREMENTS**

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Lathrop. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project.

The City of Lathrop Department of Public Works sets design and construction standards within the City. The City's 2022 City Standard Update, effective as of February 1, 2022, establishes typical street section dimensions for a variety of street types. Local residential streets have a 56-foot minimum right-of-way with 36 feet between curbs. Two-lane residential collector streets have a 60-foot minimum right-of-way with 38 feet between curbs, and four-lane major collector streets have an 84-foot minimum right-of-way with 64 feet between curbs. Two-lane minor arterials have an 84-foot minimum right-of-way with 40 feet between curbs, and four-lane minor arterials have a 97-foot minimum right-of-way with 64 feet between curbs. Two-lane arterials have a 126-foot minimum right-of-way with 40 feet between curbs, and four-lane arterials have a 126-foot minimum right-of-way with 68 feet between curbs. Bicycle routes are included in the street system, with Class II striping along major arterials and without striping in other areas.

Each Specific Plan identifies standards for arterials, collectors, and other roadways within the Specific Plan. As part of the development impact fees associated with each Specific Plan, the City collects roadway improvement fees that go towards each development projects fair-share of roadway improvements that serve the Specific Plan, ensuring that the backbone roadway system is constructed and remove the burden of each individual development project constructing full road improvements.

### **FEES AND EXACTIONS**

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount, and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

Table 3-10 details the City's processing fees for development project entitlements and Table 3-11 describes the fee schedule

for residential building permits. Lathrop has not raised its development project processing fees since the 2015 Housing Element. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

**Table 3-10. Development Project Processing Fees - 2023**

Permits/Entitlements	
Administrative Permit	\$382
Conditional Use Permit	\$2,167
General Plan Amendment	\$3,561
Variance	\$938
Rezone	\$2,327
Minor Site Plan Review	\$382
Site Plan Review	\$1,330
Rezone to PUD	\$3,413
General Plan Text Amendment	\$2,178
Zoning /Subdivision Ordinance Amendment	\$2,109
PUD Permit	\$2,867
<b>Environmental</b>	
Initial Study	Consultant cost plus 15%
Negative Declaration	Consultant cost plus 15%
Mitigated Negative Declaration	Consultant cost plus 15%
<b>Land Division</b>	
Certificate of Compliance	\$498
Lot Line Adjustment	\$456
Lot Merger	\$424
Tentative Subdivision Map	\$3,837
Tentative Parcel Map	\$461
<b>Grading and Engineering</b>	
Grading Plan Review Fees	50 cubic yards or less \$25 51 – 100 cubic yards: \$39 101 to 1,000 cubic yards: \$39 for 1,001 to 10,000 cubic yards: \$52 10,0001 + cubic yards: 52 for first 10,000 plus \$27 for each additional 10,000 up to 100,000, then \$14 for each additional 10,000 up to 200,000 then \$7 for each additional 10,000
Grading Permit Finish Fees	50 cubic yards or less \$25 51 – 100 cubic yards:\$ 39 101 to 1,000 cubic yards: \$39 for first 100 plus \$19 for each additional 100 1,001 to 10,000 cubic yards: \$207 for first 1,000 plus 16 for each additional 1,000 10,0001 + cubic yards: \$344 for first 10,000 plus \$70 for each additional 10,000 up to 100,000, then \$39 for each additional 10,000
Plan Checking and Inspection	
Improvement Plan Check: based on engineering estimate	5.5% of first \$25,000 4.5% of next \$225,000

	3.5% of over \$250,000
Storm Drain Plan Check/Inspection	Cost plus 15% Administration Fee
Final / Record Map Plan Check	\$1,000 base fee plus \$50 per lot for first 20 lots, \$40 lots for each over 20 lots

SOURCE: CITY OF LATHROP, 2023.

NOTES: EACH FEE REPRESENTS THE TOTAL PROCESSING FEE FOR PLANNING, PUBLIC WORKS, FIRE, POLICE, AND PARKS.

SOME DEVELOPMENT PROJECTS WILL BE DEEMED "MAJOR PROJECTS" AND WILL BE CHARGED TIME AND MATERIALS.

MAJOR PROJECTS INCLUDE PROJECTS REQUIRING AN EIR.

NOTE: THIS IS ONLY A PARTIAL LIST OF TYPICAL PLANNING FEES.

**Table 3-11: Residential Building Permit Fees - 2023**

Permit	Fee
<b>Building Permit Fees</b>	
Building Permit Residential Valuation \$50,001- to \$100,000	\$606 for the first \$50,000 plus \$6 for each additional \$1,000 or fraction thereof to and including \$100,00
Building Permit Residential Valuation \$100,001 to \$500,000	\$906 for the first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof to and including \$500,000
Building Permit Residential Valuation \$500,001 to \$1,000,000	\$2,906 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof to and including \$1,000,000
Plan Check fee	70% of Building Permit Fee
Electrical Permit	25% of Building Permit Fee
Plumbing Permit	1.5% of contract cost
Storm Drain Plan Check	Cost plus 15% Administration Fee
<b>Other Inspections and Fees (including inspection of fire sprinkler systems)</b>	
Code Compliance investigation report	\$159
Inspections outside of normal business hours (minimum charge-two hours)	\$66 per hour
Re-inspection fees	\$66 per hour
Other inspections	\$66 per hour

SOURCE: CITY OF LATHROP, 2023.

Development impact fees have a much larger effect than permit fees on the final cost of a home. Development impact fees include water and sewer impact and hook-up costs, park fees (in lieu of land dedication), traffic impact fees, and similar charges. Fees collected for development are intended to offset the cost of public facilities related to the development project.

Table 3-12 identifies the development impact fees collected for development in the City by impact area. Projects developed in each of the impact areas, East Lathrop, North Harlan, Mossdale Village, Mossdale Landings, Central Lathrop, and Stewart Tract, pay development impact fees specific to the service needs of the area as well as City-wide and regional fees. Where fees are not calculated by unit, the fees are estimated for single family units based on a 6,000- square foot lot with a 1,900- square foot home and for multifamily units based on a 24 du/ac density (1,815-square foot lot size per unit) and a 850- square feet home.

In 2019, the City reviewed its fee structure and adopted a policy identifying that capital facility fees for water and sewer service are not applicable to ADUs and further identified that any applicable fees collected for an ADU are at the multifamily rate.

Development Impact Fees	East Lathrop		North Harlan		Mossdale Village		Mossdale Landings		Central Lathrop		Stewart Tract (incl. River Islands)	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Parks	\$6,696	\$4,782	\$6,696	\$4,782	\$6,696	\$4,782	\$6,694	\$4,780	\$9,302	\$6,644	\$0	\$0
Facilities	\$4,102	\$2,929	\$4,102	\$2,929	\$4,102	\$2,929	\$2,688	\$1,919	\$4,102	\$2,929	\$4,102	\$2,929
Municipal Services	\$4,596	\$3,282	\$4,596	\$3,282	\$4,596	\$3,282	\$4,514	\$3,225	\$4,596	\$3,282	\$4,596	\$3,282
In-Lieu Community Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,842	\$2,031	\$0	\$0
Water Supply/Water Storage <sup>1</sup>	\$4,787	\$2,493	\$4,697	\$2,447	\$4,492	\$2,340	\$1,085	\$565	\$8,532	\$4,679	\$0	\$0
Water System Well Improv. <sup>1</sup>	\$0	\$0	\$0	\$0	\$916	\$477	\$916	\$477	\$916	\$477	\$916	\$477
Sewer (incl. Recycled Water)	\$6,710	\$3,495	\$6,710	\$3,495	\$1,312	\$683	\$1,312	\$683	\$3,134	\$2,664	\$0	\$0
Recycled Water Outfall	\$0	\$0	\$0	\$0	\$55	\$29	\$55	\$29	\$55	\$29	\$55	\$29
Storm Drainage	\$1,083	\$1,083	\$1,083	\$1,083	\$414	\$222	\$414	\$222	\$10,191	\$3,548	\$0	\$0
Environmental Mitigation	\$0	\$0	\$0	\$0	\$241	\$50	\$241	\$50	\$0	\$0	\$0	\$0
Agricultural Mitigation	\$0	\$0	\$0	\$0	\$438	\$133	\$438	\$133	\$658	\$199	\$482	\$146
Manteca WQCF	\$10,258	\$10,258	\$10,258	\$10,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Economic Development Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Local Transportation	\$4,312	\$3,170	\$4,312	\$3,170	\$4,312	\$3,170	\$4,312	\$3,170	\$4,312	\$3,170	\$4,312	\$3,170
WLSP Regional Transportation	\$0	\$0	\$0	\$0	\$415	\$486	\$415	\$486	\$415	\$486	\$415	\$486
West/Central Lathrop Transportation	\$0	\$0	\$0	\$0	\$4,216	\$2,600	\$3,179	\$1,954	\$4,425	\$2,717	\$4,847	\$2,976
Mossdale CFD One-Time Fee	\$0	\$0	\$0	\$0	\$1,140	\$380	\$1,140	\$380	\$0	\$0	\$0	\$0
Offsite Roadway Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177	\$109	\$0	\$0
North Lathrop Transportation Impact	\$885	\$885	\$908	\$908	\$885	\$885	\$885	\$885	\$767	\$767	\$885	\$885
Mossdale Tract Levee	\$3,045	\$862	\$3,045	\$862	\$3,045	\$862	\$3,045	\$862	\$3,045	\$862	\$0	\$0
Administrative Fee	\$1,400	\$1,044	\$1,398	\$1,043	\$1,124	\$746	\$849	\$569	\$1,633	\$1,012	\$768	\$581
<i>City/CFD Fees Subtotal</i>	<i>\$47,874</i>	<i>\$34,283</i>	<i>\$47,805</i>	<i>\$34,259</i>	<i>\$38,399</i>	<i>\$24,056</i>	<i>\$32,182</i>	<i>\$20,389</i>	<i>\$59,102</i>	<i>\$35,605</i>	<i>\$26,378</i>	<i>\$19,961</i>
County CFF Transportation	\$3,249	\$2,408	\$3,249	\$2,408	\$3,249	\$2,408	\$0	\$0	\$0	\$0	\$0	\$0
San Joaquin RTIF	\$4,053	\$2,432	\$4,053	\$2,432	\$4,053	\$2,432	\$4,053	\$2,432	\$4,053	\$2,432	\$4,053	\$2,432
School District Fees	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$13,015	\$5,823
SJMSCP <sup>3</sup>	\$0	\$0	\$1,989	\$602	\$1,989	\$602	\$1,989	\$602	\$1,989	\$602	\$1,989	\$602
<i>Regional Fees Subtotal</i>	<i>\$13,686</i>	<i>\$7,696</i>	<i>\$15,675</i>	<i>\$8,298</i>	<i>\$15,675</i>	<i>\$8,298</i>	<i>\$12,426</i>	<i>\$5,890</i>	<i>\$12,426</i>	<i>\$5,890</i>	<i>\$19,057</i>	<i>\$8,856</i>
<b>TOTAL<sup>4</sup></b>	<b>\$61,560</b>	<b>\$41,979</b>	<b>\$63,481</b>	<b>\$42,557</b>	<b>\$54,075</b>	<b>\$32,353</b>	<b>\$44,608</b>	<b>\$26,278</b>	<b>\$71,528</b>	<b>\$41,495</b>	<b>\$45,436</b>	<b>\$28,818</b>

<sup>1</sup>MULTIFAMILY ASSUMES 4" WATER METER PER 48 UNITS.

<sup>2</sup>THE STEWART TRACT IS LOCATED WITHIN THE BANTA SCHOOL DISTRICT (K-8) AND TRACY UNIFIED SCHOOL DISTRICT (9-12). ALL OTHER AREAS ARE WITHIN THE MANTECA UNIFIED SCHOOL DISTRICT.

<sup>3</sup>SAN SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN: AVERAGE OF AGRICULTURE OR MULTI-PURPOSE OPEN SPACE FEES (\$19,255/ACRE AND \$9,629/AC, RESPECTIVELY); LAND IN THE EAST LATHROP AREA IS GENERALLY EXEMPT.

<sup>4</sup>THE SUM OF THE INDIVIDUAL FEES MAY NOT EQUAL THE TOTAL DUE TO ROUNDING.

SOURCE: CITY OF LATHROP, 2023.



As shown in Table 3-13, total City and regional fees, including planning, building, and development impact fees, range from approximately \$37,576 per unit for a multifamily development of 48 units averaging 850 square feet, to \$59,646 per unit for a 200-unit single family subdivision with a typical home size of 1,900 square feet, to \$59,867 for an individual single family home on an existing lot.

**Table 3-13: Development Fees - Single Family Subdivision, Single Family Home, and Multifamily Development**

Fees	200 Unit Subdivision	Single Family Unit	48-Unit Multifamily Project
Planning Fees:			
Administrative Permit/Minor Site Plan Review	-	\$382	-
Site Plan Review	\$1,330	-	\$1,330
Environmental Review (CEQA)	\$27,000	-	\$27,000
Tentative Subdivision Map	\$3,837	-	-
Building Permit Fees (building permit, plan check, electrical, etc.)	\$540,800	\$2,704	\$67,468
Development Impact Fees (Average) <sup>1</sup>	\$11,356,200	\$56,781	\$1,707,840
TOTAL	\$11,929,167	\$59,867	\$1,803,638
Total Fees Per Unit	\$59,646	\$59,867	\$37,576

<sup>1</sup> CALCULATED AVERAGE FEE FOR SINGLE FAMILY UNIT IS \$56,781; MULTIFAMILY UNIT IS \$35,580.  
 SOURCE: CITY OF LATHROP, 2023; DE NOVO PLANNING GROUP, 2023.

Developer fees established by Lathrop range from \$26,378 to \$59,102 per single family unit and \$19,916 to \$35,605 per multifamily unit. In neighboring cities, local development impact fees range from a low of \$49,857 per single family unit (Escalon) and \$32,751 per multifamily unit (Tracy) to a high of \$73,097 per single family unit (Tracy) and \$43,198 per multifamily unit (Tracy). Lathrop's fees are comparable to regional fees. The County and school district fees of approximately \$10,000 to \$20,000 per single family unit and \$5,000 to \$9,000 per multifamily unit are required and the City does not have the ability to control or reduce these fees. Most of Lathrop's available housing sites are located in the Stewart Tract and Central Lathrop areas, which have fees comparable to the mid and higher range of regional fees. However, these fees are necessary to provide essential public health and safety services.

**Table 3-14: Development Impact Fee Comparison<sup>1</sup>**

Jurisdiction	Single Family	Multifamily
Lathrop	\$59,646	\$37,576
City of Manteca	\$62,209	\$37,664
City of Escalon <sup>1</sup>	\$49,857	\$32,751
City of Tracy <sup>1</sup>	\$73,097	\$43,198
City of Stockton	\$61,725	\$33,028

<sup>1</sup> FEES REFLECT CITY AND CFD FEES AND ARE EXCLUSIVE OF REGIONAL AND OUTSIDE AGENCY FEES  
 SOURCE: SAN JOAQUIN COUNTY, CITY OF MANTECA, CITY OF ESCALON, CITY OF TRACY, CITY OF STOCKTON

## PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council and Planning Commission govern the review process in the City, or depending on the project, it might be reviewed by the Community Development Director.

### Permits Requiring Community Development Director Approval

Uses which are a permitted use under the zoning ordinance and acted upon without environmental review under CEQA may be approved by the Community Development Director, rather than the Planning Commission or City Council. ADU permits are ministerial and reviewed by the Community Development Director.

### ***Administrative Permit Review***

An Administrative Permit is the City's application for development permits that only require approval of the Community Development Director. Decisions of the Director can be appealed to the Planning Commission and if necessary, the City Council. Such entitlements include, but are not limited to home occupation permits and minor site plan review permits.

### ***Minor Site Plan Review***

The purpose of the minor site plan review process is to enable the Community Development Director to review development proposals that do not include major improvements or renovation and can be considered exempt under the provisions of the California Environmental Quality Act (CEQA). If a development proposal cannot be considered for an exemption under CEQA, it must be approved through the full site plan review process. It differs from the minor revision to approved site plan review application (as described above), in that a minor site plan review provides the initial review of a project in which conditions of approval are issued. A revision to an approved site plan has conditions of approval previously issued by the Planning Commission.

### ***Affordable Projects***

In 2022, the City updated its Zoning Ordinance to provide a streamlined (ministerial) process for affordable projects with a minimum of 20 percent of units affordable to lower income households. Section 17.36.060 of the Zoning Ordinance was revised in to provide for ministerial approval of housing developments in the RM zones (RM-2 and RM-3) that include a minimum of 20 percent of units affordable to lower income households. Projects with a minimum of 20 percent of units affordable to lower income households are exempt from site plan and architectural design review.

Table 17.61.1, which addresses projects in the Stewart Tract – River Islands zoning districts, also specifies that projects with a minimum of 20 percent of units affordable to lower income households shall be ministerial and are exempt from the section (meaning that no conditional use or other discretionary approvals may be required).

Sections 17.62.026, which address projects in Central Lathrop VR-CL, HR-CL, R/MU-CL districts, also specify that projects with a minimum of 20 percent of units affordable to lower income households shall be ministerial and are exempt from site plan and architectural review requirements.

### ***Minor Revision to Approved Site Plan Review***

Once a site plan review application has been approved by the Planning Commission, only minor modifications to the approved site plan can be made. The minor revision to approved site plan review application is utilized by staff to review such modifications to an approved site plan and ensure that no additional or revised conditions of approval are necessary in approving any changes to the plan. If staff determines that additional or revised conditions of approval are necessary, a new site plan review application will be required.

### ***Minor Variance***

In certain situations where a full variance is not necessary, a minor variance may be utilized. The Community Development Director may approve such requests if the request is not subject to the provisions of the California Environmental Quality Act (CEQA) and deals only with small changes in development requirements, such as with minor setback and side yard requirements. Minor variances are only approved when an applicant can show that there are special circumstances that prevent the applicant from enjoying the same land use privilege as surrounding property owners.

### ***Discretionary Permits Requiring Planning Commission Approval:***

The Discretionary Permit Application is the City's application for development permits that require Planning Commission and/or City Council approval. Such entitlements include, but are not limited to conditional use permits, site plan review permits and variances.

### ***Site Plan Review***

The purpose of the Site Plan Review process is to enable the Planning Commission to make a finding that a proposed development is in conformity with the intent and provisions of the City Code (primarily the zoning ordinance) and to guide the

Building Official in the issuance of building permits for that development.

The project applicant is required to provide a site plan that includes the site dimensions, all buildings and structures (including location, size, height, and proposed use), yards, setbacks, walls and fences, off-street parking and loading, site access, signage, lighting, street names, landscaping, and garbage enclosures. Site plan review is performed concurrently with the requested entitlement (e.g., subdivision map, multifamily development, mixed-use project).

As described under Section 17.100.040, *Conditions of Approval*, each site plan must demonstrate consideration of the following, to the extent that each topic is applicable to the proposed project:

- Special yards, spaces and buffers;
- Fences and walls;
- Surfacing of parking areas and provisions for surface water drainage subject to city specifications;
- Requiring street dedications and improvements, subject to the provisions of Section 17.100.060, including service roads or alleys when practical, and the requiring of drainage, sewer and water connection fees, and other development fees when applicable;
- Regulation of points of vehicular ingress and egress;
- Regulation of signs, in accordance with the standards prescribed in the Zoning Code;
- Requiring maintenance of the grounds and the undergrounding of utilities;
- Requiring landscaping and refuse enclosures and maintenance thereof;
- Regulation of noise, vibration, odors and other similar characteristics;
- Measures necessary to eliminate or to effect mitigation to acceptable levels of environmental impact;
- Regulation of time for certain activities to be conducted on the site;
- Regulation of the time period within which the proposed use shall be developed; and
- A bond, deposit of money, recorded lien secured by deed of trust, or letter of credit for the completion of street and site improvements and other facilities or for the removal of such use within a specified period of time to assure conformance with the intent and purposes set forth in Chapter 17.100.

The following findings are required for site plan approval:

1. That the site plan complies with all applicable provisions of Chapter 17.100 (Site Plan Review);
2. That the following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding property:
  - a. Facilities and improvements,
  - b. Vehicular ingress, egress, internal circulation and off-street parking and loading,
  - c. Setbacks,
  - d. Height of buildings,
  - e. Location of service,
  - f. Walls and fences,
  - g. Landscaping, including screen planting and street trees,
  - h. Drainage of site, and
  - i. Refuse enclosures;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;

4. Proposed signs will comply with all of the applicable provisions of Section 17.16.010 and Chapters 17.64 through 17.72, 17.80 and 17.84; and
5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

In order to make the findings, the Planning Commission must review the site plan and the related standards of the City's adopted planning documents, including the General Plan, Zoning Code, and, if applicable, the relevant Specific Plan. Projects that are consistent with the development standards and requirements established by the City's planning documents are considered to meet the requirements for Findings 1, 2, 3, 4, and 5. The Planning Commission is not required to hold a public hearing for a site plan review permit.

The site plan review process is a straightforward process that is not considered a constraint to providing housing.

### **Conditional Use Permit**

Due to their unusual characteristics, projects subject to a conditional use permit require special considerations so that they may be located properly with respect to the objectives of the Zoning Code and their effects on surrounding properties. A Conditional Use Permit is reviewed by the Planning Commission and requires a public hearing. The Planning Commission must make the following findings to approve a conditional use permit:

1. That all applicable provisions of Chapter 17.112 are complied with;
2. That the following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
  - a. All facilities and improvements,
  - b. Vehicular ingress, egress and internal circulation,
  - c. Setbacks,
  - d. Height of buildings,
  - e. Location of utilities and other services,
  - f. Walls,
  - g. Landscaping, including screen landscaping and street trees,
  - h. Drainage of site, and
  - i. Trash enclosures and refuse pickup;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties; and
4. Proposed signs will comply with all applicable provisions of Chapter 17.84.

The above findings are not considered a constraint to providing a variety of housing types. As shown in the inventory of residential sites, there are adequate residential sites to accommodate a variety of single family, duplex, multifamily, second unit, and other housing types to meet the City's housing needs without the requirement for a Conditional Use Permit.

### **Variance**

In certain situations where, strictly interpreted, the zoning code prevents a physical land use entitlement applicable to real property, a variance may be requested. Under the zoning code, variances are allowed when special circumstances applicable to size, shape, topography, or location and surroundings, for a particular property deprives such property privileges enjoyed by other property owners in the vicinity.

### **Time Extension**

This application is to extend the life of a particular development permit. The amount of time that may be extended is a one-time extension of one year from the expiration date.

### ***Appeal of Staff Code Interpretation***

In the event that an applicant or interested party does not agree with an interpretation of city code or decision made by staff on a development permit, an appeal may be filed with the Planning Commission for reconsideration. Any decision made by the Commission may also be appealed to the City Council. Appeal requests are heard by the Council at the next available City Council meeting.

### ***Addition of Permitted Use to Code***

This application is utilized to add a permitted use to a particular zoning district under circumstances where a certain use is compatible with other permitted uses within the same district and is allowed by general plan policy, but not specifically included in the text of the zoning code. The Planning Commission can approve the application by adopting a resolution adding the use to the list of permitted uses as codified in the adopted city zoning code.

### **Discretionary Permits Requiring City Council Approval:**

#### ***Tentative Subdivision Map***

A tentative subdivision map is reviewed by the Planning Commission and then forwarded to the City Council for final review and approval.

#### ***Appeal of Planning Commission Decision***

Any interested party may file an appeal with the City Council after a decision has been made by the Planning Commission. An appellant has ten (10) days to file an appeal with the Planning Division office. The appeal would then be heard by the Council at their next available Council meeting.

## **PERMIT PROCESSING**

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 3-15 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review.

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30 percent. The typical process for a single-family and multi-family residence usually consists of an Administrative Permit (permitted use) which is approved by the Community Development Director. The plans are checked for compliance with applicable codes and development standards. A property owner will bring their plans to the Building Department for submittal into plan check.

For most new single-family dwellings and some multi-family residential projects, a property owner will leave their plans with the Building Department. Depending on the quality of plans submitted by the property owner, the entire plan check could take as little as two weeks but may take longer if subsequent plan checks are required. As indicated in Table 58, average processing times for plan check/building permits is 2-4 weeks. As most property owners and developers will factor some amount of time for plan check and building permits into a project's budget, typical processing times for most single-family dwellings and some multi-family projects do not impact housing costs.

When a single-family dwelling proposes to deviate from applicable codes, a discretionary entitlement such as a variance is required. The Planning Commission acts on these requests and processing times would be an additional two months than the plan check times noted above. Multi-family residential projects typically require some type of discretionary action. All new buildings except for single-family homes (which are constructed on a residential site with complete street improvements)

require site plan review. Site plan review is a discretionary permit which requires Planning Commission approval and may take an additional two months.

**Table 3-15: Typical Permit Processing Times and Reviewing Body**

Type of Approval or Permit	Processing Time	Reviewing Body
Administrative Approval	8 - 12 weeks	City Staff
Minor Revision to Approved Site Plan Review	8 - 12 weeks	City Staff
Minor Site Plan Review	8-12 weeks	City Staff
Minor Variance	8-12 weeks	City Staff
Design Review (Ministerial)	8-12 weeks	City Staff
Lot Merger	8-12 weeks	City Staff
Tentative Parcel Map	8-12 weeks	City Staff
Final Map	4-8 weeks	City Staff
Tentative Map	4-6 months	Planning Commission/City Council
Tentative Map Extension	8-12 weeks	Planning Commission/City Council
Variance	8-12 weeks	Planning Commission
Negative Declaration/Mitigated Negative Declaration	4-6 months	Planning Commission
Design Review (Discretionary)	12-16 weeks	Planning Commission/City Council
Conditional Use Permit	12-16 weeks	Planning Commission/City Council
General Plan Amendment	6-12 months	Planning Commission/City Council
General Plan Text Amendment	6-12 months	Planning Commission/City Council
Rezoning	6-12 months	Planning Commission/City Council
Zoning/Subdivision Ordinance Amendment	6-12 months	Planning Commission/City Council
Environmental Impact Report	6-12 months	Planning Commission/City Council
Plan Checking/Building Permits	2-4 weeks	Building Department

SOURCE: CITY OF LATHROP, 2023.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. In addition, the City staff will assist the developer through the permit processing to ensure a rapid processing time.

For most proposed projects, the City invites the developer to a pre-application meeting. These meetings provide developers with an opportunity to meet various City staff representing numerous City departments (e.g., Planning, Building, Public Works, Fire and Police) to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate). The intent of the meeting is to address big ticket/red flag items to assist potential developers in advance of a formal entitlement submittal.

The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Lathrop’s General Plan and Zoning Code, an Initial Study in accordance with CEQA will soon follow. During the Initial Study period, many departments will review the project and provide comments. At the same time, planning staff is likely to be preparing other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Administrative approval projects requiring minor permits are approved by City staff. Minor site plan review and minor

variances are also reviewed by staff. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

### **ARCHITECTURAL DESIGN REVIEW**

As with all other development-related matters in Lathrop, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Chapter 17.104 of the Zoning Code identifies site and architectural design review provisions that apply to permitted and conditional uses listed within the R, RM, PO, C, or I districts.

As part of the Architectural Design Review process, architectural designs drawn to scale must be submitted with an application for any site plan review, conditional use permit, planned unit development, tentative subdivision map, tentative parcel map, or administrative approval permit.

Architectural design is reviewed based on the following standards: 1) generally accepted principles of architecture and design related to building design, particularly in terms of scale, bulk, mass, color, texture and form, and 2) review of proposed development in the context of the surrounding land use and structures. Site design is reviewed based on the following standards: 1) City code requirements for development as they relate to circulation, parking, setbacks, and landscape design issues, and 2) general principles related to site planning.

The design review process is completed in conjunction with review of other entitlements requested (site plan approval, parcel map, etc.) and is based on the City's zoning standards, including site design (setbacks, building height, etc.), parking, circulation, and landscaping. The Architectural Design Review process is straightforward and does not result in delays in development or present a constraint to residential development.

#### **Specific Plan Design Review**

Development within each specific plan is reviewed based on the design criteria proposed by each specific plan applicant/development team and adopted in conjunction with the specific plan.

#### **Central Lathrop Specific Plan**

The Central Lathrop Design Guidelines were prepared by the CLSP development team to implement the adopted Central Lathrop Specific Plan. CLSP is designed to provide traditional neighborhoods organized around interior neighborhood parks and schools.

Planning and design concepts are defined to create a clear and common understanding of the design expectations for the area, and to contribute towards the creation of a community that is characterized by high quality, diverse, attractive, and functional development. The Central Lathrop Design Guidelines encourage creativity in addressing solutions to specific design opportunities, and are structured to emphasize flexibility in satisfying the intent of particular goals and provisions. This flexibility

complements the CLSP land uses and zoning, which provide for a range of residential densities, mixed uses and potential development standard exceptions. The Central Lathrop Design Guidelines are structured to allow design innovation and choices to accommodate the diversity of dwelling types and land uses anticipated by the CLSP, and to create a vibrant and livable community.

Section 4, District Specific Design Elements, of the Design Guidelines establishes requirements for residential neighborhoods including single family and high density residential uses. Neighborhoods are composed of assembled residential subdivisions and projects. Design concepts applicable to overall neighborhood design are provided first, followed by more detailed guidelines that apply specifically to Conventional Single Family Detached, CLSP Variable Density Residential, and High Density Residential land uses. The neighborhood design requirements address residential buffers, interfaces between residential uses and linear parks, open space, and neighborhood edges, site planning for a range of densities, lot sizes, and product types, and architectural requirements. Specific requirements that address architectural design (massing, scale, and articulation), building elements (entries, porches, windows, balconies, garages, roofs, exterior stairs, colors/materials, and building plans/styles), landscaping, access, fences, mailboxes, and lighting are identified for conventional single family residences, unconventional single family residences, and multifamily development.

The CLSP emphasizes higher densities and a wide diversity of product types in order to provide more efficient land use, better use of public infrastructure, and to expand purchase and rental opportunities to households at a broad range of economic levels. The basic design elements and criteria are included in the Central Lathrop Design Guidelines that are intended to provide creative new approaches to the challenge of creating high quality, high amenity neighborhoods. The underlying objective of the Central Lathrop Design Guidelines is that neighborhood form not only follows function but also provides a visually interesting and exciting stimulus to function. By pulling living spaces towards the street, de-emphasizing garages, and encouraging a variety of architectural styles which make use of a board range of materials and colors, a friendlier and sustaining community character can be achieved for residents and visitors alike.

Design Review for projects within the CLSP are completed concurrently with entitlement requests, such as a subdivision map or site plan review. The Design Review requirements provide detailed descriptions and include written and graphic examples to ensure that the requirements are simple and straightforward to implement. The Design Review requirements are typical and ensure well-designed neighborhoods that interface well with surrounding uses. The Design Review requirements were prepared by the CLSP development team to assist with the implementation of the CLSP and do not present a constraint to development.

### ***River Islands***

The River Islands Urban Design Concept establishes Urban Design Standards for each district within the River Islands planned community. The Urban Design Concept was prepared by the River Islands development team to implement the standards of the West Lathrop Specific Plan.

The Urban Design Concept is a detailed document that illustrates the lotting, street patterns, and layout of residential and mixed-use communities within River Islands. The neighborhood design guidelines for River Islands include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, methods to conserve energy, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architectural variations.

Staff works closely with the architects to ensure designs conform with existing guidelines. While there are no cost provisions within the Urban Design Concept, the purpose of these Urban Design Concept is not to be cost prohibitive but rather to provide detailed assistance for developers and architects during the initial design process.

### ***Mossdale Landing***

The Mossdale Landing Urban Design Concept emphasizes the creation of a livable, pedestrian-oriented community that provides identity and variety. Lathrop's Mossdale Landing is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP). It is consistent with the City's General Plan. Mossdale Landing is unique in that it



follows neo-traditional planning principles for greater community interaction and access, provides opportunities for a wide range of housing options, supplies a catalyst for commercial development, imparts more park acreage than is required—meaning more play and green areas, presents local and regional bicycle and pedestrian trails, and provides street trees and separated sidewalks on all streets.

Neighborhood Design Review is applicable only to proposed subdivisions within the Mossdale Village section of the West Lathrop Specific Plan (which encompasses both the Stewart Tract and Mossdale Village). Neighborhood Design Review is utilized to provide a uniform and consistent design standard program (including public facilities) for a planned unit of residential development consistent with the Mossdale Landing Urban Design Concept. Neighborhood Design Review approval typically takes 8-12 weeks. Neighborhood Design Review is not required for multifamily developments.

## **STREAMLINING APPROVALS**

### ***Affordable Projects (including Lower Income Sites included in Previous Elements)***

While the site plan review process is not considered a constraint to housing, as part of Program 1n in the 2019 Housing Element, the City amended its Zoning Ordinance in 2022 to provide for ministerial approval of housing projects with a minimum of 20 percent of units affordable to lower income households, in compliance with Government Code 65583.2. Amendments were made to Chapter 17.36, *RM Multifamily Residential District*; Chapter 17.61, *River Islands Zoning Districts*; Chapter 17.62, *Central Lathrop Zoning Districts*, Article 3, *HR-CL: High Density Residential*; and Chapter 17.62, *Central Lathrop Zoning Districts*, Article 4, *Residential R/MU-CL: Residential/Mixed-Use Zoning District*, to require ministerial approval (e.g., Community Development Director approval of site plan review and entitlements other than a subdivision map) of housing developments that include a minimum of 20 percent of units affordable to lower income households. The amendments provide for increased certainty for affordable and multifamily developers in the RM, -RI, HR-CL, and R/MU-CL districts, including for the 10 sites identified in Program 1n of the 2019 Housing Element.

### **SB 35**

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10 percent affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Lathrop is currently subject to SB 35 streamlining provisions when proposed developments include 10 percent affordability. As described above, the City amended its Zoning Ordinance in 2022 to provide for ministerial approval of housing projects with a minimum of 20 percent of units affordable to lower income households. This update was completed as part of Program 2s in the 2019 Housing Element. The City's Zoning Ordinance is consistent with SB 35's reduced approval requirements for projects that include a minimum of 10 percent of units affordable to lower income households and that meet the criteria specified by State law.

### **SB 9**

SB 9 requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. SB 9 contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.), anti-displacement measures for renters and low-income households, and the protection of historic structures and districts. Key provisions of the law require a local agency to modify or eliminate objective development standards on a project-by-project basis if they would prevent an otherwise eligible lot from being split or prevent the construction of up to two units at least 800 square feet in size. The Zoning Code does not include provisions to accommodate units and lot splits in accordance with SB 9. Program 12 has been included in the Housing Plan to revise the Zoning Ordinance to comply with SB 9.

### SPECIFIC PLAN CAPACITIES

Development within each adopted Specific Plan is limited to the approved and development intensities for each plan. The West Lathrop Specific Plan approved 15,010 units for River Islands and 3,480 units for Mossdale Village. River Islands is comprised of two development phases: Phase 1 and Phase 2. As identified in River Islands at Lathrop Phase 2 Project Draft Subsequent Environmental Impact Report, Phase 1 is approved to develop 4,284 residential units and Phase 2 is approved to develop 10,726 units for a total of 15,010 units; refer to Table 3-16 below. Mossdale Village is approved to develop with up to 3,480 units. Table 3-17 identifies the units anticipated in each area of Mossdale Village, based on development occurring at the average allowed density. Central Lathrop Specific Plan is approved for 6,790 units as shown in Table 3-18 below.

The development approved for each specific plan is not considered a constraint to growth. As shown below, each specific plan accommodates a range of development densities and is planned to include low, medium, and high density residential uses, ensuring that there is an opportunity to distribute a variety of housing types throughout each specific plan, as well as throughout the City as a whole.

**Table 3-16: Approved Development Capacities - River Islands**

District	Low Density (3-9 DU/AC)		Medium Density (8-20 DU/AC)		High Density (15-40 DU/AC)	
	Phase 1 <sup>1</sup>	Phase 2	Phase 1 <sup>1</sup>	Phase 2	Phase 1 <sup>1</sup>	Phase 2
Town Center	200	0	0	0	600	0
Old River Road	0	261	0	159	0	0
Lakeside	1,400	0	0	0	0	0
Lake Harbor	0	1,120	0	111	0	0
East Village	1,900	0	400	0	0	0
West Village	0	964	0	509	0	698
Woodlands	0	1,719	0	925	0	0
Paradise Cut Village Center	0	0	0	877	0	1,562
TOD/Employment Center	0	0	0	436	0	1,385
<b>TOTAL</b>	<b>3,500</b>	<b>4,064</b>	<b>400</b>	<b>3,017</b>	<b>600</b>	<b>3,645</b>

<sup>1</sup>PHASE 1 CAPACITIES ARE BASED ON THE ESTIMATED UNITS IDENTIFIED IN THE 2003 WEST LATHROP SPECIFIC PLAN AND SUBSEQUENT APPROVALS AND ENTITLEMENTS

SOURCE: WEST LATHROP SPECIFIC PLAN, 2003; WEST LATHROP SPECIFIC PLAN 2020 AMENDMENT FOR PHASE 2 OF RIVER ISLANDS, 2021; RIVER ISLANDS AT LATHROP PHASE 2 PROJECT DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, 2021.

**Table 3-17: Approved Development Capacities – Mossdale Village**

Residential Area	Average Density	Acres	Dwelling Units
A-E	5.5 du/ac	235.0	1,293
F	10.0 du/ac	620	620
G-I	5.5 du/ac	82.0	451
J	10.0 du/ac	20.0	200
K – O	5.5 du/ac	115.5	637
<b>TOTAL</b>		<b>1,072.5</b>	<b>3,201</b>

NOTE: UP TO 3,480 UNITS ARE PERMITTED IN MOSSDALE VILLAGE AND IT IS ANTICIPATED THAT SOME NEIGHBORHOODS OR SITES MAY DEVELOP AT HIGHER THAN THE AVERAGE DENSITIES.

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012.

**Table 3-18: Approved Development Capacities – Central Lathrop Specific Plan**

Designation	Acres	Density/Intensity Range (du/ac)	Dwelling Units
VR-CL	703.1	3-16	5,114
HR-CL	28.3	15-40	453
R/MU-CL	45.2	10-40 or 0.17-4.0	723 <sup>1</sup>
OC-VR	67.0	3-16	500
<b>TOTAL</b>	<b>843.6</b>	-	<b>13,298</b>

<sup>1</sup> IN ADDITION TO 723 RESIDENTIAL UNITS, THE R/MU SITES ARE ANTICIPATED TO DEVELOP WITH APPROXIMATELY 590,674 SQUARE FEET OF NON-RESIDENTIAL USES.  
SOURCE: CENTRAL LATHROP SPECIFIC PLAN, AMENDED 2011.

## LOCAL EFFORTS TO REMOVE BARRIERS

### Historic Lathrop Overlay District

Consistent with State law, the City has developed several programs to help remove barriers to creating affordable housing. In 2005, the City amended its Municipal Code, to include Ordinance 05-252 (Historic Overlay District Lathrop). This amendment established the overlay zone for medium and for low density residential areas in Historic Lathrop. The Historic Overlay district provides for reduced setbacks and small lot sizes thereby increasing density and promoting development of parcels in the older neighborhoods in the City.

### Residential Review

The evaluation and review process required by City procedure contributes to the cost of housing. One way to reduce housing costs is to reduce the time required to process permits. The City has streamlined its development review process through 1) ensuring that all City departments participate early in the development review process through pre-application meetings and application review, 2) encouraging concurrent processing of permits and entitlements, and 3) providing straightforward and clear design guidelines and development standards. As shown Table 54, the City has a relatively short processing time (between 1-6 weeks for Administrative Approval to 4-12 months for Discretionary Review Approval).

The majority of future development is anticipated to occur within planned communities (Central Lathrop, River Islands, and Mossdale Landing), which means that much of the planning, design review, and entitlements have been completed and infrastructure is planned and underway. The completion of significant advance planning, detailed design concepts, and infrastructure planning means that the process for subsequent projects and development phases has been simplified and is straightforward.

### Zoning Code Updates

In 2016, the City updated the Zoning Code to reduce potential governmental constraints and provide for a variety of housing types. The revisions to the Zoning Code addressed density bonus law, single room occupancy uses, emergency shelters, transitional housing, supportive housing, large residential care homes, farmworker/agricultural employee housing, reasonable accommodation procedures, and incentives for affordable housing.

In 2019, the City adopted additional revisions to the Zoning Code to allow accessory dwelling units subject to the requirements of State law and to accommodate manufactured housing consistent with State law.

In 2020, the City updated the Zoning Code to implement programs identified in the 2019 mid-cycle housing element update. Specifically, the City revised the Zoning Code to promote high density development on sites designated for high density residential uses by only allowing single family units in RM zones when replacing an existing single family unit on a one for one basis, on an existing lot of 8,000 square feet or less, or as part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households. Additionally, the Zoning Code was updated to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3, and to ensure densities in the RM districts were consistent with those identified in the General Plan Land Use Element.

In 2022, the City amended its Zoning Ordinance to provide for ministerial approval of housing projects with a minimum of 20 percent of units affordable to lower income households. Amendments were made to Chapter 17.36, *RM Multifamily Residential District*; Chapter 17.61, *River Islands Zoning Districts*; Chapter 17.62, *Central Lathrop Zoning Districts*, Article 3, *HR-CL: High Density Residential*; and Chapter 17.62, *Central Lathrop Zoning Districts*, Article 4, *Residential R/MU-CL: Residential/Mixed-Use Zoning District*, to require ministerial approval (e.g., Community Development Director approval of site plan review and entitlements other than a subdivision map) of housing developments that include a minimum of 20 percent of units affordable to lower income households. The amendments provide for increased certainty for affordable and multifamily developers in the RM, -RI, HR-CL, and R/MU-CL districts.

In 2023, the City amended its Zoning Ordinance to streamline its zoning designations and to implement the 2022 General Plan Update, which provided for additional high density residential and mixed use sites in the City.

### **Fees**

In 2019, the City adopted policy direction to support staff's interpretation of fees applicable to ADUs. The policy ensures that water and sewer connection fees are not included in ADU fee calculation and that any applicable fees are applied at the multifamily rate, rather than the single family rate. This ensures reduced fees for ADUs and is intended to promote development of ADUs.

## **POTENTIAL NON-GOVERNMENTAL CONSTRAINTS**

### **DEVELOPMENT COSTS**

#### **Land Costs**

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. A review of lots for sale and recently sold indicates that land prices range from approximately \$35,000 to \$150,000 per acre for unentitled land to approximately \$700,000 per acre for land approved for single family and multifamily development based on a review of Zillow and Loopnet listings.

Several underdeveloped parcels with a single family unit that could be redeveloped with single family or multifamily developments with 8 to 15 units have been sold for \$751,000 to \$2,350,000 per acre (approximately \$75,000 to \$200,000 per potential unit) in the past year. A recently sold duplex sold for \$650,000, which translates to \$325,000 per residence. Multifamily land sales in Lathrop have included 18401 Queirolo Road (241-020-63), a 22.6-acre site, which was listed at \$3,000,000 and is conceptualized as a 64-unit subdivision, which would result in a land cost of approximately \$46,875 per unit (\$133,038 per acre). Other sales since 2018 include the recently-constructed Mossdale Landing Apartments, a 204-unit apartment complex, was sold for a price of \$5,900,500 (\$28,924 per unit) and 231 Towne Centre Drive (191-550-74), an 84-unit apartment complex on a 3.4-acre site zoned CV-MV, was sold for \$1,300,000 (approximately \$15,475 per unit).

#### **Cost of Construction**

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Lathrop are comparable to costs throughout the Central Valley. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials.

Single family homes that were issued permits and constructed in 2019 cost an average of \$198 per square unit to construct, based on an average cost of \$451,480 (U.S. Census building permits data, 2023) and an average size of 2,280 square feet based on a review of units built in 2022 and sold from through June 2023 (Zillow, 2019). Building permit data indicates that single family construction costs range from approximately \$115 to \$150 per square foot and multifamily projects were valued at approximately \$015 per square foot. Lathrop uses the International Conference of Building Officials good standard for a basis of building permit fees.

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, recreation areas and facilities, and providing access to the San Joaquin River. In 2019, the site improvement cost for a single-family lot in Lathrop is estimated at approximately \$20,000 based on estimated in-tract improvement costs for River Islands CFD2003-1. This estimate does not include the cost of land.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

### ***Cost and Availability of Financing***

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

On April 6, 2023, the reported average rate for a 30-year mortgage was 6.28 percent (FreddieMac, 2023). From 2005 through 2019, average monthly mortgage rates have ranged from a high of 7.08 percent in October 2022 to a low of 2.65 percent in January 2021. For homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

### ***Approved and Built Densities***

While the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Lathrop that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code. As shown in Table 3-19, a review of final subdivision maps for projects with low density residential designations and zoning indicates single family projects in east Lathrop and Mossdale Village average 7.1 units per acre and 70% of maximum permitted density, projects zoned RL-RI average 6.6 units per acre and 70% of maximum permitted density, projects zoned RM-RI average 9.5 units per acre and 50% of maximum permitted density, and projects zoned VR-CL average 6.5 units per acre and 60% of maximum permitted density. Multifamily projects have averaged 25.1 units per acre and 90% of maximum permitted density. y 6 units per acre to the maximum densities allowed, averaging approximately 7 units per acre.

### ***Building Permit Timing***

Typically, single family home developers apply for the first building permits for a subdivision upon or near completion of grading and infrastructure improvements for a development. Depending on the timing of the initial approval, this can occur anywhere from one month (approvals issued during the dry season) to six months (entitlements issued during the wet season when grading and infrastructure improvements are prohibited in compliance with water quality requirements) from the initial entitlement. For large-scale projects such as the City's specific plans, building permits will be issued over multiple years based on the phasing and market demand. For smaller-scale projects, building permits may be issued over a one or two month period. As shown in Table 3-19, entitled single family projects have averaged 14.1 months to request building permits.

Developers of the most recently approved multifamily projects in the City have requested building permits from 16.8 to 30

months, while the Mossdale Landing Apartments project did not request building permits in a timely fashion due to project financing, taking almost 64 months from entitlements to request building permits. It is anticipated that multifamily projects will be more similar to the most recent two projects and range from 17 to 30 months to request building permits.

<b>Table 3-19: Residential Densities and Building Permit Timing</b>									
Project	Total Units / Type	Acres	Zoning/ General Plan	Maximum Permitted Density	Project Density	% of Maximum Density	Approval Date	Building Permits Issued	Months to Permit
<b>East Lathrop/Mossdale Single Family</b>									
997 J Street TPM. TPM-21-76 19618042	2 units	0.26	LD/R-1-6	7	7.8	1.1	10/19/2021	Not yet requested	-
Warren Avenue TSM-21-15 196-050-69	7 units	1.56	LD / R-1-5	7	4.5	0.6	9/13/2021	Not yet requested	-
DR Horton Eagles Landing / Quierolo Road VTM / 24102063	84 units	9.33	Zoning = RM-MV, CS-MV, P-MV GP = MD, SC, P	20	9.0	0.5	10/10/2022	Not yet requested	-
Mossdale Landing West	829 units	150.2	RL-MV	7	5.5	0.8	In process	Not yet approved	
<b>East Lathrop / Mossdale Single Family Average</b>					<b>6.7</b>	<b>0.7</b>			-
<b>River Islands RL</b>									
Anthem United Haven. Tract 4001 and 4002 - Village AA - Phase 1	128 units	16.96	RL-RI/RL-RI	9	7.5	0.8	12/20/2018	113 units 2/25/2020-10/12/2021	23.9
Anthem United Reflections. Tracts 3838 and 3938 - Village Q - Phase 1	77 units	18.82	RL-RI / RL-RI	9	4.1	0.5	12/7/2017	24 units 4/7/2020-10/13/2020	32.1
DR Horton Bella Vita / Cardiff	118 units	15.21	RL-RI / RL-RI	9	7.8	0.9	9/12/2019	86 units: 3/19/2020 – 12/18/2020	11.5
Daybreak. Tract 3835 - Village O - Phase 1 21033078	74 units	9.06	RL-RI/RL-RI	9	8.2	0.9	8/23/2019	74 units: 02/21/2020 - 08/02/2021	15.1
Kiper Homes Balboa. Tracts 4052 and 4053 - Village JJ - Phase 1	77 units	9.18	RL-RI/RL-RI	9	8.4	0.9	3/11/2021	75 units: 5/26/2021- 5/12/2022	10.1
Kiper Homes Balboa II / Balboa II at River Islands. Tract 4082 - Village FF - Phase 1	60 units	16.47	RL-RI / RL-RI	9	3.6	0.4	9/28/2021	8 units: 7/26/22- 12/27/2022	12.4
Kiper Homes Beacon Bay. Tracts 3829, 3830, and 3903 - Village H	112 units	18.21	RL-RI/RL-RI	9	6.2	0.7	12/22/2016	14 units 1/23/2020 – 4/30/2020	37.8
Kiper Homes Catalina. Tracts PM-19-01, 3997 and 3998 - Village Y - Phase 1	72 units	10.84	RL-RI/RL-RI	9	6.6	0.7	9/26/2019	71 units 1/8/2020–10/26/2021	13.1
Kiper Homes Catalina II (Catalina II at River	93 units	11.34	RL-RI /RL-RI	9	8.2	0.9	8/12/2021	80 units	5.9

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Islands). Tracts 4068 and 4069 - Village OO - Phase 1								4/30/2021- /13/2022	
Kiper Homes Lakeside. Tracts 3840, 3862 and 3864 - Village G - Phase 1	145 units	35.81	RL-RI/RL-RI	9	4.0	0.4	5/6/2016	1/13/2020-4/30/2020	44.3
Kiper Homes Newport. Tracts 3999 and 4000 - Village BB - Phase 1	131 units	18.25	RL-RI/RL-RI	9	7.2	0.8	3/28/2019	104 units 1/13/020 - 7/19/2021	25.1
Kiper Homes Skye / Village FF. Tract 4067 - Village FF - Phase 1	155 units	14.67	RL-RI / RL-RI	9	10.6	1.2	3/8/2021	51 units: 12/3/2021 - 10/6/2022	12.6
New Home Tidewater - Tracts 3825 and 3826 - Village D & E - Phase 1	60 units	8.1	RL-RI / RL-RI	9	7.4	0.8	7/13/2016	16 units 1/15/2020-4/23/2020	43.4
New Home Waypointe - Tract 4071 and 4072 - Village NN - Phase 1	94 units	14.16	RL-RI / RL-RI	9	6.6	0.7	8/12/2021	68 units 10/7/2021-2/14/2022	7.3
Pulte Laguna. Tracts 4091 and 4092 - Village GG - Phase 1	110 units	26.42	RL-RI / RL-RI	9	4.2	0.5	8/24/2021	84 units: 12/21/21-10/19/22	11.8
Pulte Sanctuary. Tracts 4089 and 4090 - Village HH - Phase 1	91 units	10.43	RL-RI / RL-RI	9	8.7	1.0	8/24/2021	84 units: 12/21/21-10/19/22	9.4
Pulte Sunset. Tracts 4055 and 4056 - Village DD - Phase 1	122 units	15.56	RL-RI/RL-RI	9	7.8	0.9	12/9/2020	115 units 2/4/21-7/11/22	12
Richmond American Watermark - Tract 3994 and 3995 - Village T - Phase 1	103 units	11.85	RL-RI/RL-RI	16	8.7	0.5	9/26/2018	62 units 1/23/2020 - 6/16/2020	20.7
Signature Homes Cardiff - Tracts 4050 and 4051 - Village Z - Phase 1	94 units	24.26	RL-RI / RL-RI	9	3.9	0.4	2/24/2021	58 units 5/11/2021 - 12/21/2022	12
Tri Pointe The Cove - Tracts 4101 and 4102 - Village MM - Phase 1	77 units	13.73	RL-RI / RL-RI	9	5.6	0.6	9/29/2021	44 units: 2/9/2022 - 12/22/2022	6.5
Trumark Avalon - Tract 4020 - Village X - Phase 1	57 units	10.42	RL-RI / RL-RI	9	5.5	0.6	4/22/2021	43 units 11/23/2021 - 9/27/2022	12.7
Trumark Avalon Pointe - Tracts 4093 and 4094 - Village LL - Phase 1	69 units	14.97	RL-RI / RL-RI	9	4.6	0.5	7/13/2021	38 units 3/23/2022 - 9/27/2022	10.8
Van Daele Bridgeport - Tracts 3991 and 3992 - Village V - Phase 1	86 units	14.971	RL-RI/RL-RI	9	5.7	0.6	1/23/2019	38 units 4/29/2020 - 7/21/21	16.6
Van Daele Latitude II - Tracts 3989 and 3990 - Village U - Phase 1	74 units	7.997	RL-RI/RL-RI	9	9.3	1.0	9/20/2018	24 units 3/6/2020 - 6/10/2020	18.1
Van Daele Veranda / Village EE - Tract 4063 - Phase 1	141 units	20.88	RL-RI / RL-RI	9	6.8	0.8	3/8/2021	87 units: 4/5/2021 - 7/25/2022	4.5
Tri Pointe Breakwater - Tracts 4015 and 4016	106 units	13.655	RL-RI / RL-RI	9	7.8	0.9	10/17/2019	106 units 1/31/2020 - 07/21/2021	17.2



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- Village W - Phase 1									
<b>River Islands RL Single Family Average</b>					<b>6.7</b>	<b>0.7</b>			<b>17.2</b>
<b>River Islands RM</b>									
Lennar Driftway. Tract 4130 - Village II - Phase 1	95 units	10.2	RM-RI / RM-RI	20	9.3	0.5	5/13/2022	Not yet requested	-
Lennar Horizon. Tracts 4021, 4030, 4031, and 4111 - Village S - Phase 1	143 units	13.19	RM-RI / RM-RI	20	10.8	0.5	3/12/2020	128 units: 7/13/2020-12/14/22	17.8
Van Daele Castaway	114 units	15.82	RM-RI/RM-RI	20	7.2	0.4	10/11/2017	3 units 6/3/2020	31.8
Van Daele Hideaway - Tract 4022 - Village CC - Phase 1	120 units	13.78	RM-RI/RM-RI	20	8.7	0.4	11/6/2019	28 units 7/9/2020 - 12/21/2020	11.3
Van Daele Hideaway II - Tract 4115 - Village CC West - Phase 1	108 units	9.38	RM-RI / RM-RI	20	11.5	0.6	6/11/2021	5 units 8/30/2022	14.6
<b>River Islands RM Average</b>					<b>9.5</b>	<b>0.5</b>			<b>18.9</b>
<b>Central Lathrop VR</b>									
DR Horton Cascade	100 units	21.3	VR-CL/VR-CL	16	4.7	0.3	4/15/2021	24 units 2/14/2022 – 4/19/2022	11.3
KB Home Iron Pointe	98 units	16.6	VR-CL/VR-CL	16	5.9	0.4	10/21/2021	11 units: 2/22/2022 – 3/24/2022	4.2
Tri Pointe Journey	81 units	12.2	VR-CL/VR-CL	16	6.6	0.4	10/7/2021	10 units: 6/30/2022-10/19/2022	10.6
KB Home Riverchase	96 units	22.72	VR-CL/VR-CL	16	4.2	0.3	4/24/2020	94 units 2/25/2021-3/22/2022	15.6
Meritage Homes Stanford Crossing	66 units	12.33	VR-CL/VR-CL	16	5.4	0.3	9/12/2019	57 units 1/31/2020-12/9/2020	12.5
Richmond American at Stanford Crossing	96 units	11.0	VR-CL / VR-CL	16	8.7	0.5	4/3/2021	55 units 2/23/2022 – 8/2/2022	12.6
Richmond American Homes Encore	104 units	19.7	VR-CL / VR-CL	16	5.3	0.3	5/3/2021	7 permitted – 3/15/2023	22.4
Richmond American Homes Stanford Crossing IV	113 units	17.13	VR-CL / VR-CL	16	6.6	0.4	11/10/2021	31 permitted – 6/1/2023	18.7
Richmond American Northpointe	91 units	22.86	VR-CL / VR-CL	16	4.0	0.2	10/3/2019	49 Units 2/18/2021 – 9/27/21	18.9
Richmond American Seasons	75 units	16.25	VR-CL / VR-CL	16	4.6	0.3	11/19/2020	74 Units: 2/19/2021	8
Taylor Morrison Legacy	107 units	22.4	VR-CL / VR-CL	7	4.8	0.7	9/22/2021	68 units: 1/4/2022 - 10/19/2022	7.3

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Tri Pointe Journey	81 units	12.2	VR-CL / VR-CL	16	6.6	0.4	10/7/2021	31 units 3/24/2022 - 6/23/2022	6.4
<b>Central Lathrop VR Single Family Average</b>					<b>5.6</b>	<b>0.4</b>			<b>12.4</b>
<b>Single Family Averages</b>					<b>6.7</b>	<b>0.6</b>			<b>14.1</b>
<b>Multifamily</b>									
Town Centre Apartments	62 multifamily	2.46	CV-MV/VC	25	25.2	1.0	7/25/2017	62 units: 1/15/2020	30
Town Centre Apartments II	84 multifamily	3.4	CV-MV/VC	25	24.7	1.0	9/19/2018	84 units: 2/11/2020	16.8
Mossdale Landing Apartments	204 single family	8.03	HD / RH-MV	40	25.4	0.6	6/28/2016	175 units: 3/22/2021-5/19/2022	63.8
<b>Multifamily Averages</b>					<b>25.1</b>	<b>0.9</b>			<b>45.0</b>

## **AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS**

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount (tax credits are not worth as much to investors if their incomes have dropped).

The City does not have any local funds for affordable housing. While the City can support CDBG and/or HOME funding applications made to the Urban County/San Joaquin County, there are limited funds available to City projects (approximately \$20,000 in HOME funds per year) and there is no guarantee of funding.

## **ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE**

### **ROADWAY SYSTEM**

The General Plan provides for a roadway network that considers multimodal transportation options, including for pedestrians, bicyclists, motorists, and public transit. The General Plan directs the City to establish complete streets and manage its roadways to maintain a Level of Service (LOS) D or better within the City, except where maintaining such levels of service are infeasible. The General Plan further requires that all new development projects construct or pay their fair share of the costs of roadway improvements necessary to mitigate any transportation-related impacts resulting from the project.

The City's Transportation Management Program (TMP) Update identifies roadway improvements required to accommodate growth planned by the General Plan. The TMP uses revised traffic counts to update the traffic model, which projects future traffic patterns based on build out land use estimates, resulting LOS, development of a future project list, evaluation of policy considerations, and prioritization of projects. The City's development impact fees include roadway fees to construct improvements to accommodate planned growth. The TMP is updated from time to time to reflect development conditions and to continue to ensure that adequate roadway improvements are planned to accommodate future growth under the General Plan.

### **WATER**

This section discusses the City's ability to provide adequate water service to future planned development. This section is based on the most recent water assessments performed for Lathrop, including the water analysis provided in the City of Lathrop Municipal Services Review and Sphere of Influence Plan (MSR) prepared by the City in July 2022, the City's 2018 Integrated Water Resources Master Plan (IWRMP), and the City's 2020 Urban Water Management Plan (UWMP). The UWMP addresses the City's planned supplies and projected demands and addresses the supply/demand balance under normal, single dry year, and multiple dry year conditions and identifies measures necessary to ensure the City can meet its water demand in normal and dry year conditions. The IWRMP analyzes the City's water supply and demand and identifies the improvements

necessary for the City to deliver its projected water supply under long-term and buildout growth conditions.

The City's water service area is generally contiguous with the City limits and includes the railroad cargo container commercial enterprise that is located outside of the City limits in unincorporated County land. The City has three water sources: groundwater from the San Joaquin groundwater basin, surface water from the South San Joaquin Irrigation District (SSJID), and recycled water from the Lathrop Consolidated Treatment Facility (LCTF).

### **Groundwater**

The groundwater basin used by the City for municipal potable water is the Tracy Subbasin of the San Joaquin Valley Groundwater Basin. The basin is located in the Sacramento-San Joaquin Delta sub-region, a part of the Central Valley aquifer system that occupies most of the large basin in central California between the Sierra Nevada and the Coastal Range Mountains. The Tracy Subbasin is not adjudicated, and it is not in a condition of critical overdraft. As a medium priority subbasin, the Tracy Subbasin is required to comply with the Sustainable Groundwater Management Act (SGMA). The Tracy Subbasin Groundwater Sustainability Plan was developed and adopted in 2022 in order to provide for long-term, collaborative management of the subbasin's groundwater resources.

Currently, six groundwater wells supply potable water to City residents: Wells No. 6, 7, 8, 9, 10, and 21. Well 9 is currently active but has been offline since August 2018 due to water quality issues. Until water quality issues are addressed to meet drinking water standards, the City would only use Well 9 in the future as an emergency well. Well 21 is also currently inactive, and the City does not currently plan to bring it back online due to water quality concerns. Most City wells are currently treated for arsenic which requires a ferric removal process and disposal of the removed compounds in an approved landfill. The City currently has no plans to install additional groundwater wells or expand its groundwater production. However, the City is evaluation options to bring Well 9 back online and is considering groundwater-related projects that could provide additional dry year supply reliability such as expansion of groundwater treatment, groundwater-surface water conjunctive use, and/or aquifer storage and recovery.

The use of groundwater throughout the region as a water supply source has created overdraft conditions in adjacent subbasins and contamination of the Tracy Subbasin. Overdraft occurs when the rate of groundwater extraction exceeds the rate of groundwater recharge. According to the Department of Water Resources (DWR) Bulletin 118, two adjacent subbasins, the Eastern San Joaquin and Delta-Mendota subbasins, are in a critical condition of overdraft due to extraction rates higher than the aquifer can safely yield. The Tracy Subbasin underlying the City is not in a condition of critical overdraft. However, there are several known groundwater contamination sites within the Tracy Subbasin, including the Sharpe Army Depot and Occidental Chemical Site within City boundaries. Remediation efforts are ongoing to treat existing groundwater contamination. Additionally, the City's system includes the Louise Avenue Water Treatment Facility (LAWTF) to treat groundwater to federal and State standards.

### **Surface Water**

The City purchases Stanislaus River surface water from SSJID through the South County Water Supply Program (SCWSP), which is planned to be implemented in two phases. Phase 1 was completed in 2005. Phase 2 will increase the treatment capacity of the water treatment plant. Lathrop has an agreement with SSJID to receive treated water through December 2049. If SSJID and the cities participating in the SCWSP do not agree to extend the contract past 2049, then SSJID would transfer the project to a Joint Powers Authority composed of the four cities, which would then be responsible for operation and maintenance of the SCWSP. The total Phase 1 capacity of the SCWSP is approximately 31,500 AFY. Phase 2 is anticipated to increase the treatment capacity of the water treatment plant to approximately 43,090 AFY. Lathrop's SCWSP Phase 1 allotment is 6,887 AFY; the City's total allotment with completion of Phase 2 (anticipated to be available by 2040) is 10,671 AFY.

### **Future Supply and Demand and Improvements to System**

There are two main sources of water available to the City, surface water supplied by SSJID and groundwater. According to the 2020 UWMP, the City is projected to have sufficient supplies to meet projected demands in normal years through 2045. The City is projected to have adequate supplies to meet projected demands in single dry years and multiple dry years through 2040. The 2020 UWMP projects a shortfall of 314 AFY or 2 percent at 2045; however, this timeframe falls outside the RHNA period. The City has outlined a series of goals, policies, and implementation actions in the General Plan Public Facilities and

Services Element to ensure the continued protection of its water resources. As demonstrated by the UWMP, implementation of the City's water demand management measures would result in significant reductions to water demand and would ensure that the City's supply is adequate to meet the demand through 2040 conditions. The Water Master Plan anticipates approximately 13,592 dwelling units between 2018 and 2040, which greatly exceeds the City's RHNA. Therefore, the City's water supply is more than adequate to accommodate the City's full RHNA.

The City's IWRMP identifies infrastructure needed for new development and the City's development impact fees have been developed to support the City's planned water and groundwater supply, including water treatment and distribution facilities. To ensure that appropriate funding is available when the water related infrastructure is needed, developers of approved projects have committed through development agreements to cover all the costs of the infrastructure upfront even if they are only responsible for their portion of costs. The developers are then reimbursed at a later point (e.g., when additional development fees are collected) for any payments in excess of what they are responsible. The infrastructure would be built by the projects and includes distribution pipelines, tanks, and booster pump stations.

## **WASTEWATER**

This section discusses the City's ability to provide adequate wastewater service to future planned development. This section is based on the most recent wastewater analysis performed for Lathrop, which was provided in the 2022 City of Lathrop MSR, the 2018 Wastewater System Master Plan (WWSMP), and the 2019 Recycled Water System Master Plan (RWSMP). These documents outline a long term strategy for meeting future discharge and capacity requirements in order to meet community needs for a planning horizon that extends to build-out of the City Limits and SOI regardless of when build-out occurs.

The wastewater collection system in the City is owned and operated by the City of Lathrop. Wastewater is treated at the Lathrop Consolidated Treatment Facility (LCTF) which became operational August 25, 2015, and at the Manteca-Lathrop Wastewater Quality Control Facility (WQCF). The City owns the LCTF and a percentage of the WQCF.

### ***Wastewater Collection and Treatment***

Wastewater from the City is currently treated at the LCTF and the Manteca-Lathrop WQCF. The wastewater collection system consists of gravity sewer lines that range from 6 to 18 inches in diameter, pumping stations, and force mains. A portion of the existing City's wastewater is conveyed via gravity sewer and pump stations to a regional pump station. The regional pump station conveys wastewater to a force main, which discharges to the Manteca-Lathrop WQCF.

The City owns 14.7 percent of the Manteca-Lathrop WQCF by contract with the City of Manteca. The City does not participate in the operation of the facility. Most wastewater generated in the areas east of I-5 and north of Louise Avenue is conveyed to the Manteca-Lathrop WQCF. The current design capacity of the WQCF is 9.87 million gallons per day (MGD), of which the City is allocated approximately 1.45 MGD. At buildout, the WQCF is planned to have capacity to treat 26.97 MGD and Lathrop's allocation of the planned capacity would be 3.97 MGD.

The City owns the LCTF. All of the wastewater generated in the areas west of I-5 and Crossroads is conveyed to the LCTF. The daily operations of LCTF are performed by a private contractor, Veolia Water NA. The LCTF has a current capacity of 2.5 MGD and is permitted for 1.5 MGD until the recycled water disposal facilities for the expansion are complete. The City has the ability to upgrade the existing LCTF to increase the treatment capacity and operational flexibility of the plant to 7.5 MGD.

The City has established development impact fees and capital accounts as part of the planning to construct improvements for future capacity when needed.

### ***Wastewater Disposal and Reuse***

Wastewater at the LCTF is treated to meet the State's recycled water requirements. The City's recycled water system has a disposal capacity of 1.0 MGD; recycled water is applied to seven agricultural land application areas. The City plans to expand recycled water application to landscaping areas to reduce the use of potable water for landscape irrigation. The City is currently expanding its recycled water distribution system to meet disposal requirements for the Phase 2 expansion of the LCTF, which will increase the LCTF treatment capacity and disposal capacity to 2.5 MGD. The Phase 2 recycled water system expansion is planned to be completed in two phases. Phase 2A improvements would provide a disposal capacity of 1.9 MGD and Phase

2B facilities would expand the disposal capacity to the full 2.5 MGD LCTF Phase 2 treatment capacity. The Phase 2A improvements were implemented in 2017 and 2018 and the permitting needs to be completed to increase the disposal capacity to 1.9 MGD in order to utilize the Phase 2A improvements. Phase 2B is anticipated to be completed in the near-term. The City is planning to convert the recycled water system from manual operation to a pressurized on-demand system. Improvements for the automation of these operations are being designed. Future LCTF expansions are anticipated to produce up to 5.22 MGD of recycled water at buildout. The recycled water supply could be expanded from land application uses to increased use of percolation basins in order to increase groundwater supplies and reduce the land area needed for discharge and land application. All potential uses of the recycled water system that have been evaluated, including land application, increased percolation, and discharge of LCTF effluent to the San Joaquin River, have the potential to provide water supply benefits to the City and to reduce the areas required for recycled water storage and disposal.

**Future Wastewater Demand and System Improvement**

The Wastewater System Master Plan projects new developments will increase the total wastewater flow to an average dry weather flow of approximately 5.34 MGD in 2040, as shown in Table 3-20. All wastewater flows will be treated at the LCTF or WQCF. The City has identified capital improvement projects needed to increase system capacity; these projects are funded through the City’s development impact fees. Projects include Lathrop CTF Expansion to 5.0 MGD (WWT-1) and a range of pump station, gravity main, and infrastructure replacement and upgrade projects. With the planned improvements, the City is anticipated to reach capacity in 2027. The current capacity would accommodate approximately 5,790 units and is adequate to accommodate the City’s remaining RHNA of 5,156 units. While wastewater treatment capacity would exceed the City’s projected RHNA, Program 4 in the Housing Element is essential to ensuring that priority is given to accommodate the City’s lower income units. This program was included in the 2015 Housing Element and was not implemented. The City is preparing policy language to ensure water and sewer priority for lower income units consistent with the requirements of Government Code 65589.7.

**Table 3-20: Projected Wastewater Flows and Treatment Capacity (MGD)**

YEAR	Projected Flows	Treatment Capacity					Total Capacity
		Manteca WQCF	CTF Phase 0	CTF Phase 1	CTF Phase 2 <sup>1</sup>	CTF Future Phases	
2018 (Existing)	1.66	1.45	0.75	0.25	1.5	0	3.95
2040	5.34	1.45	0.75	0.25	1.5	2.5	6.45

<sup>1</sup>CTF PHASE 2 IS COMPLETED AND HAS A PERMITTED CAPACITY OF 1.5 AND, ONCE RECYCLED WATER DISPOSAL FACILITIES ARE COMPLETE, WILL HAVE A FULL CAPACITY OF 2.5

SOURCE: 2018 WASTEWATER SYSTEM MASTER PLAN, 2018.

The City’s Wastewater Collection Master Plan, Wastewater Treatment and Disposal Master Plan (prepared in 2000 and updated in 2004) and the 2006 Lathrop 5-year Plan have identified the requirements anticipated to be necessary for the conveyance and treatment of wastewater at build-out, whenever it may occur. Furthermore, the Master Plan outlines a phasing plan for the implementation and anticipated cost for construction. The City collects development impact fees to fund needed wastewater improvements. To ensure that appropriate funding is available when the wastewater related infrastructure is needed, the developers of approved projects are required through development agreements to cover all the costs of the infrastructure upfront even if they are only responsible for their portion of costs. The developers are then reimbursed at a later point (e.g. when additional development fees are collected) for any payments in excess of what they are responsible.

The City’s Wastewater Treatment and Disposal Master Plan is a phased plan to provide treatment capacity for the anticipated 11.9 MGD at build-out, whenever it may occur. This plan accounts for the phasing and location of each planned future development area within the City. The City has planned adequate capacity to accommodate General Plan buildout, which is more than enough to accommodate growth associated with the City’s RHNA.

**ELECTRICAL, GAS, AND TELECOMMUNICATIONS**

Pacific Gas and Electric Company (PG&E) provides electrical and natural gas services to residences and businesses throughout

the City of Lathrop. Infrastructure to deliver electricity and natural gas throughout the City of Lathrop is currently in place. PG&E generally can provide these services to new development on request.

Telecommunications services in Lathrop are provided by a variety of service providers including AT&T and T-Mobile. Infrastructure to deliver telecommunications throughout Lathrop is currently in place and can generally be provided to newer development upon request.

## ENVIRONMENTAL ISSUES

Environmental hazards and other considerations that may impact residential development in the City include seismic and flood hazards, as well as regulations protecting biological resources.

### Special Status Species

The vegetation associations in the Lathrop area support a variety of wildlife and plant species and subspecies indigenous to California, including special-status species, and also include areas of sensitive habitats. San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy developed the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) to conserve open space for wildlife and to address the effects of development and other activities that affect special-status species and convert habitat lands for species to other uses.

The SJMSCP identifies six different land use categories, including A – Exempt, B – Other Open Spaces, C – Agricultural Habitat Open Spaces, D – Natural Lands Habitat, E – Vernal Pools, F – Prior Agreement. All sites east of I-5 that are identified in the Inventory of Residential Sites in Lathrop are designated Category A. The majority of residential sites located east of I-5 are identified as Category C – Cropland, with the remaining sites in Categories A, B, and D.

The SJMSCP facilitates development by providing pre-approved mitigation measures and streamlining the permitting process to address special-status species. The SJMSCP allows specific permittees, including Lathrop and SJCOG, to issue incidental take permits and allows project applicants to mitigate for impacts to SJMSCP covered species resulting from development projects as well as other specified activities. Project applicants have four options to receive coverage under the SJMSCP: 1) pay appropriate fees (based on habitat type), 2) conserve habitat lands, 3) purchase mitigation bank credits, or 4) propose an alternative mitigation plan.

### Geology

The San Joaquin Valley is a geologic structural trough with its axis oriented northwest and southwest. The valley is bounded to the east by the granitic and metamorphic rocks of the Sierra Nevada, and to the west by the folded and faulted sedimentary, volcanic, and metamorphic rocks of the Coast Ranges. The crystalline rocks of the Sierra Nevada extend westward beneath the valley. These rocks are overlain by a westward-thickening wedge of marine and continental deposits about 10,000 feet thick in the Ripon area. The marine deposits are siltstone, shale, and sandstones. The thicker continental sediments overlie the marine deposits. These consist of unconsolidated alluvium, lacustrine, and flood plain sediments derived from the Sierra Nevada.

*Faults.* Earthquakes originate as movement or slippage occurring along an active fault. These movements generate shock waves that result in ground shaking. Structures of all types, if not designed or constructed to withstand ground shaking, may suffer severe damage or collapse. No known faults are located within the City of Lathrop or the Sphere of Influence. Faults located within San Joaquin County include the Tracy-Stockton Fault, the Black Butte Fault, the Tesla Fault, the Patterson Pass Fault, and the Midland Fault. Lathrop does not have surface expression of active faults and fault rupture is not anticipated. However, there is the potential for seismic ground shaking. According to the California Division of Mines and Geology Bulletin 198, "Urban Geology Master Plan for California," the Lathrop area is shown to be in a low severity zone with a probable maximum intensity of VI or VII on the Modified Mercalli Scale. New buildings and significant rehabilitation of existing buildings in the City are constructed in accordance with the standards established by the California Building Standards Code to prevent loss of life as a result of an earthquake.

## Flooding

Lathrop is subject to flooding problems along the natural creeks and drainages that traverse the area. The primary flood hazard in the City is the San Joaquin River and its tributaries, notably Old River in the west and Paradise cut in the southwest.

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) indicates that the southern and western portions of the City are located within the 100-year flood zone. Additionally, the 500-year flood zone is located in the eastern and northern portions of the City. The entirety of the City and SOI is located within a 200-year flood hazard area, as shown in Figure 2.

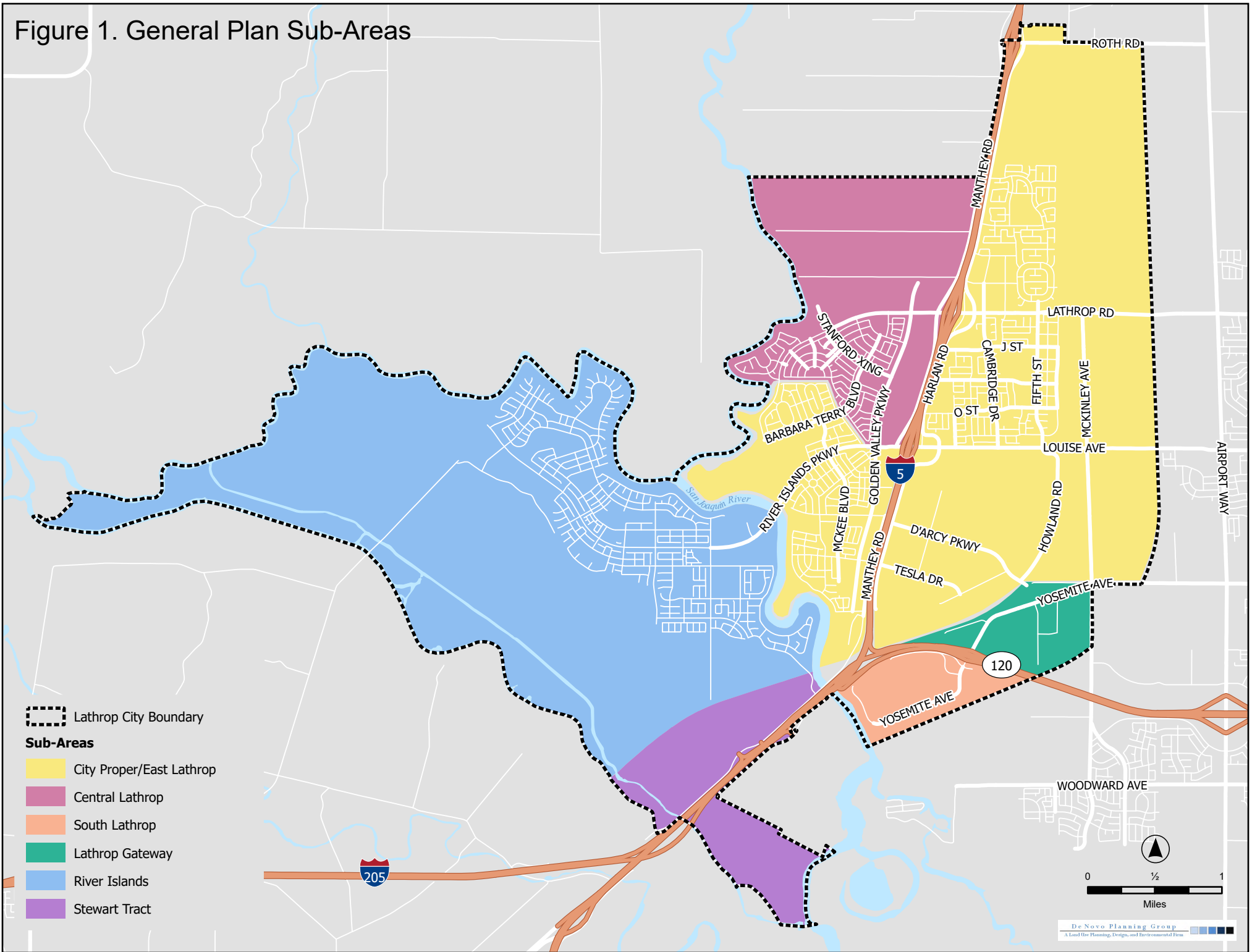
100-year flood protection is primarily provided by levees certified by FEMA. The levees are maintained by three local reclamation districts (RDs): RD 17, RD 2062, and RD 2107. Although 100-year flood protection is provided by the levees, there are extensive areas within the 200-year floodplain. Until the passage of recent State law (Senate Bill 5), 100-year flood protection was the standard statewide. Senate Bill 5 (SB 5) amended State law to require 200-year flood protection. The new 200-year flooding requirements of State law exceed FEMA's 100-year standards. SB 5 requires urban and urbanizing areas must be provided with 200-year flood protection no later than 2025. The City's Public Safety Element was updated as part of the General Plan Update, in compliance with SB 5. The General Plan includes goals, policies, and implementation actions to protect residences in the City from flood hazards, including Policy PS-3.4 which requires proposed development projects to demonstrate the adequacy of flood protection if located within a 200-year flood hazard zone. Additionally, Lathrop Municipal Code Chapter 17.17 implements the requirements of Senate Bill 5 and related legislation that prohibit approval of urban development in urban and urbanizing areas that are exposed to 200-year flooding risk unless the approval authority determines based on substantial evidence that:

- The facilities of the State Plan of Flood Control or other flood management facilities protect the new development site to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanized areas; or
- Conditions imposed on the new development will protect the property to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanized areas; or
- The local flood management agency has made adequate progress on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban or urbanizing areas, or the national Federal Emergency Management Agency standard of flood protection in non-urbanized areas, for a new development site located within a flood hazard zone intended to be protected by the system. For urban and urbanizing areas protected by project levees, the urban level of flood protection shall be achieved by 2025; or
- The new development site located in an undetermined risk area has met the urban level of flood protection based on substantial evidence in the record.

RDs 17 and 2062 – together with the City – are responsible for providing flood protection to urban and urbanizing portions of Lathrop; in addition, RD 17 along with the City of Manteca is responsible for flood protection in portions of Manteca immediately adjacent to Lathrop. RD 17 created a Joint Powers Authority (JPA) that includes San Joaquin County, Stockton, Manteca, and Lathrop to issue bonds to fund the local share of Phase 1 through 3 Improvements to the RD 17 levees. Lathrop is working with RD 17 to update that JPA to fund the local share of the needed Urban Level of Protection (ULOP) improvements to the RD 17 levees, to adopt fee programs and/or exactions paid and advanced from property owners in areas of entitled and planned development within RD17, and a new Enhanced Infrastructure Financing District. As of February 2016, Lathrop and Manteca have funded the required Urban Levee Design Criteria analysis of the RD 17 levees, identified the 200-year floodplain, calculated an estimated cost to provide the ULOP improvements, and requested State funds for the State share of this work.



Figure 1. General Plan Sub-Areas



## 4. INVENTORY OF RESIDENTIAL SITES

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### A. INVENTORY OF RESIDENTIAL SITES

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Lathrop. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

#### AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Lathrop's 6<sup>th</sup> Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Lathrop will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Residential projects with development entitlements with occupancy post June 30, 2023
- Sites with zoning in place
  - Vacant and underutilized sites with a proposed project
  - Vacant sites and underutilized sites with zoning in place:
    - Residential sites are assumed to develop at 80% of maximum capacity,
    - Mixed use sites (CC, MU-RI, R/MU-CL, and TOD-RI) sites are anticipated to development with residential uses at 50% of capacity.
  - Projected accessory dwelling units

Table 4-1 summarizes the residential unit potential from the above methods and provides a comparison with Lathrop's RHNA and inventory. Inventory sites, including vacant sites, underutilized sites, pending and approved projects, are shown on Figures 2, 3, and 4. Parcel-specific site inventories are included in Appendix A. As shown in Table 4-1, Lathrop has a total realistic capacity for 9,154 units during the 6<sup>th</sup> Cycle, based on its inventory of vacant sites, approved projects, and pending projects. There is capacity to accommodate the RHNA at all income levels.

<b>Table 4-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs</b>					
Category	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 2-39)	2,386	1,498	1,342	3,176	8,402
<b>Approved Projects</b>					
Approved Projects with occupancy post June 30, 2023	0	0	21	1,497	1,518
<b>Pending Projects</b>					
Pending Projects with occupancy post June 30, 2023	0	0	22	1,298	491
<b>Vacant Sites by Zoning District</b>					
CC	0	0	2	0	2
CO-CL	94	62	0	0	156
CV-MV	21	14	0	0	35
MU-RI	617	363	138	209	1,327
R/MU-CL	142	94	0	0	236
R-1-6	0	0	0	53	53
RH-MV	130	87	0	0	217
RH-RI	692	462	0	0	1,154
RL-MV	0	0	0	73	73
RL-RI	0	0	0	8	8
RM-2	46	32	17	0	95
RM-3	0	0	119	0	119
RM-RI	80	53	513	0	646
TOD-RI	407	244	83	80	814
<b>Subtotal Vacant Sites</b>	<b>2,229</b>	<b>1,411</b>	<b>952</b>	<b>343</b>	<b>4,935</b>
<b>Underutilized Sites by General Plan / Zoning District</b>					
CC	10	8	5	0	23
R/MU-CL	438	290	0	0	728
R-1-6	0	0	0	27	27
RL-MV	0	0	0	44	44
RM-2	18	12	0	0	30
RM-3	0	0	189	0	196
RM-RI	0	0	306	0	306
<b>Subtotal Underutilized Sites</b>	<b>466</b>	<b>310</b>	<b>500</b>	<b>71</b>	<b>1,347</b>
<b>Accessory Dwelling Units</b>					
ADUs	3	4	7	20	34
<b>Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)</b>					
<b>TOTAL CAPACITY</b>	<b>2,698</b>	<b>1,725</b>	<b>1,502</b>	<b>3,229</b>	<b>9,154</b>
Shortfall	0	0	0	0	0
<b>Excess Capacity</b>	<b>312</b>	<b>227</b>	<b>160</b>	<b>53</b>	<b>752</b>

### **Approved Projects with Entitlements**

The City has 27 projects with development entitlements that will have permits and/or occupancy post June 30, 2023 and will contribute towards addressing its 6<sup>th</sup> Cycle RHNA, as described below. The projects are described in Table 4-2. The approved projects are either under construction or require issuance of building permits, timing of which is at the developer's discretion. Where other entitlements or approvals are required, those are described in Table 4-2 below. All approved projects are under construction or anticipated to be under construction during the 6<sup>th</sup> Cycle.

### **Pending Projects**

The City has 3 pending residential projects that will have occupancy post June 30, 2023 and contribute toward addressing its 6<sup>th</sup> Cycle RHNA, as summarized in Table 4-2 below.

Table 4-2: Approved and Pending Projects							
Project/Location	Description	Approval Date	Remaining Entitlement(s)/ Timing	VL	L	M	AM
<b>Approved Projects</b>							
997 J Street	2 single family unit tentative parcel map.	10/19/2021	Tentative parcel map approved; final map not yet submitted and building permits not yet requested.	0	0	0	1
Alaniz Estates	8 unit multifamily.	November 14, 2022	Tentative Subdivision Map approved; final map not yet submitted and building permits not yet requested.	0	0	1	7
Avalon at River Islands	57-unit subdivision.	4/22/2021	Under construction.	0	0	0	19
Avalon Pointe	Single family 69-unit subdivision.	7/13/2021	Under construction.	0	0	0	34
Balboa II at River Islands	Single family 60-unit subdivision.	9/28/2021	Under construction.	0	0	0	40
Cardiff	Single family 76-unit subdivision.	9/12/2019	Under construction.	0	0	0	44
Catalina II at River Islands	Single family 93-unit subdivision.	8/12/2021	Under construction.	0	0	0	7
Driftway by Lennar	Single family 95-unit subdivision.	5/13/2022	Approved; building permits not yet requested.	0	0	0	95
Encore - Richmond American	Single family 104-unit subdivision.	5/3/2021	Under construction.	0	0	0	133
Hideaway at River Islands	Single family 120-unit subdivision.	6/11/2021	Under construction.	0	0	0	1
Horizon at River Islands	Single family 143-unit subdivision.	5/13/2022	Under construction.	0	0	0	12
Indigo by DR Horton	Single family 86-unit subdivision.	7/6/2022	Under construction.	0	0	0	86
Iron Pointe at Stanford Crossing	Single family 98-unit subdivision.	10/21/2021	Under construction.	0	0	0	84
Journey at Stanford Crossing	Single family 81-unit subdivision.	10/7/2021	Under construction.	0	0	0	60
Laguna - Pulte	Single family 110-unit subdivision.	8/24/2021	Under construction.	0	0	0	42
Legacy at Stanford Crossing	Single family 107-unit subdivision.	9/22/2021	Under construction.	0	0	0	60
Queirolo Road VTM	Single family 93-unit subdivision.	10/10/2022	Approved; final map not yet submitted and building permits not yet requested.	0	0	0	85
Sanctuary by Pulte	Single family 91-unit subdivision.	8/24/2021	Under construction.	0	0	0	27
Seasons - Richmond American	Single family 75-unit subdivision.	11/19/2020	Under construction.	0	0	0	75
Skye - Kiper	Single family 155-unit subdivision.	3/8/2021	Under construction.	0	0	0	69
The Cove by Tri Pointe	Single family 77-unit subdivision.	9/29/2021	Under construction.	0	0	0	37
The Shores by Pulte	Single family 23-unit subdivision.	8/30/2022	Building permits pending.	0	0	0	23
Veranda by Van Daele	Single family 141-unit subdivision.	3/8/2021	Under construction.	0	0	0	49
Warren Avenue Subdivision	Single family 7-unit subdivision.	9/13/2021	Approved; building permits not yet requested.	0	0	0	7
Waypointe	Single family 94-unit subdivision.	8/12/2021	Under construction.	0	0	0	45

Table 4-2: Approved and Pending Projects							
Project/Location	Description	Approval Date	Remaining Entitlement(s)/ Timing	VL	L	M	AM
Del Webb by Pulte	Single family 905-unit senior subdivision.	10/27/2022	Approved; final subdivision map and building permits not yet requested.	0	0	0	905
Stanford Crossing/Golden Valley	195-unit rental duplex development.	2023	Under construction	0	0	20	175
<b>Pending Project</b>							
Mossdale Landing West	Single family 829-unit subdivision.	Proposed.	Approval anticipated in 2024 based on status of submitted materials.	0	0	0	829
Stanford Crossing Phase 1D	Single family 271-unit subdivision.	Proposed	Entitlements remaining: Tentative Subdivision Map, Final Subdivision Map, Building Permits	0	0	0	271
Town Center Apartments - River Islands	198-unit multifamily <a href="#">units (apartments, condominiums, or townhomes)</a> .	Proposed	Income levels based on market survey conducted for neighboring Manteca that identified 10% of new rental units affordable to moderate income households.	0	0	22	198

## **AFFORDABILITY AND REALISTIC CAPACITY**

### ***Affordability***

To evaluate the adequacy of the inventory of sites to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location in San Joaquin County, the City of Lathrop falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

Sites suitable for very low and low income households are sites designated HD, HR-CL, MU-RI, R/MU-CL, RH-RI, VC, and TOD-RI by the General Plan. These sites are zoned R-2, R-3, CC, RH-MV, CV-MV, HR-CL, CO-CL, MU-RI, R/MU-CL, RH-RI, and TOD-RI. Suitable sites also included approved and pending projects that include deed-restricted low-income units. Sites adequate to accommodate lower income households were assumed to have 60% very low and 40% low income units. Sites anticipated to accommodate very low and low income units are identified in Appendix A.

Sites suitable for moderate income households can be provided at 15 or more units per acre, on RM-2, RM-3, CC, MU-RI, and TOD-RI sites that were not within the 0.5 to 10 acre size criteria for lower income sites, and as a portion (10%) of market-rate multifamily units (consistent with a 2022 rent study of recently constructed multifamily units).

The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table 4-1 and detailed by site in Appendix A.

### ***Realistic Capacity***

As discussed in Chapter 2, the City’s development standards accommodate development at 100% of permitted densities. As shown in Table 3-19, approved and proposed single family projects have averaged 6.6 units per acre. In the Mossdale Village and River Islands low density residential zoning districts, single family developments have averaged 70% of maximum density with multiple projects at 90% to over 100% of density. Due to the demonstrated ability of projects to meet or exceed density, projects in the lower density single family zoning districts (R-1-6, RL-MV, RL-RI) are anticipated to develop at 80% of density. Multifamily projects have ranged from 60% to 100% of density, with the City’s most recent multifamily projects both achieving 100% of density in a zone that allows residential and commercial uses. To be conservative, multifamily projects to accommodate the very low and low income units are projected to develop at 80% of density in the multifamily districts (RH-RI, RM-2, HR-CL) and at 50% of density in the mixed use districts (CC, CV-MV, MU-RI, R/MU-CL, TOD-RI, CO-CL). and range from multifamily (HDR and CMU) projects in the City tend to be at the upper end of the permitted density range, while single family projects have a broader range of densities. Realistic capacity was calculated based on historic development trends in the City, at amounts consistent with capacities demonstrated in Table 3-19.

Sites in the inventory do not include significant constraints, such as streams, slopes, presence in an airport safety zone, known hazardous materials issues, or other limitations that would require a further reduction in realistic capacity.

The City’s capacity to accommodate new residential development exceeds the minimum RHNA required within each income category, which will help offset any sites that may be developed with fewer units or at less affordable levels than assumed in the inventory of residential sites.

### ***Nonvacant Sites***

The City’s inventory includes nonvacant sites with existing uses. In identifying nonvacant sites for inclusion in the inventory, the City considered the extent to which existing uses may constitute an impediment to additional residential development, the City’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

The nonvacant sites included in the inventory are limited to sites with either: 1) one or two residential units, or 2) City-owned sites with a temporary drainage basin or a single family unit that the City is planning to redevelop with housing during the 6<sup>th</sup>

Cycle. Sites with one or two residential units are commonly redeveloped with more intensive uses in the City based on development trends. All sites with existing residential uses have at least approximately 50% of the site undeveloped and have capacity to accommodate more units and are consistent with development trends of nonvacant sites in the City. The City is not aware of any leases or contracts that would prevent redevelopment of these sites with higher intensity residential uses during the planning period. While there continues to be market demand for the existing uses, the demand for more intense housing in Lathrop has led to a strong demand for residential projects as evidenced by Table 4-2. It is anticipated that this demand will continue throughout the 6<sup>th</sup> Cycle. There continues to be a housing crisis in California, with a shortage of housing for all income levels, and market conditions in Lathrop as well as the State as a whole continue to support the redevelopment of sites with existing low intensity residential uses and sites with large undeveloped areas with more intensive residential uses.

### **Incentives for Affordable Residential Development**

The City's recently adopted General Plan increased allowed densities on sites designated HR-CL and CO-CL and created a new TOD-RI designation to further promote development of affordable units on these sites and to continue to encourage a greater variety of housing types.

Program 1 of the Housing Plan provides for assistance to affordable housing developers, including regular coordination and outreach to ensure affordable housing and special needs housing developers are aware of the City's inventory of sites and additional residential and mixed use opportunities and to identify the City's incentives, including priority processing, support with procuring funding, and concessions and incentives. Program 2 will assist affordable housing developers and non-profits in obtaining financial assistance and addresses reducing City fees for affordable and special needs projects. Program 14 will update the City's density bonus program to provide greater density bonuses for a broader range of projects and to provide incentives for eligible projects, consistent with State density bonus law.

### **ACCESSORY DWELLING UNITS**

From 2019 through 2022, an average of 7.5 ADUs were permitted annually:

- 2022: 5 units
- 2021: 7 units
- 2020: 3 units
- 2019: 2 units

Based on Lathrop's ADU trends, it is anticipated that an average of 4.25 ADUs will be constructed annually for a total of at least 34 ADUs during the 6<sup>th</sup> Cycle. The City did not track affordability of ADUs during the 5<sup>th</sup> Cycle. It is anticipated that a portion of ADUs will serve lower and moderate income households, based on ADU surveys completed in other regions of the State for 6<sup>th</sup> Cycle Housing Elements. Due to the lack of data for the 5<sup>th</sup> Cycle ADUs, it is conservatively assumed that 40% of ADUs will be affordable to very low (10%), low (10%), and moderate (20%) income households, and the remaining 60% of ADUs will be affordable to above moderate income households. Program 5: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in the Housing Plan includes measures to promote ADUs, including a Pre-Approved ADU Plans, and requires the City to track affordability of ADUs, which will ensure accurate reporting of 6<sup>th</sup> Cycle progress and will assist the City in refining affordability assumptions for ADUs for the 7<sup>th</sup> Cycle.

### **SIZE OF SITES**

As shown in Appendix A, the City has sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of 0.07 to about 0.4 acres in existing and approved subdivisions, to infill lots from approximately 0.7 to over 5 acres to sites in growth areas from 5 to 10+ acres. Higher density (20 or more units per acre) sites suitable for lower income units include lots in the 0.5-10 acre range. Higher density sites suitable for moderate income households include sites of all sizes across the MDR designation as well as sites less than 0.25 acre or greater.



## B. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Lathrop and the County are summarized below.

***California Rural Legal Assistance (CRLA):*** CRLA provides legal assistance to low-income persons in education, employment & labor, rural health, and housing/landlord-tenant issues including eviction and foreclosure defense. CRLA is committed to fight for justice and individual rights alongside the most exploited communities. CRLA provides a variety of community education and outreach programs including leadership development. CRLA also protects Indigenous Mexican communities, LGBT communities, and farm worker communities.

***California Work Opportunity and Responsibility to Kids (CalWORKs):*** CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in San Joaquin County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

***Catholic Charities – Diocese of Stockton:*** Catholic Charities provides advocacy and social services for families and individuals. Programs include senior services, transportation, immigration services, health and dental care access, food access, and support to families, including counseling, parent education tools, and mentoring.

***CDBG Funds:*** The CDBG program provides decent housing and expand economic opportunities for people with low and moderate income. CDBG is a federal program; however, in California the state administers the program for smaller counties and cities. The San Joaquin Urban County, which includes the cities in San Joaquin County and the unincorporated area, receives funds directly from federal government and San Joaquin County administers the CDBG funds on behalf of the Urban County.

***Children's Advocacy Centers of California (CACC):*** CACC is a membership organization dedicated to helping local communities respond to allegations of child abuse in ways that are effective and efficient – and put the needs of child victims first. CACC provides training, support, technical assistance and leadership on a statewide level to local child advocacy centers and multidisciplinary teams throughout California responding to reports of child abuse and neglect.

***Community United Against Violence (CUAV):*** Founded in 1979, CUAV works to build the power of LGBTQ (lesbian, gay, bisexual, transgender, queer) communities to transform violence and oppression. CUAV supports the healing and leadership of those impacted by abuse and mobilize our broader communities to replace cycles of trauma with cycles of safety and liberation. As part of the larger social justice movement, CUAV works to create truly safe communities where everyone can thrive.

***Council for the Spanish Speaking:*** The Council for the Spanish Speaking offers a wide range of immigration services, including individual and family consultations, as well as preparation of documents for adjustment of status, consular processing and citizenship. The organization also holds community workshops for citizenship, know their clients' rights and perform other community outreach and education.

***Disability Resource Agency for Independent Living (DRAIL):*** DRAIL believes each individual deserves equal access to support, resources, and full inclusion in society and welcomes clients of all diverse backgrounds and communities. The organization provides assistance (housing referrals, peer support, personal assistant services, independent living skills training, disability income advocacy/benefits advising, work incentives planning and assistance, community center programs and activities, transition youth services, and community resources directories for all necessary adjustments in a house that will ease the movement of the disabled person throughout the house.

***El Concilio:*** El Concilio is a community-based, nonprofit, social service provider serving California's Central Valley and is dedicated to empowering California's diverse low-income, minority and marginalized communities. El Concilio provides family wellness,

preschool centers, behavioral health, financial assistance, immigration services, senior services, jobs readiness, adult education, and transportation services.

***GAP Loan Program (administered through San Joaquin County Neighborhood Preservation Office):*** The City of Lathrop GAP Loan Program, administered through the San Joaquin County Neighborhood Preservation Office, provides deferred downpayment assistance loans for 20 percent of the sales price of a home, not to exceed \$40,000. This program is available to low-income, first-time homebuyers for a home in the city that does not exceed a cost of \$304,750. Payments may be deferred over a 30-year period at a two percent interest rate. The program homebuyer must agree, however, to share part of the equity in the home with the County if the home is sold or refinanced.

***Home Investment Partnership Act (HOME) Program Funds:*** HOME provides grants to cities and counties and low-interest loans to state-certified Community Housing Development Organizations (CHDO) to build and maintain affordable housing. Cities and counties that receive direct funding from HUD are not eligible for HOME grants through HCD. The City is a member of the San Joaquin County HOME Consortium.

***Home Rehabilitation Program:*** The Home Rehabilitation Program, administered by the County's Community Development Department, is a financing program that assists property owners with residential building improvements by making needed renovations affordable. The program offers low-interest (2 percent) reduced and deferred payment loans for low-income homeowners as well as offers a wide range of services for property improvements, including assistance with selecting a contractor, finance counseling, and permit expediting. In order to qualify, the homeowner must have owned the home for at least a year, her/his income must not exceed 80 percent of the County median, and must not have more than one existing mortgage on the home.

***Hope Ministries (H.O.P.E):*** H.O.P.E. Ministries is a non-profit, faith based organization in Manteca that is dedicated to providing shelter and services to homeless and low-income families that cultivate self-respect, self-reliance, and spiritual direction in order to strengthen families, individuals, and the community. The Raymus House was a former nursing home that was converted into a home serving homeless women and children. H.O.P.E. Family Shelter provides temporary housing for displaced families.

***Housing Choice Vouchers Program (HCVP):*** The San Joaquin Housing Authority manages the Housing Choice Vouchers Program (formerly Section 8) for all of San Joaquin County. The HCVP provides assistance to help extremely low-, very low-, and low-income residents of San Joaquin County, including residents of Lathrop, to afford safe, decent, and sanitary rental housing. The Department of Housing and Urban Development (HUD) provides funds to the Housing Authority to administer the program.

***Human Services Agency of San Joaquin County – Home Energy Assistance Program (HEAP):*** HEAP's Weatherization Program assists renters or owners by installing energy saving measures and through repairs to homes, multi-unit dwellings, and mobile homes. These dwellings qualify for weatherization measures if the household income does not exceed a certain amount determined by the U.S. Department of Health and Human Services. Residences may qualify for repair or replacement of a refrigerator, stove, water heater, or microwave; insulation; minor home repair, LED light bulbs; smoke and carbon monoxide detectors; shade screens; and weather-stripping; and much more.

***Love INC of Manteca:*** This organization interacts directly with households who are seeking resources while struggling with meeting basic needs for themselves and their families. Through the contact center, experienced and trained volunteers interact with those in need. When clients contact Love INC requesting help, their situations are assessed and Love INC works to connect them with the appropriate ministries and agencies where help is available. Some examples of household connections for support include helping families and individuals with crisis in pregnancy, sheltering, hunger, and financial relief.

***Lathrop Senior Center:*** The Lathrop Senior Center is a multi-purpose Senior Center serving and involving adults and seniors age 50 and above throughout the greater Lathrop area. There are no membership fees to participate at the center; however, some classes and activities have nominal fees.

***Mediation Center of San Joaquin County:*** The Mediation Center of San Joaquin County provides mediation, education and training services in San Joaquin County as an alternative to using the legal system and educates the public of the availability of the services. The organization specializes in conflict resolution, effective communication, and stress and anger management.

**San Joaquin County Housing Authority:** The San Joaquin Housing Authority has several programs to assist low- and moderate-income households: the Housing Choice Vouchers Program (HCVP), Public Housing, and the Market Rate Properties. The Public Housing Program provides rental assistance at four main sites (two in Stockton, one in Tracy, and one in Thornton). Through the Market Rate Program, the Housing Authority owns and manages four market rate properties throughout the county (three in Stockton and one in Lodi). The Housing Choice Vouchers Program is the only program operated by the Housing Authority that is available to Lathrop residents.

**San Joaquin Fair Housing:** The San Joaquin Fair Housing Inc. was incorporated in 1983 as a nonprofit to fulfill the Federal Government’s Department of Housing and Urban Development’s (HUD) requirements under CDBG funding to further Fair Housing in the community. The organization provides education, mediation, housing assistance, complaint investigation, and resolution. This is done by working alongside property managers, property owners, City and County Code Enforcement, Public Health, Human Services Agency, and Housing Authority of San Joaquin. The Program has evolved to include education and testing in Fair Housing practices to fulfill the national and local CDBG objectives to affirmatively further Fair Housing within the community. The mission of the organization is to ensure that all community members have equal access to safe affordable housing and to eliminate discrimination in housing.

**San Joaquin Valley Health Fund:** The San Joaquin Valley Health Fund promotes community health and wellbeing and includes programs to address health, homelessness, education, and justice.

**Visionary’s Homeownership and Rental Center:** A division of Visionary Home Builders of CA, this program intends to create and advocate for healthy, vibrant, safe communities through development of affordable housing and educational opportunities for families, seniors, and individuals of low and moderate income, and provides financial education, homebuyer education, rental counseling, foreclosure prevention or loan modification, and homebuyer education services.

### C. INCENTIVES AND FINANCIAL RESOURCES







With respect to landowners and developers seeking to provide housing or retain affordable housing in Lathrop, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 4-4.

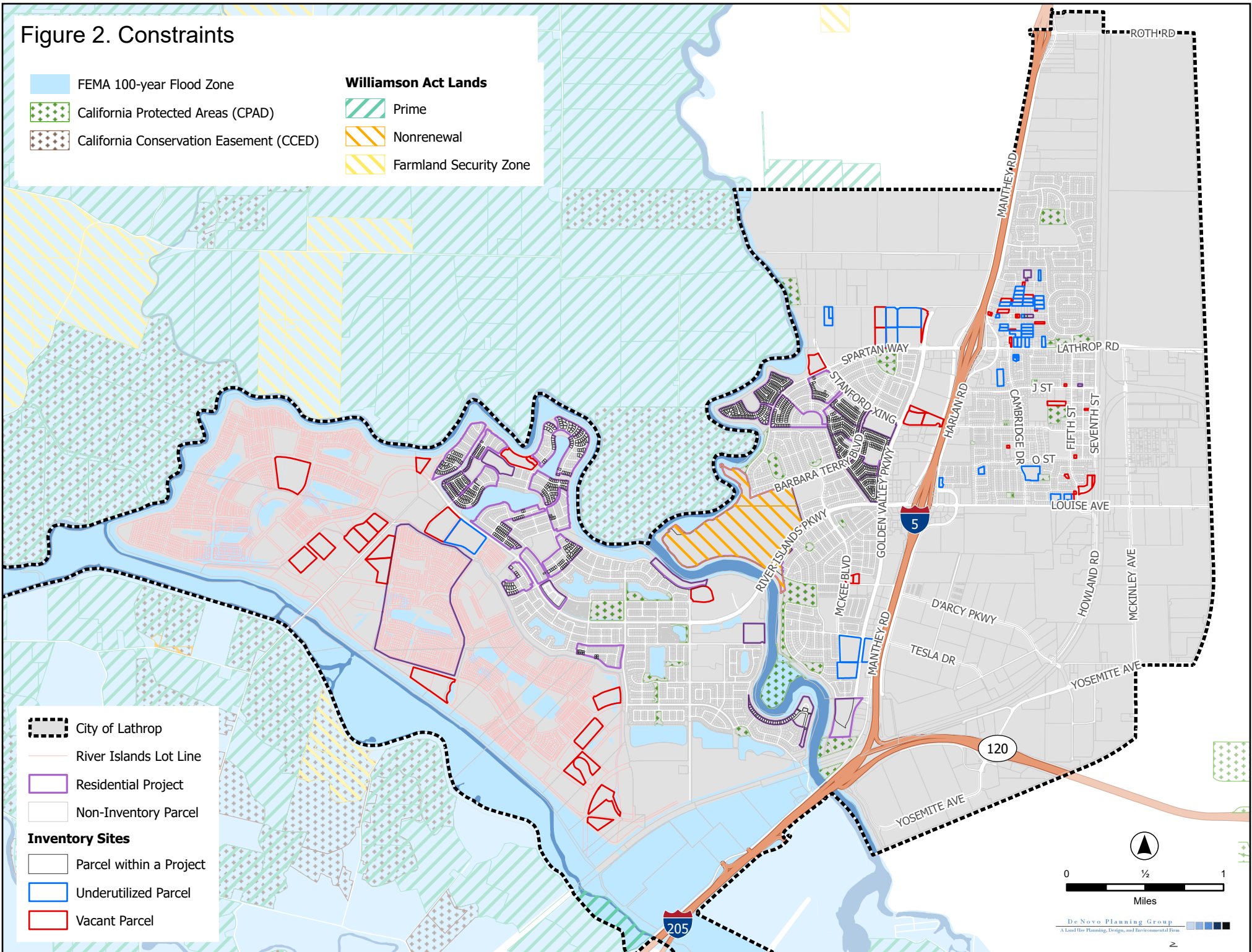
Table 4-4. Financial Resources		
Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grant program funded through HUD on a formula basis for entitlement communities. The City of Lathrop is an entitlement community and participates in the San Joaquin County Consortium to receive CDBG entitlement funds directly from HUD. CDBG funds may be used for housing rehabilitation and community development, including public facilities and economic development.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Lathrop, with the other cities and San Joaquin County, participate in the County -administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Rental Assistance</li> </ul>








<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Housing Choice Voucher Program	Rental assistance payments from HACP to owners of private market rate units on behalf of very low income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	<ul style="list-style-type: none"> <li>- Rental Assistance</li> <li>- Homebuyer Assistance</li> </ul>
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. San Joaquin County implements this program countywide.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
Section 202	Grants through HUD to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>
Section 203(k)	HUD provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Relocation of Unit</li> <li>- Refinance Existing Debt</li> </ul>
Section 811	Grants through HUD to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Rental Assistance</li> </ul>
<b>2. State Programs</b>		
Affordable Housing and Sustainable Communities	Funding for housing, transportation, and land preservation projects that support infill and compact development in proximity to transit to reduce greenhouse gas (GHG) emissions.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Substantial Rehabilitation</li> </ul>
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> </ul>
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
California Self-Help Housing Program (CSHHP)	Provides grants for administration of mutual self-help housing projects.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Home Buyer Assistance</li> </ul>
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	<ul style="list-style-type: none"> <li>- Shelters and Transitional Housing</li> </ul>
Emergency Solutions Grants Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> <li>- Support Services</li> <li>- Emergency shelter</li> <li>- Transitional housing</li> <li>- Homeless prevention</li> <li>- Permanent housing</li> </ul>

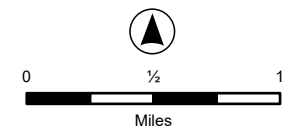
<b>Table 4-4. Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Joe Serna Jr. Farmworker Housing Grant	Grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.	- New Construction - Rehabilitation
Multifamily Housing Program (MHP)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
<b>3. Local Programs</b>		
Housing Rehabilitation program	Low-interest rehabilitation loans to lower income households. Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.	- Rehabilitation - Energy Efficiency - Accessibility
Rental, Mortgage and Utility Assistance Program	Assists residents that have experienced financial hardship due to COVID-19. Program is managed by Shelter Inc.	- Rental assistance - Mortgage Assistance - Utility Assistance
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance
San Joaquin Valley Impact Investment Fund	Fund invests in organizations that increase access to capital, build capacity, and deliver services that foster health and prosperity for San Joaquin Valley communities. Focus areas include affordable and supportive housing.	- Provision of affordable and supportive housing

Figure 2. Constraints

- |  |   |   |                        |
|--|---|---|------------------------|
|  | FEMA 100-year Flood Zone                | <b>Williamson Act Lands</b>   |                        |
|  | California Protected Areas (CPAD)       |  | Prime                  |
|  | California Conservation Easement (CCED) |  | Nonrenewal             |
|  |   |  | Farmland Security Zone |



- |  |                         |
|--|-------------------------|
|  | City of Lathrop         |
|  | River Islands Lot Line  |
|  | Residential Project     |
|  | Non-Inventory Parcel    |
| <b>Inventory Sites</b>   |                         |
|  | Parcel within a Project |
|  | Underutilized Parcel    |
|  | Vacant Parcel           |



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**Figure 3.**  
**Inventory of Residential Sites and Projects -**  
**General Plan Land Use Designations**

**CITY PROPER**

- LD: Low Density Residential (1-7 du/A)
- MD: Medium Density Residential (8-15 du/A)
- HD: High Density Residential (16-25 du/A)
- NC: Neighborhood Commercial
- VC: Village Center
- CC: Central Center
- SC: Service Commercial
- FC: Freeway Commercial
- LI: Limited Industrial
- GI: General Industrial
- P/QP: Public/Quasi-Public
- P: Park
- OS: Open Space

**CENTRAL LATHROP**

- VR-CL: Variable Density Residential (3-16 du/A)
- HR-CL: High Density Residential (15-49 du/A)
- R/MU-CL: Residential Mixed Use (10-40 du/A)
- OC-CL: Office Commercial
- NC-CL: Neighborhood Commercial
- LI-CL: Limited Industrial
- P/QP-CL: Public/Quasi-Public
- P-CL: Park
- OS-CL: Open Space

**RIVER ISLANDS**

- RL-RI: Residential Low (3-9 du/A)
  - RM-RI: Residential Medium (6-20 du/A)
  - RH-RI: Residential High (15-40 du/A)
  - RC-RI: Regional Commercial
  - TOD-RI: Transit-Oriented Development
  - MU-RI: Mixed Use
  - RCO/OS-RI: Resource Conservation/Open Space
  - OS/P-RI: Open Space/Public Uses
- SOUTH LATHROP SPECIFIC PLAN**
- CO-SL: Commercial Office
  - LI-SL: Limited Industrial
  - P/QP-SL: Public/Quasi-Public
  - OS-SL: Open Space River/Levee Park

**STEWART TRACT**

- R-ST: Residential
- RC-ST: Recreation Commercial
- RCO-ST: Resource Conservation
- UR-ST: Urban Reserve

**LATHROP GATEWAY**

- CO-LG: Commercial Office
- SC-LG: Service Commercial
- LI-LG: Limited Industrial

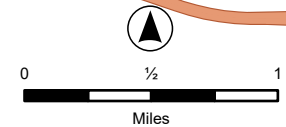
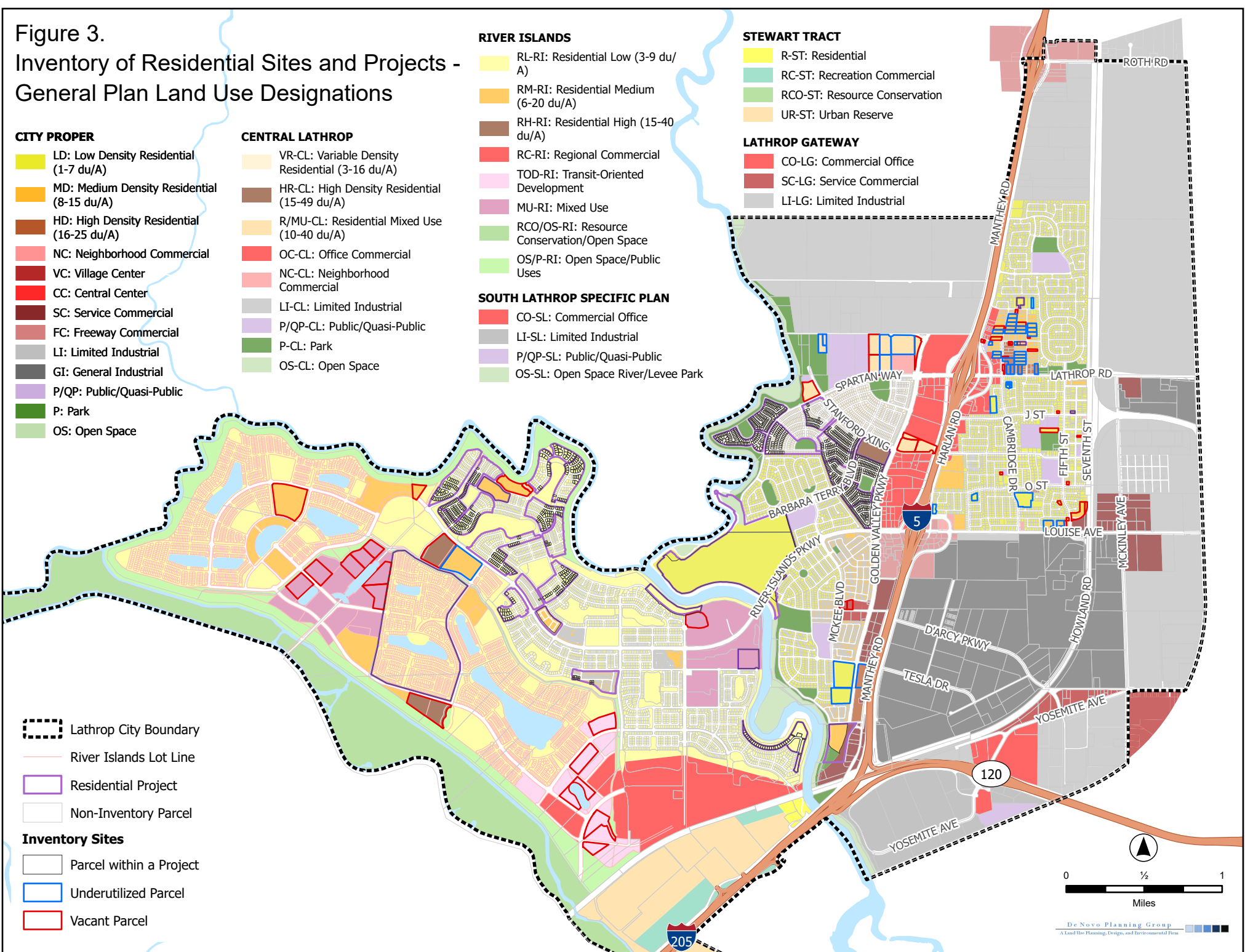
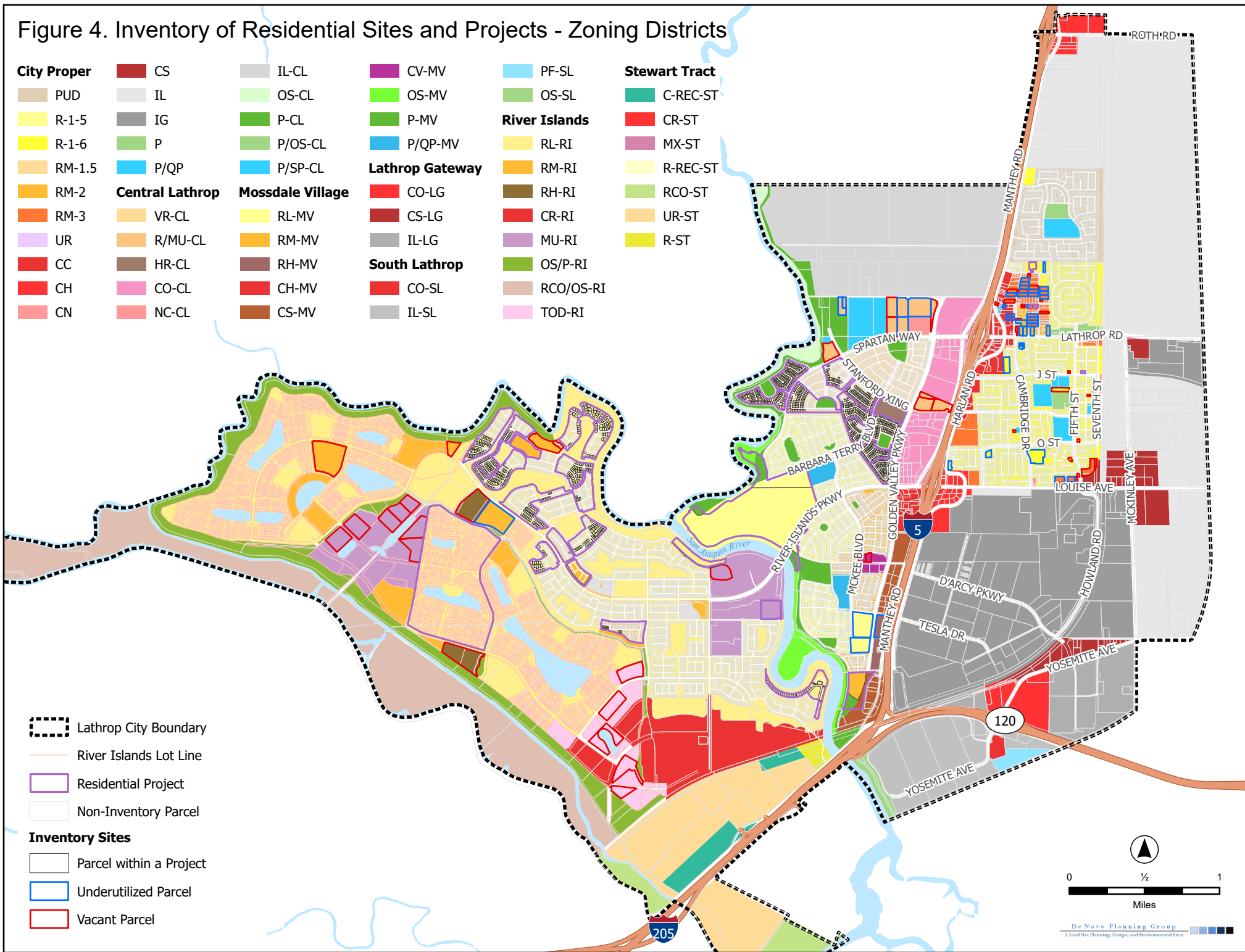


Figure 4. Inventory of Residential Sites and Projects - Zoning Districts

<b>City Proper</b>	CS	IL-CL	CV-MV	PF-SL	<b>Stewart Tract</b>
PUD	IL	OS-CL	OS-MV	OS-SL	C-REC-ST
R-1-5	IG	P-CL	P-MV	<b>River Islands</b>	CR-ST
R-1-6	P	P/OS-CL	P/QP-MV	RL-RI	MX-ST
RM-1.5	P/QP	P/SP-CL	<b>Lathrop Gateway</b>	RM-RI	R-REC-ST
RM-2	<b>Central Lathrop</b>	<b>Mossdale Village</b>	CO-LG	RH-RI	RCO-ST
RM-3	VR-CL	RL-MV	CS-LG	CR-RI	UR-ST
UR	R/MU-CL	RM-MV	IL-LG	MU-RI	R-ST
CC	HR-CL	RH-MV	<b>South Lathrop</b>	OS/P-RI	
CH	CO-CL	CH-MV	CO-SL	RCO/OS-RI	
CN	NC-CL	CS-MV	IL-SL	TOD-RI	



--- Lathrop City Boundary

— River Islands Lot Line

▭ Residential Project

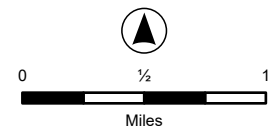
▭ Non-Inventory Parcel

**Inventory Sites**

▭ Parcel within a Project

▭ Underutilized Parcel

▭ Vacant Parcel



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## 5. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS

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All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
  - Key Data and Background Information
  - Fair Housing Enforcement and Outreach Capacity
  - Integration and Segregation Patterns and Trends
  - Racially or Ethnically Concentrated Areas of Poverty
  - Disparities in Access to Opportunity
  - Disproportionate Housing Needs in the Jurisdiction
  - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Lathrop, several other sections of the Housing Element address the issue and are included in this section by reference.

### A. OUTREACH

The City of Lathrop deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Lathrop community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

### PROJECT WEBSITE

A dedicated project website (<https://www.ci.lathrop.ca.us/planning/page/6th-cycle-housing-element-update-page>) serves as the main conduit of information for individuals who can access material online. The project website is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Contact/sign-up information
- Links to other relevant resources

### GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element.

These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Workshop flyers (in English and Spanish)
- Social media posts via Facebook (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish
- City website (<https://www.ci.lathrop.ca.us>)

## WORKSHOPS, POP-UP, AND PUBLIC HEARINGS

### Housing Workshops

As part of the community outreach, a Housing Workshop was conducted to educate the community about housing issues and opportunities facing Lathrop and to gather input on housing-related topics. The workshop was held on April 25, 2023 at 6:30 p.m. The Housing Workshop included an overview describing Housing Elements and why they are important, existing conditions in Lathrop, and the City's Housing Element Update process. Workshop participants were given the opportunity to ask questions throughout the workshop and were also asked to respond to a series of questions regarding housing needs and priorities. Workshop participants included local residents, people who work in Lathrop, and service providers to the community.

### Stakeholder Meeting

To augment information received from the community through the Housing Workshop and Housing Needs and Priorities Survey, a Stakeholders Meeting was conducted on April 20, 2023 at 10 am to educate stakeholders about housing issues and opportunities facing Lathrop, to gather input on housing-related topics, and to seek information regarding housing needs of populations that may be underrepresented in the workshop and survey efforts. The Stakeholders Meeting included an overview describing Housing Elements and why they are important, existing conditions in Lathrop, and the City's Housing Element Update process. Workshop participants were given the opportunity to ask questions throughout the workshop and were also asked to respond to a series of questions regarding housing needs and priorities. Meeting participants included housing developers and service providers to the community.

### Draft Housing Element Public Review and Open House

The Draft Housing Element was made available for public review ~~in from~~ February [12, 2024](#) ~~through~~ and March [13, 2024](#). The City held two community open houses to [provide the community with an overview of the Draft Housing Element and to receive comments on the Draft Housing Element](#). Comments ~~on the Housing Element~~ provided at the meetings ~~included:~~ [reflected commenter interest in knowing how the City is planning to accommodate its housing needs, questions regarding how housing needs are determined, questions regarding how the City plans to work with developers and stakeholders, including those with access to grant funds, and interest from Valley Mountain Regional Center in coordinating with the City to assist in the development of special needs housing.](#)

● ~~—~~ [\[List comments\]](#)

In addition to the comments received at the meetings, the City received written comments on the Draft Housing Element, [summarized below](#).

[The San Joaquin County Aging and Community Services Department submitted a comment identifying the following housing needs:](#)

- [affordable to lower and moderate income households.](#)
- [1-and 2-bedroom units for older adults.](#)
- [ADA compliant housing:](#)
  - [ADA move-in ready.](#)
  - [unit adaptability, and](#)

- [mobile home parks regulations to mirror apartment/home rent percentage increase regulation.](#)

[The discussion of senior housing needs under the Special Needs Populations section of Chapter 2](#)

[River Islands Development submitted a letter indicating that their plans submitted for a multi-family project in the Town Center \(River Islands Phase I\) includes 220 multi-family units that are currently contemplated as rentals but they may wish to develop as or convert to for-sale units \(condominiums/townhomes\) and wants to maintain the flexibility for rental or for-sale units. River Islands Development suggested a revision to the Town Center Apartments – River Islands projected listed in Table 4-2 to reflect the option for apartments, condominiums, or townhomes. This revision is made to Table 4-2.](#)

[The Valley Mountain Regional Center Community Access Housing Specialist submitted a comment identifying their work with housing development organizations to coordinate the development of affordable housing, secure funding for affordable projects, and identifying both unmet housing needs and those who are experiencing housing insecurities. The comment indicated interest in potential partnership opportunities. The City has added Valley Mountain Regional Center to its affordable housing network list \(being prepared under Housing Plan Program 1\) and will include Valley Mountain Regional Center in its outreach and coordination efforts to encourage and facilitate affordable and special needs housing.](#)

~~Responses to written comments received on the Draft Housing Element are provided in Appendix XX.~~ Following the close of the public review period, the Housing Element was updated to address comments, [including](#).

## HOUSING NEEDS AND PRIORITIES SURVEY

The City hosted an online Housing Element survey which was available beginning April 2023 and will continue to be available during the public review period of the Draft Housing Element. The survey was available in English and Spanish. The City extended the survey period through the Draft Housing Element Public Review to promote additional comments and input regarding local housing issues. The surveys asked for input on the community's housing priorities and strategies to address Lathrop's future housing growth needs. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B. The City received the following feedback ~~[Note: the feedback will be updated following the close of the Housing Element Public Review period to reflect any additional surveys received.]~~:

- ~~57~~[60](#)% of respondents rated their housing as sound (very good to excellent condition), ~~29~~[20](#)% as showing signs of minor deferred maintenance; ~~14~~[10](#)% as needing moderate repairs or upgrades, ~~10~~[10](#)% as needing [substantial repairs](#), and none identified the need for substantial repair or dilapidated.
- ~~29~~[20](#)% of respondents said they are very satisfied with their current housing situation, ~~57~~[70](#)% are somewhat satisfied, and ~~14~~[10](#)% are somewhat dissatisfied, and ~~14~~[none](#) are dissatisfied
- Reasons respondents chose to live in Lathrop included for its affordability, ~~and for~~ the safety of its neighborhoods, [the quality of the housing stock, and the quality of the local school system](#)
- Regarding household type, ~~71~~[55](#)% are a couple with children under 18, ~~27~~[27](#)% are in a [multi-generational or extended family household](#), and ~~14~~[14](#)% of respondents are in a couple (two adult) household, and ~~14~~[14](#)% are in a single person household with roommates
- ~~20~~[14](#)% of respondents indicated they would like to buy a home in Lathrop and cannot find a home in their price range
- ~~20~~[14](#)% of respondents indicated they wish to rent a home in Lathrop and cannot find a home within their rental cost range
- ~~All~~[86](#)% of respondents indicated the range of housing options in the City meet their needs [and 57% indicated the range of housing options meet the needs of the community](#)
- The most needed housing types in the City include single family, medium to large units – ~~60~~[71](#)%, single family, small units – ~~57~~[40](#)%, duplex, triplex, and fourplex – ~~40~~[43](#)%, and townhomes/condominiums - ~~60~~[57](#)%, apartments - ~~20~~[29](#)%, and co-housing/shared housing – ~~20~~[14](#)%, and ADUs – ~~14~~[14](#)%
- The top identified housing priorities, [in order of identified importance](#), included [housing affordable to working families, ensuring that children who grow up in Lathrop can afford to live here, creating more mixed-use \(commercial/office and residential\) projects, ensuring all persons and households have fair and equitable access to housing and housing opportunities, promoting sustainable, efficient, and fire-safe housing to address safety,](#)

energy, and climate change impacts, housing affordable to working families, ADA-accessible housing, mixed use projects, and sustainable, walkable development

- Populations that need additional housing types or dedicated policies/programs to access housing include: homeless persons or persons at risk of homelessness, seniors, persons with a disability, [large families](#), [single parent head of households](#), and farmworkers
- [4029%](#) of respondents identified as African American, [2014%](#) as Asian, [2029%](#) as Hispanic, and [2029%](#) as other, and none as White or Native American
- [2014%](#) of respondents indicated they encountered housing-related discrimination when trying to rent a home; no respondents indicated discrimination when trying to purchase a home
- [4029%](#) of respondents indicated they are concerned with their rent increasing to an amount they cannot afford or that they struggle to pay rent or mortgage
- [4029%](#) of respondents indicated their home is not big enough for their family and household
- [Respondents identified the following housing needs for their families: senior independent living, assisted living for seniors, and assisted living for disabled persons](#)

## STAKEHOLDER INPUT

The City invited over 90 community stakeholders to provide input on housing-related issues in Lathrop; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders invited to participate included representatives from:

- River Islands Development
- Saybrook
- Lazares Companies
- Development consultant
- Grupe
- Lathrop Chamber of Commerce
- Jarrett Group
- South Lathrop Developer
- Lathrop Gateway Developer
- Reynolds & Brown
- Kiper Homes
- Rama Builders
- Van Daele Homes
- Signature Homes
- Taylor Morrison
- Richmond American Homes
- Tri Pointe Homes
- KB Homes
- DR Horton
- Trumark Homes
- Pulte Homes
- Lennar Homes
- Anthem United
- Manteca Unified School District
- Mossdale Elementary School
- One.Lathrop School
- Joseph Widmer Elementary School
- Lathrop Elementary School
- Lathrop High School
- French Camp Elementary School
- Stella Brockman Elementary School
- Epic Academy
- River Islands STEAM Academy
- River Islands Technology Academy
- Banta Unified School District
- River Islands High School
- Lathrop Manteca Fire District
- Lathrop Police Dept.
- Lathrop Police Dept.
- Lathrop Police Dept.
- Lathrop Senior Lunch
- First 5 San Joaquin
- San Joaquin County Commodity Program
- San Joaquin Regional Transit
- Alcoholics Anonymous-Delta Central
- San Joaquin Fair Housing
- Catholic Charities Nutrition Assistance
- Catholic Charities San Joaquin Senior Services
- Catholic Charities Health Care Access
- CASE Partnership
- El Concilio
- San Joaquin County Behavioral Health Services
- San Joaquin County Mental Health
- Housing Authority of San Joaquin
- Valley Mountain Regional Center
- San Joaquin County Human Services Agency
- Gospel Center Rescue Mission
- Stockton Shelter for the Homeless

- Lathrop Rotary
- Thrive Church
- Our Lady of Guadalupe Church
- Jesus House Central Valley
- Lathrop Muslim Community Association
- Lift Up Your Head Therapeutic Homes, Inc.
- Second Harvest Food Bank
- Emergency Food Bank of Stockton/San Joaquin
- Womens Center Youth & Family Services
- Sikhs for Humanity
- The Wellness Center of SJC: Peer Recovery Services
- Love INC
- San Joaquin Farm Bureau
- San Joaquin Agricultural Commissioner
- Boys & Girls Clubs
- Agape Villages Foster Family Agency
- Diocese of Stockton

## **B. ASSESSMENT OF FAIR HOUSING ISSUES**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Lathrop. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Lathrop, and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

### **KEY DATA AND BACKGROUND INFORMATION**

In 2020, the County of San Joaquin prepared the San Joaquin County's Analysis of Impediments to Fair Housing Choice (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Lathrop. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI is a significant source of information regarding fair housing issues in Lathrop and the region. HCD's Affirmatively Furthering Fair Housing (AFFH) Data Viewer provides regional and local information for all fair housing topics addressed in this section.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Lathrop that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFFH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Lathrop is comprised of 6 census tracts. Figure 5 shows the tract and block group boundaries.

### **FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

Several organizations provide fair housing services in San Joaquin County and are funded through the Urban County's CDBG program. Lathrop's fair housing and enforcement services are provided by the San Joaquin Fair Housing Association (SJFHA). SJFHA services are funded through CDBG funds provided by San Joaquin County and the cities of Stockton, Tracy, Lodi, Manteca, Lathrop, Ripon and Escalon. Fair housing services include providing outreach and education to tenants, property owners, and landlords to ensure the community is aware of fair housing rights and requirements and providing tenants and homebuyers with assistance in addressing fair housing issues, including discrimination.

The California Civil Rights Department (CCRD), formerly titled the California Department of Fair Employment and Housing, accepts, investigates, conciliates, mediates, and prosecutes complaints under the Fair Employment and Housing Act (FEHA), the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. CCRD investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, gender expression, religious creed, color, national origin, familiar status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation. CCRD established a program in May 2003 for mediating housing discrimination complaints. California's program is among the largest fair housing mediation programs in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full CCRD investigation and potential litigation.

Complaints alleging housing discrimination can be filed at either the state or federal level. Federal housing discrimination complaints are filed with the HUD Office of Fair Housing and Equal Employment Opportunity (FHEO). The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and works with lawmakers to develop and refine fair housing legislation. Formal complaints can be filed either with the central HUD office, or at any of the field offices located within each state.

FHEO data from 2015 to 2020 (YTD) shows there were 24 total housing complaints in the San Joaquin Urban County, although there were no complaints from households living in Escalon, Lathrop, or Ripon. Four complaints, or 16.7 percent of all complaints received, were conciliated or settled, while 15, or 62.5 percent, were determined to have no cause. Other complaints were dismissed because the office was unable to locate the complainant, there was a lack of jurisdiction, or the complaint was withdrawn without or after resolution. There were no complaints for incidents in the Urban Counties filed with FHEO in 2019.

Housing discrimination complaints can also be filed with the CCRD, which receives and investigates complaints filed under the California Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and the Ralph Civil Rights Act. The CCRD has jurisdiction over both private and public entities operating in California. The department investigates discrimination complaints through five district offices which handle all employment, housing, public accommodations, and hate violence cases, along with special investigations associated with systemic discrimination. The department also conducts outreach and advocacy through a variety of channels.

CCRD Fair Housing Complaint data from 2015 to 2020 (YTD) included 23 complaints, 43 reports of discriminatory practices, and 24 complaints that were resolved for the Urban County. The number of complaints and reports of discriminatory practices exceeds the number of resolutions because each complaint can span more than one basis or discriminatory practice. The most common basis for complaints was disability-related, accounting for 43.5 percent of complaints in the Urban County, while Race/Color accounted for another 21.7 percent of complaints. The most common discriminatory practice is the denial of reasonable accommodation, followed by evictions. The denial of a rental/lease/sale and the denial of equal terms and conditions each account for 16.3 percent of complaints. Notably, 83.3 percent of all complaints were resolved either because of insufficient evidence or because no cause was determined. This may be evidence of relatively low rates of discrimination, but also of insufficient enforcement. Finally, the reports of complaints, discriminatory practices and the corresponding resolutions have declined over the past five years, peaking at eight resolutions in 2015, to just one resolution in 2019.

During the 5<sup>th</sup> Cycle, the City did not receive any fair housing complaints. The City referred housing assistance questions, such as legal issues, foreclosure concerns, and similar requests to SJFHA, which was contracted to provide housing assistance services. From 2013-2022, there were 4 FHEO inquiries reported for Lathrop, including 3 with no basis given and 1 based on race.

The City of Lathrop complies with fair housing laws and regulations as described in Table 5-1.

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	<p>The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.</p> <p>The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics.</p> <p>It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.</p>	<p>The City encourages implementation and enforcement of the FEHA related to housing through SJFHA, which provides comprehensive fair housing services to the community.</p> <p>Compliance with employee-related requirements is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff.</p>
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those	Compliance is achieved by uniform application of the City's codes,

Law	Description	Compliance
	<p>actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.</p> <p>For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.</p>	<p>regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.</p>
<p>Government Code Section 8899.50</p>	<p>Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.</p>	<p>Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.</p>
<p>Government Code Section 11135 et seq.</p>	<p>Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.</p>	<p>Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.</p>
<p>Density Bonus Law (Gov. Code, § 65915.)</p>	<p>Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.</p>	<p>Compliance is achieved by administration of Lathrop Municipal Code Chapter 17.81, Density Bonuses and Other Incentives, which provides for compliance with Government Code Section 65915 et seq.</p>
<p>Housing Accountability Act (Gov. Code, § 65589.5.)</p>	<p>Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.</p>	<p>Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.</p>
<p>No-Net-Loss Law (Gov. Code, § 65863)</p>	<p>Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for</p>	<p>The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also</p>



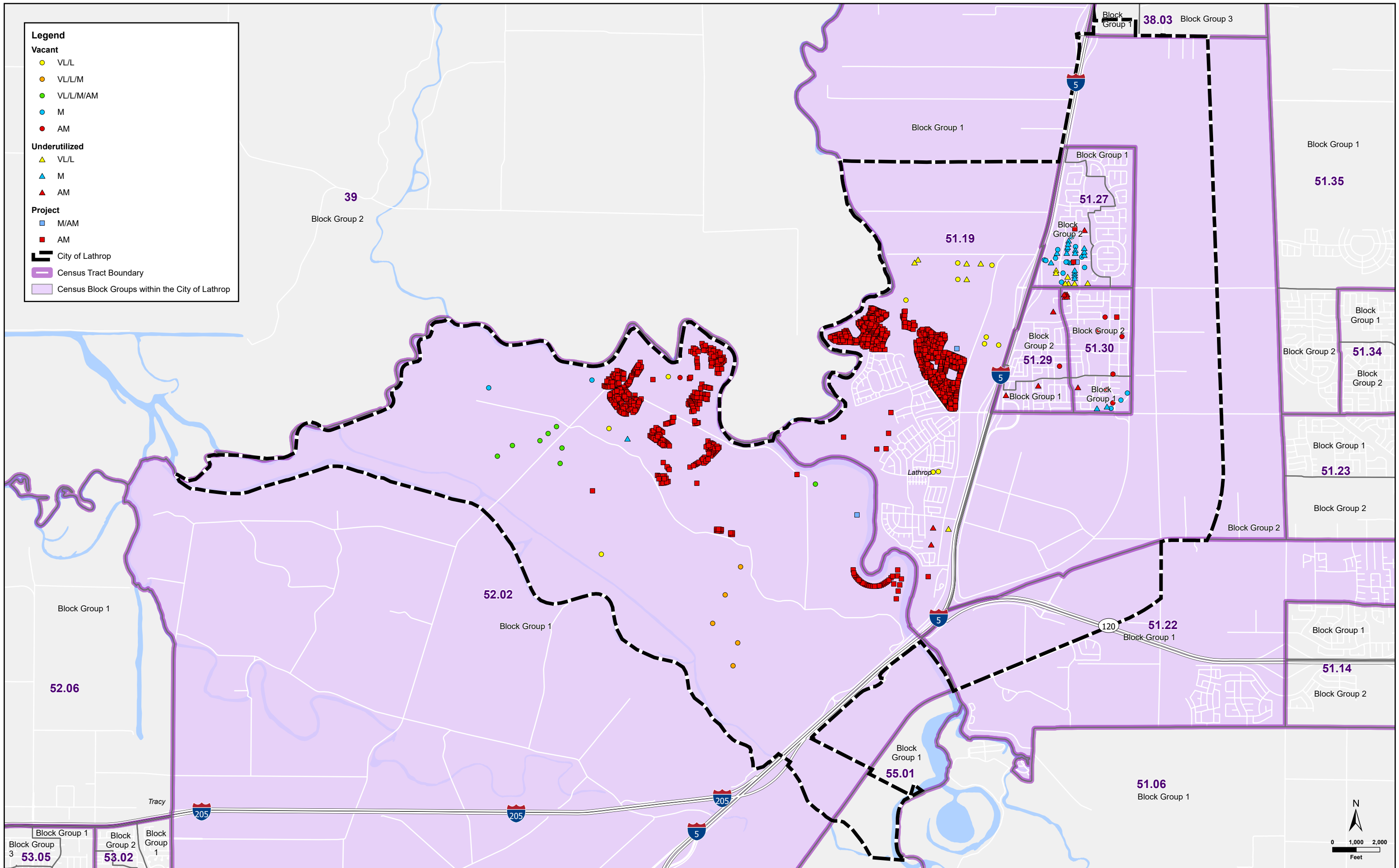
Law	Description	Compliance
	lower- and moderate- income households.	identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through adoption of the City’s comprehensive General Plan (2023) and the implementation of Housing Element Housing Plan programs which commit the City to maintaining adequate sites identified to accommodate the City’s RHNA at densities and intensities consistent with those specified by site in Chapter 4 and Appendix A.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following: (a) A description of the city’s or county’s appropriate share of the regional need for housing.	The City’s draft Housing Element and the elements in the City’s adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.

Law	Description	Compliance
	<p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction</p>	
<p>Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)</p>	<p>Section 65583 stipulates that the housing 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 shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p> <p>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p>	<p>Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.</p>

**Finding**

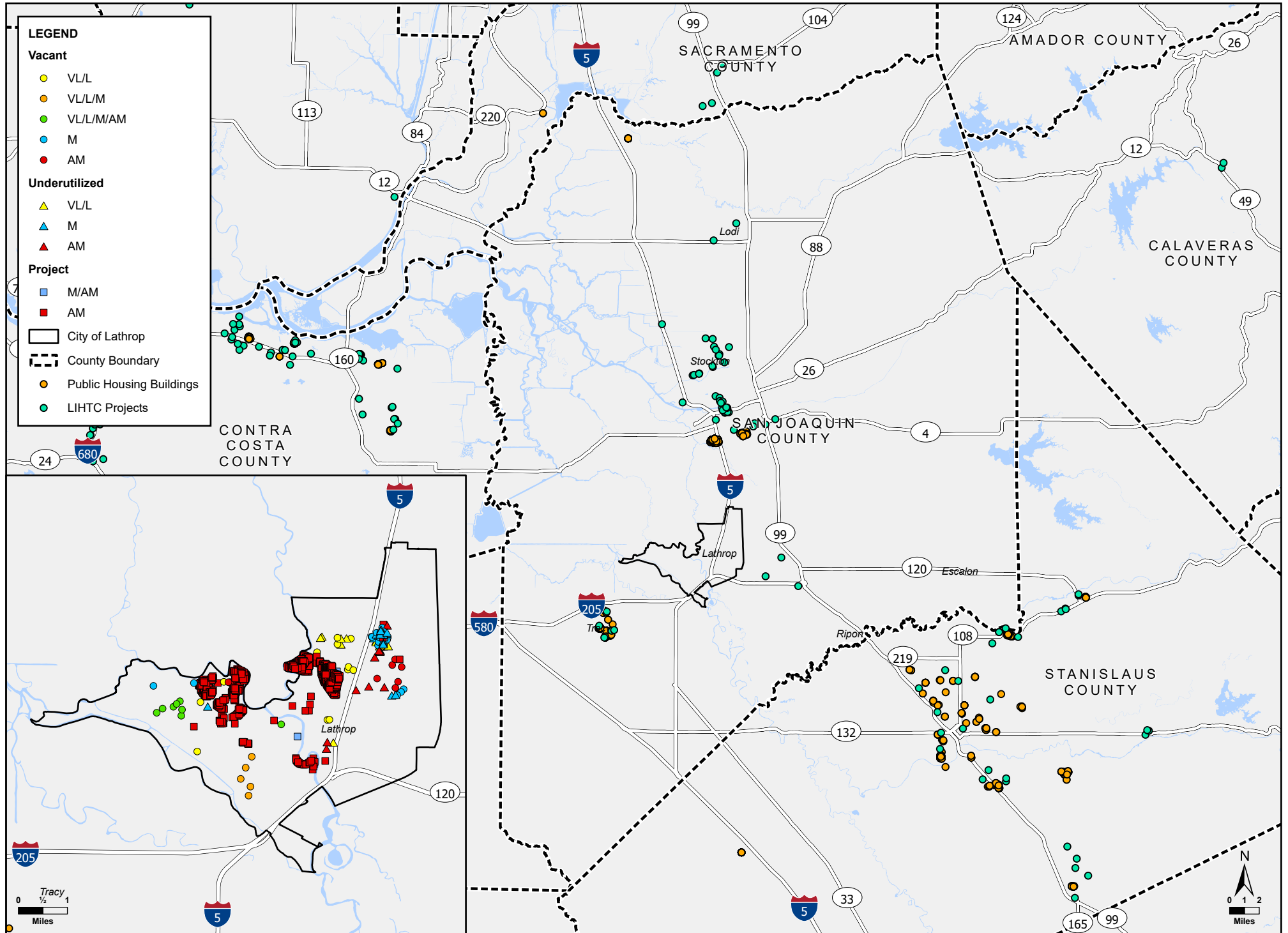
The City has the capacity to provide education, outreach, and enforcement of fair housing laws through its CDBG funds, which fund its agreement with a fair housing service provider (currently SJFHA). City staff is available to refer inquiries to SJFHA. However, the number of complaints received by CCRD, despite lack of complaints to the City, indicates that the community needs to be better informed and educated regarding local available resources to assist residents with understanding their rights and providing assistance fair housing complaints. It is particularly noted that there were complaints were dismissed because the office was unable to locate the complainant. Programs 16 and 22 in the Housing Plan identify community education and outreach efforts to assist Lathrop residents with understanding their fair housing rights and being aware of local resources available for assistance.

**FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES**



Sources: Marin GeoHub; U.S. Census Bureau. Map date: February 9, 2024.

**FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation\_Tract\_2019."; California Tax Credit Allocation Committee. Map date: February 9, 2024.

FIGURE 7: INTENTIONALLY LEFT BLANK



## ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Lathrop. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Lathrop and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

### ***Local Knowledge and Other Relevant Factors***

The City recognizes that segregation and discriminatory practices, including racially restrictive covenants and redlining, have occurred in the region and influenced patterns of discrimination and exclusion.

#### Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, many restrictive covenants continue to remain in property deeds throughout San Joaquin County.

In 1980, Article 2 Housing Discrimination was added to the State Government Code, which included Section 12956.2 that allows a person who holds or is acquiring an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant in violation of subdivision (l) of Section 12955 may record a document titled Restrictive Covenant Modification (RCM).

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Clerk Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, the Office of the Recorder-County Clerk of San Joaquin County helps people whose property's Covenants, Conditions, and Restrictions (CC&Rs) contain racially or otherwise unlawfully restrictive covenants prepare and record a Restrictive Covenant Modification. San Joaquin County has developed the RCM to identify and address unlawfully restrictive covenant language pursuant to GC Section 12956.3(b)(1). The RCM addresses the following:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recorders Association of California

#### Redlining

Separate from racially restrictive covenants, the Home Owners Loan Corporation (HOLC) mapped regions and “redlined” areas, depicting “best” areas in green, “still desirable” in blue, “definitely declining” in yellow, and “hazardous” in red. This practice was known as “redlining”. Known HOLC mapping for San Joaquin County includes mapping of the Stockton area, which shows diverse grades from “best” to “hazardous”. The City is not aware of any HOLC maps for Lathrop or surrounding area.

### Housing Authority of the County of San Joaquin (HACSJ)

The City of Lathrop works cooperatively with the Housing Authority of the County of San Joaquin (HACSJ), which administers the Housing Choice Voucher Program. The program assists very low income, elderly, and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LIHTC-assisted housing by census tract. As shown in Figure 6, there are no public housing buildings and LIHTC-assisted housing in census tracts located in Lathrop. The closest public housing is located in Stockton and Tracy and the closest LIHTC-assisted housing is located in Manteca.

### Analysis of Impediments

The purpose of the Analysis of Impediments to Fair Housing Choice (AI) includes analysis of public and private policies, practices, and procedures that influence housing choice within San Joaquin County to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Lathrop. Below are some key findings related to Lathrop from the 2020 AI, and these findings are also reflected in the discussion of individual topics below.

- The City of Lathrop is projected to be the fastest growing jurisdiction in terms of jobs, with an average annual change of 2.3 percent by 2040, whereas the unincorporated parts of the County are projected to grow at the slowest annual average rate (0.6 percent) among all jurisdictions.
- Lathrop had lower than average percentages of units in sound condition and higher than average percentages of units in need of major repair.

### Housing Report for San Joaquin Valley

Below are some key findings related to San Joaquin County from the Housing Report, and these findings are also reflected in the discussion of individual topics below.

- San Joaquin County has the highest median household income at \$64,432; however, that is still only 86 percent of the statewide median;
- San Joaquin County having the highest cost of living at \$50,797;
- A tenth of San Joaquin County workers commute over 90 minutes;
- San Joaquin County has the highest median home value in the region (\$522,211), which is still only about 72.8 percent of the statewide median;
- San Joaquin County had the greatest recent increase in home values, rising nearly \$150,000 since January 2020.

### ***Integration and Segregation Patterns and Trends***

To inform priorities, policies, and actions, Lathrop has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Lathrop that experience the highest levels of segregation.

### Regional Patterns

In San Joaquin County, the region, and the cities of Stockton, Lathrop, Tracy, Ripon and Escalon, segregation is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions), noting that:

- There are notable clusters of Block Groups located along State Highways 4 and 28 where more than 70 percent of the population is Hispanic or Latino. There are also similar concentrations of Hispanic and Latino residents in French Camp and in the unincorporated area to the west of Lodi.
- Relatively high levels of segregation for Hispanic and Latino residents compared to other minority groups, and an isolation score that is comparable to Non-Hispanic White residents. The areas with concentrations of minority residents also correspond somewhat with concentrations of lower-income households, although there are not racially and ethnically concentrated areas of poverty;

Diversity

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri’s Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figure 9, there generally appears to be higher diversity index scores throughout the City of Lathrop (compared to its neighbors), with the highest diversity index score located at the central portions of the City. From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated in Figure 10. As shown in Figures 8 and 9, communities in San Joaquin County with 3-group, 4-group, and diverse neighborhood concentrations and higher diversity scores are somewhat more likely to be located in the more developed portions of the County than they are in the less developed portions of the County.

Table 5-2 shows the demographic trends over time for the City and San Joaquin County. Since 2000, the percentage of population that are Hispanic residents has increased in the City from 38.6% to 40.1% at an increase rate of 1.5% compared to the County which has increased from 17.7% to 27.0% at a higher rate of 9.3%. The percentage of population that are Asian residents has increased in the City from 12.8% to 26.0% at an increase rate of 13.2% compared to the County which has increased from 10.8% to 18.4% at an increase rate of 7.6%. The percentage of population that are White residents has decreased in the City from 38.2% to 23.2% at a decrease rate of 15.0% compared to the County which has decreased from 57.9% to 39.1% at a rate of 18.8%. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 2000 to current population.

<b>Table 5-2: Demographic Trends</b>			
<b>Racial/Ethnic</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Lathrop</b>			
White	38.2%	24.2%	23.2%
Black or African American	4.4%	4.8%	6.1%
American Indian and Alaska Native	0.6%	0.5%	0.0%
Asian	12.8%	22.4%	26.0%
Native Hawaiian and Other Pacific Islander	0.4%	0.8%	0.5%
Some other race	0.2%	0.1%	0.2%
Two or more races	4.8%	1.7%	3.9%
Hispanic or Latino	38.6%	45.5%	40.1%
<b>San Joaquin County</b>			
White	57.9%	47.8%	39.1%
Black or African American	9.2%	8.8%	8.4%
American Indian and Alaska Native	0.4%	0.2%	0.2%
Asian	10.8%	14.6%	18.4%



Native Hawaiian and Other Pacific Islander	0.3%	0.5%	0.5%
Some other race	0.3%	0.2%	0.7%
Two or more races	3.4%	3.5%	5.7%
Hispanic or Latino	17.7%	24.4%	27.0%
<i>Source: U.S. Census Bureau, Census, 2000, 2010, 2020.</i>			

**Mapped Patterns of Integration and Segregation**

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Population with a Disability

As shown in Figure 11, the central and southwestern portion of the City has a higher percentage of persons with a disability. As discussed in the Housing Needs Assessment section of the Housing Element Background Report, approximately 12.0% of Lathrop’s population in 2020 had at least one disability. For persons ages 0 to 64, the most common disabilities are cognitive difficulty (22.5%) and ambulatory difficulty (21.8%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulty (28.2%) and independent living difficulty (23.2%).

Looking beyond Lathrop’s boundaries, the census tracts in the City exhibit slightly lower concentrations of persons with disabilities compared to neighboring jurisdictions, as shown in Figure 11. Census tracts 51.27, 51.29, 51.30, and 52.02 in the City have a rate of disability that is between 10 - 20%. All other census tracts have a rate of disability less than 10%. Other San Joaquin County jurisdictions have similar proportion of population with disabilities indicating that the City of Lathrop does not have a disproportionate concentration of persons with disabilities nor a smaller percentage of persons with disabilities (compared to the region) that might indicate barriers to this population. Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Lathrop. Nonetheless, the higher concentration of persons with disabilities in census tract 51.32 can be correlated with the community’s older resident profile.

Percent of Population 18 Years and Over in Households Living with Spouse

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Lathrop. As shown in Figure 12, all census tracts in Lathrop have 40 to 60% of their population over the age of 18 years and over in households living with spouse, except census tract 51.29 which has 20% - 40% of its population over the age of 18 years and over in households living with spouse. Countywide, the areas with higher concentrations of population over the age of 18 years and over in households living with spouse are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of population over the age of 18 years and over in households living with spouse. Based on this analysis, it appears that there are no significant patterns of segregation impacting population over the age of 18 years and over in households living with spouse in Lathrop. Other cities in San Joaquin County have different percentages of population over the age of 18 years and over in households living with spouse. Tracy, Ripon, and Escalon have majority of their census tracts that have 40% - 60% of their population over the age of 18 years and over in households living with spouse. Stockton, Manteca, and Lodi have more census tracts that have 20% - 40% or less than 20% of their population over the age of 18 years and over in households living with spouse. Based on this analysis, the City finds that there are no significant patterns of segregation impacting children in married households in Lathrop, given that the concentration of married households has no correlation with the degree of diversity throughout the City.

Percent of Children in Married Households

As shown in Figure 13, married couple households are distributed evenly across different census tracts in Lathrop. Citywide, census tracts 52.02 and 51.22 are the only one census tracts with more than 80% of households as married couple households. All other census tracts have 40-60% of their children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County.

Based on this analysis, the County finds that there are no significant patterns of segregation impacting children in married households in San Joaquin County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. Countywide, the areas with higher percentage of children in married couple households are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of children in married couple households and this pattern is consistent throughout San Joaquin County. Census tracts within other cities and communities in San Joaquin County have similar percentage of children in married couple households as census tracts in Lathrop, with Stockton has slightly more census tracts that have 20 -40% of children in married couple households.

### Female-headed Households

Lathrop is also home to a number of female-headed households located throughout the community, with census tract 51.29 exhibiting higher proportions than the rest of the City (20-40% vs. <20%). Compared with other cities within the County, such as Stockton, Lodi, Tracy, and Escalon, Lathrop has less census tracts with higher percentage of female-headed households, as shown in Figure 14. Based on this analysis, the County finds that there are no significant patterns of segregation impacting female-headed households, given that the concentration of married households has no correlation with the degree of diversity throughout the County. Countywide, the areas with higher percentage of female-headed households are located in more densely developed areas of the County, as illustrated in Figure 14. Dense communities have a higher percentage of children in married couple households and this pattern is consistent throughout San Joaquin County.

### Persons 65 Years of Age or Older

The City's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 15. The highest concentrations of senior residents are located in the central portion of the City, with census tract 51.29 has 10 - 15% of its population over the age of 65 years. In contrast, all other census tracts have less than 10% of its population over the age of 65 years. As members of the community age-in-place (remain in their residence as they get older), it is possible that some areas of the City will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. Based on this analysis, the City finds that there are no significant patterns of segregation impacting senior residents, given that the concentration of senior residents has no correlation with the degree of diversity throughout the City. Compared with some other cities and communities in San Joaquin County, Lathrop is the home of a lower percentage of senior residents.

### Median Household Income

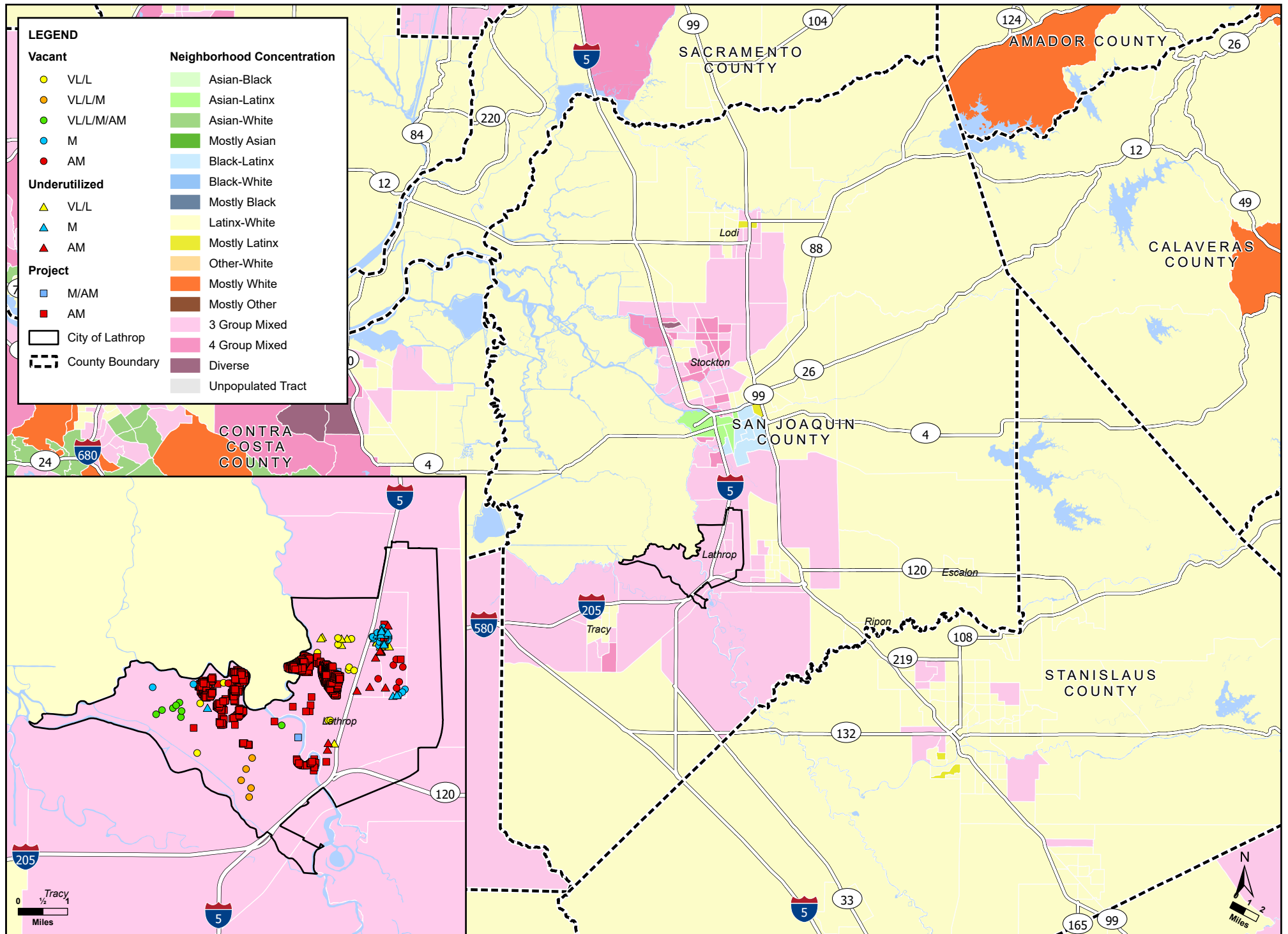
Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Lathrop, as illustrated on Figure 16. In general, areas with lower median household incomes are located in the center of the City with block group 1 of census tract 51.29 is the only area in Lathrop that has a median household income between \$30,000 - \$55,000. All other census tracts have a median household income that is between \$55,000 - \$87,100 or \$87,100 - \$125,000. Based on this analysis, the City finds that there are no significant patterns of segregation impacting low income residents, given that the concentration of median household income has no correlation with the degree of diversity throughout the City. Compared with other cities in San Joaquin County, such as Tracy, and Escalon, Lathrop has slightly higher median household income. As shown in Figure 16, communities in San Joaquin County with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the County. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout Lathrop and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

### Findings

As previously discussed, there generally are higher diversity index scores throughout Lathrop. The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. Based on this analysis, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. As part of the City's regular participation in the County AI, the City will continue to consider

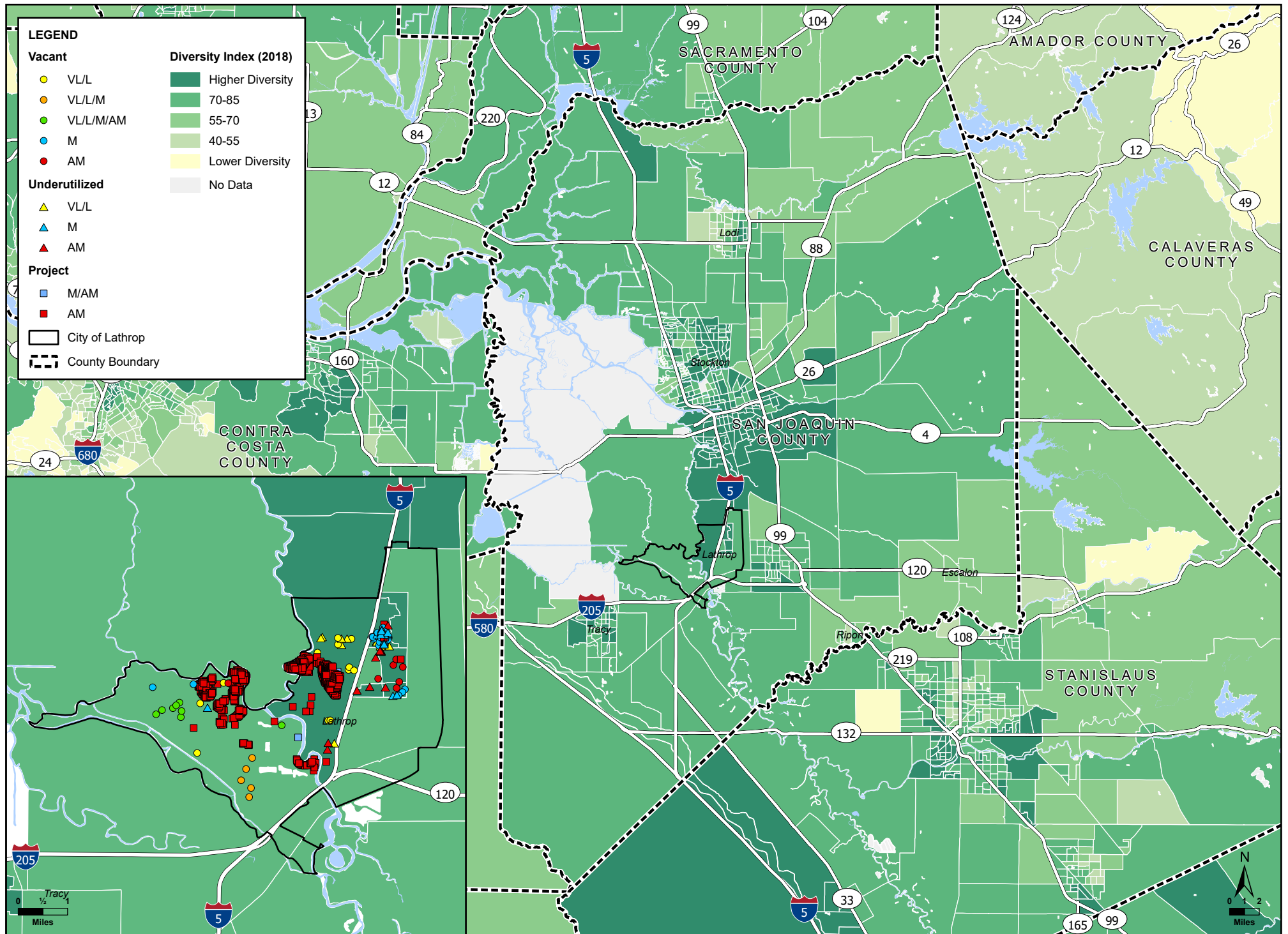
these patterns to determine any changes from current conditions. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a balanced and integrated pattern of race, ethnicity, age, disability, household type, and income.

**FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT**



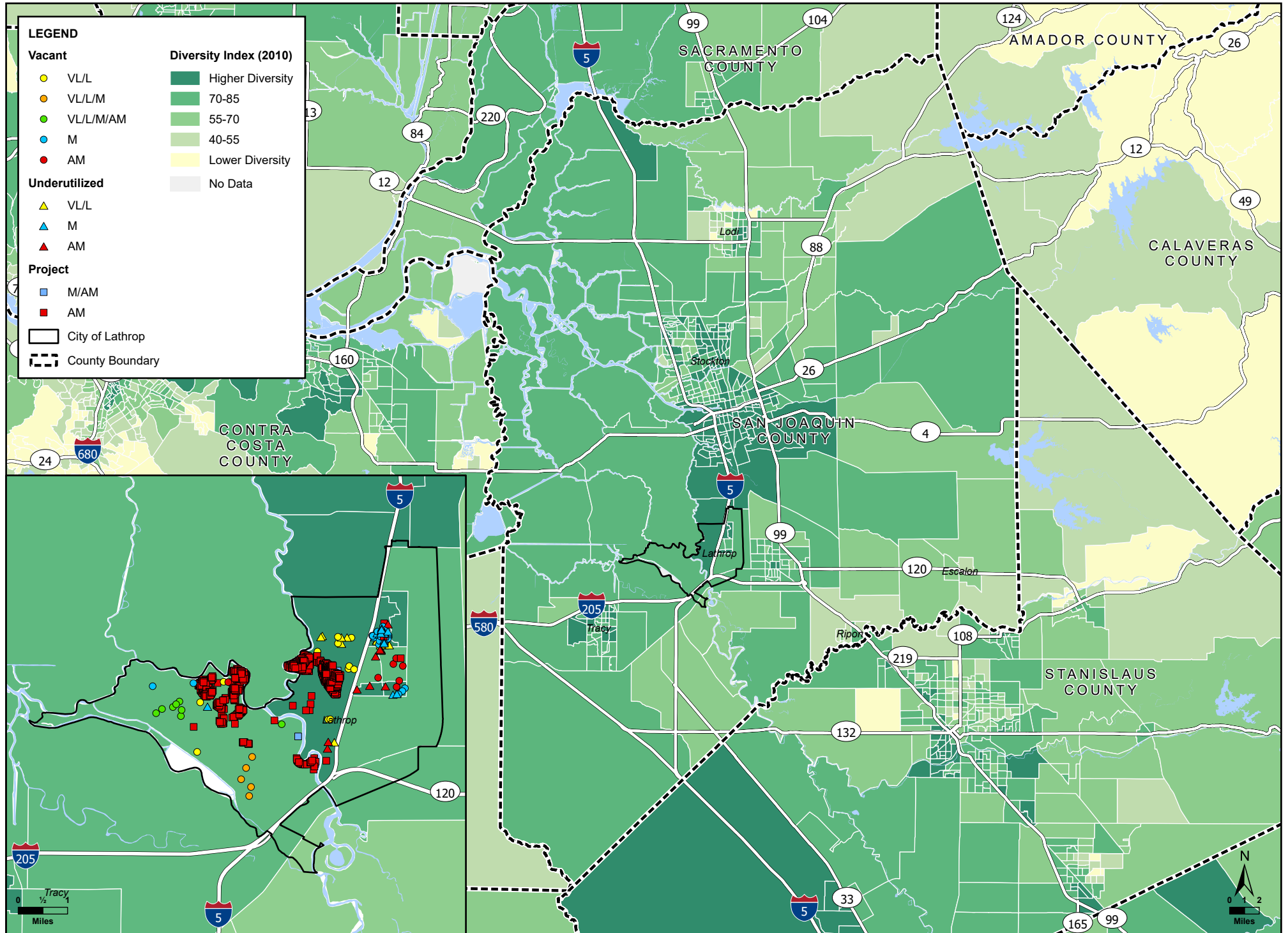
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation\_Tract\_2019." Map date: February 9, 2024.

**FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018**



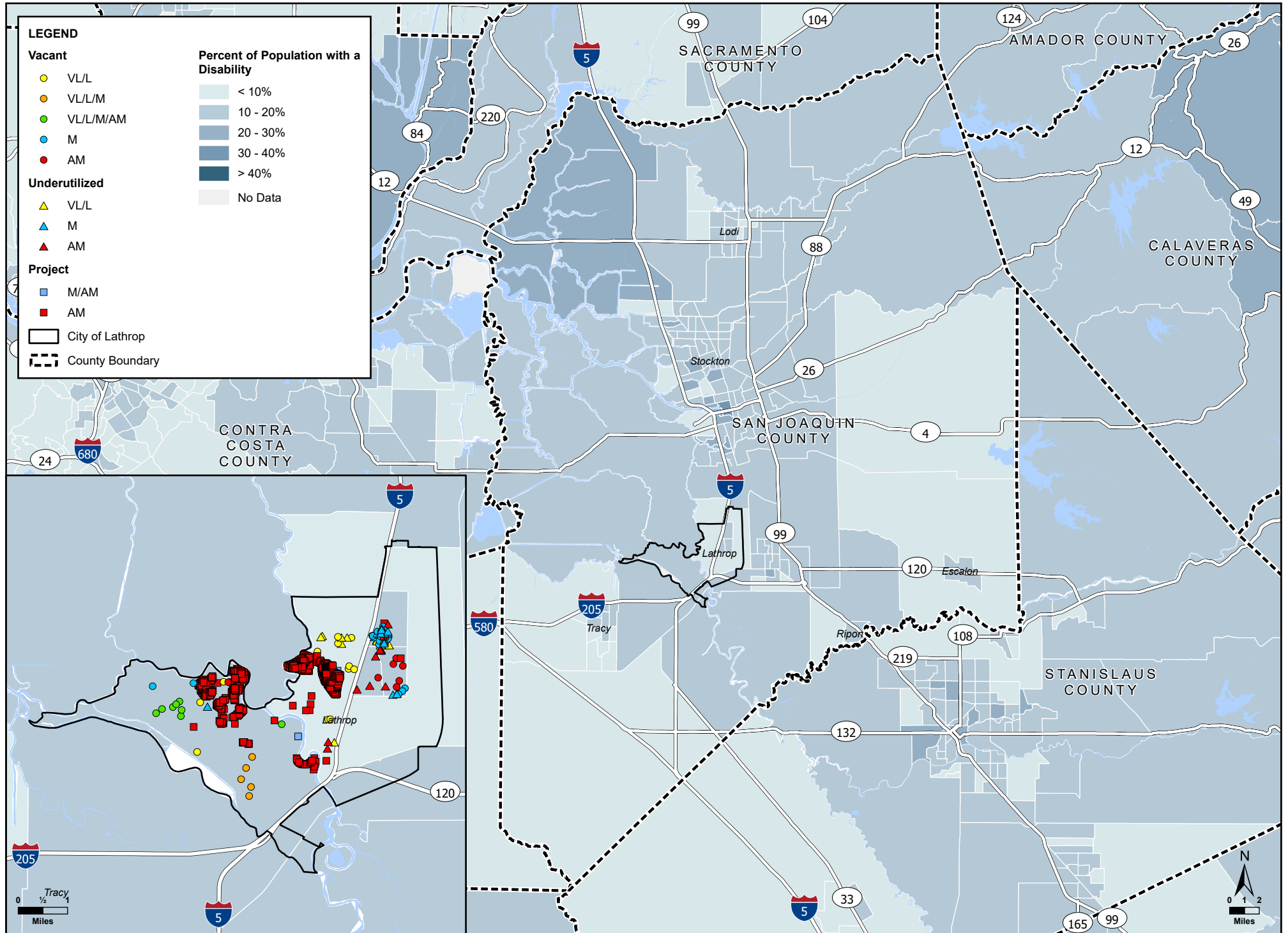
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics\_BlockGrp\_2018." Map date: February 9, 2024.

**FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010**



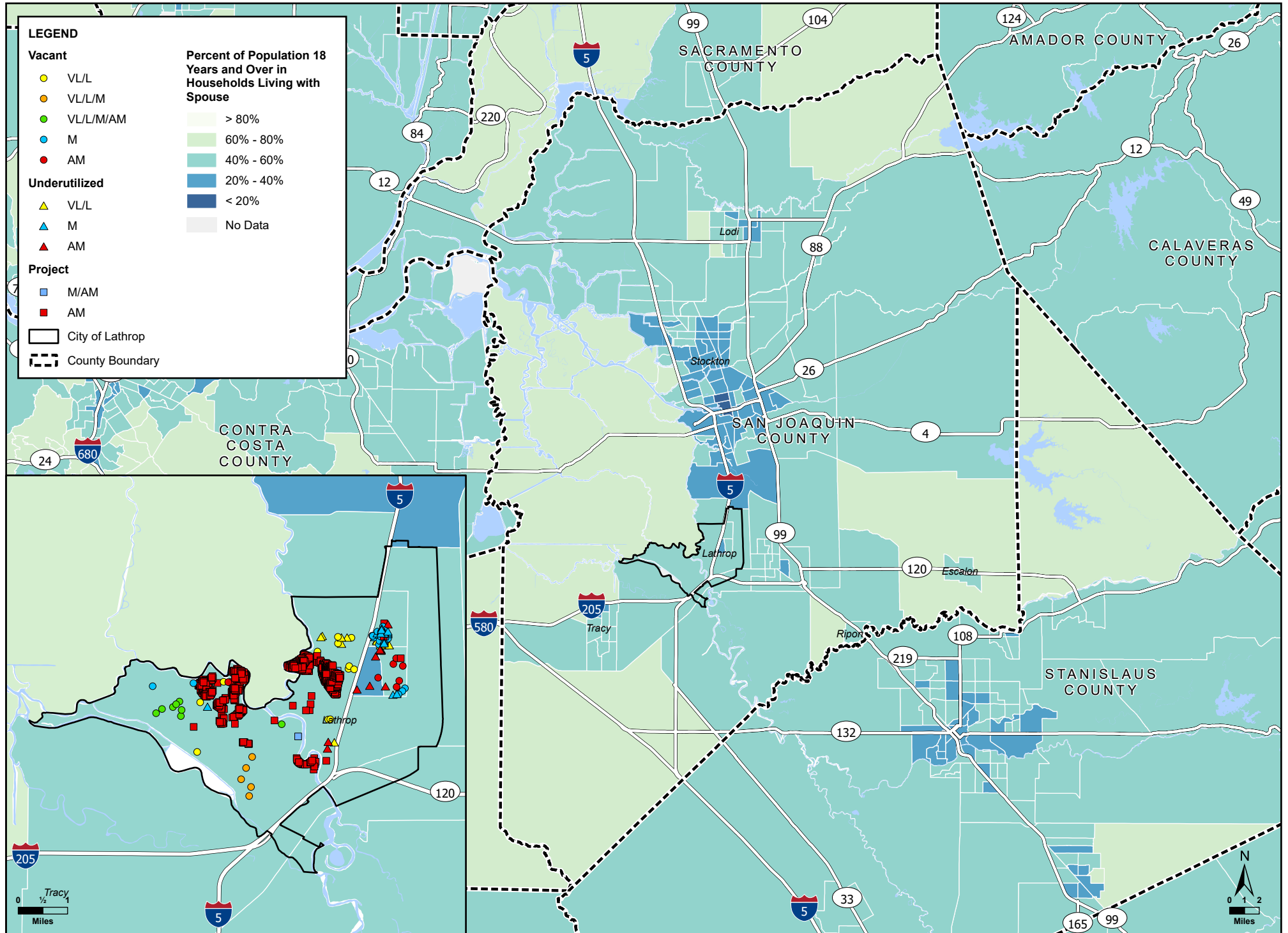
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics\_BlockGrp\_2010." Map date: February 9, 2024.

**FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation\_Tract\_2015\_19." Map date: February 9, 2024.

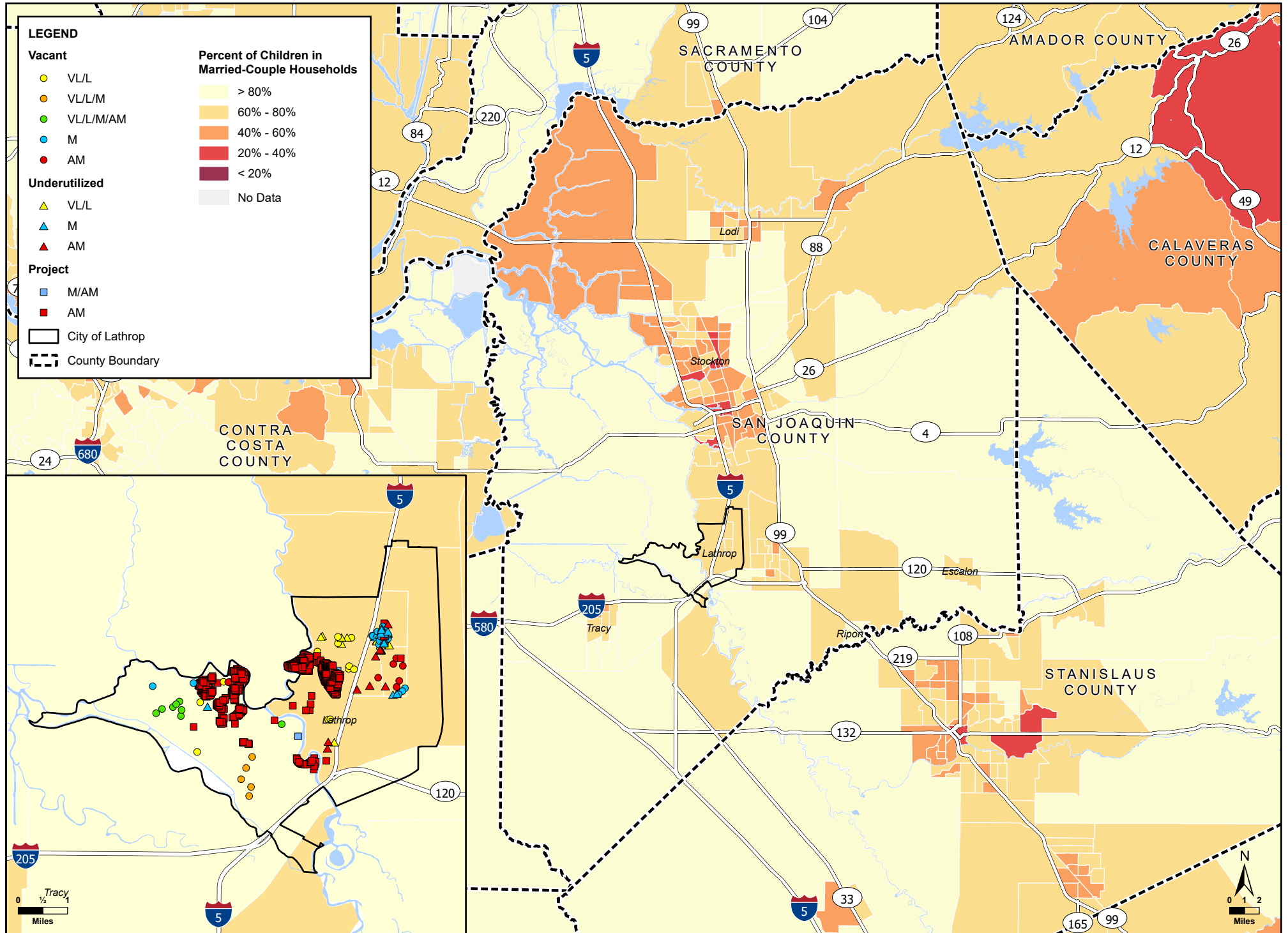
**FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: February 9, 2024.

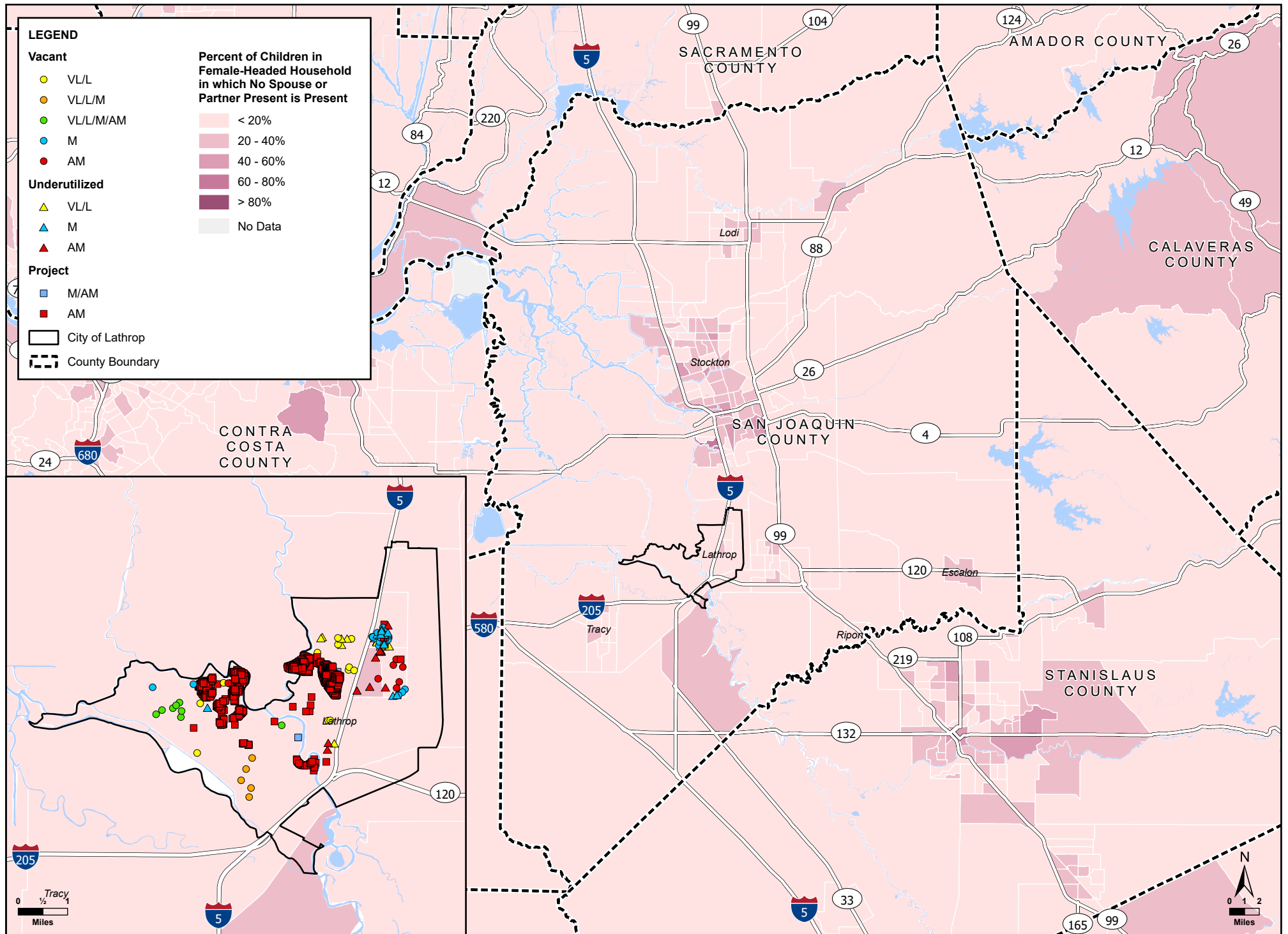


**FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS**



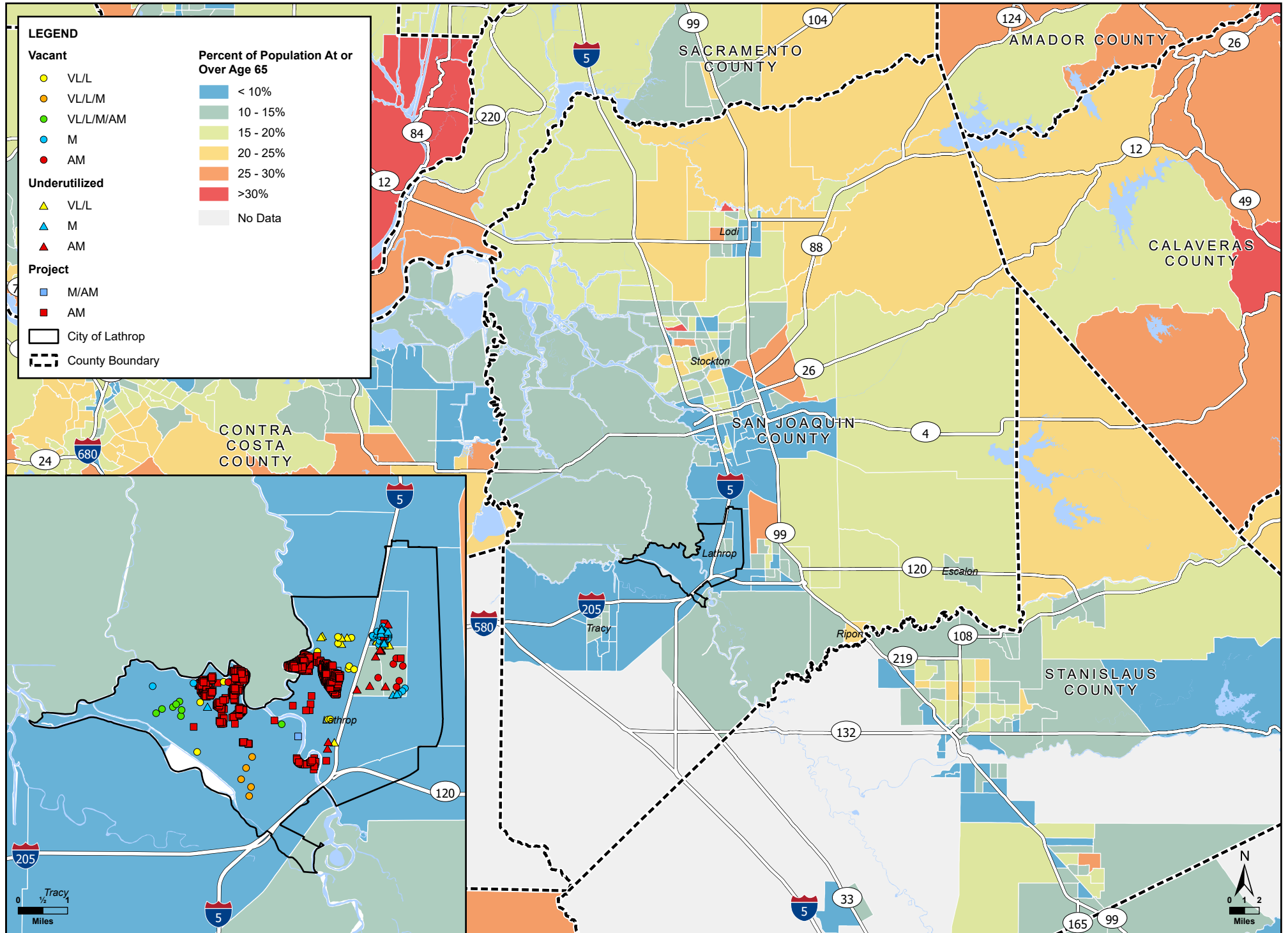
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: February 9, 2024.

**FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT**



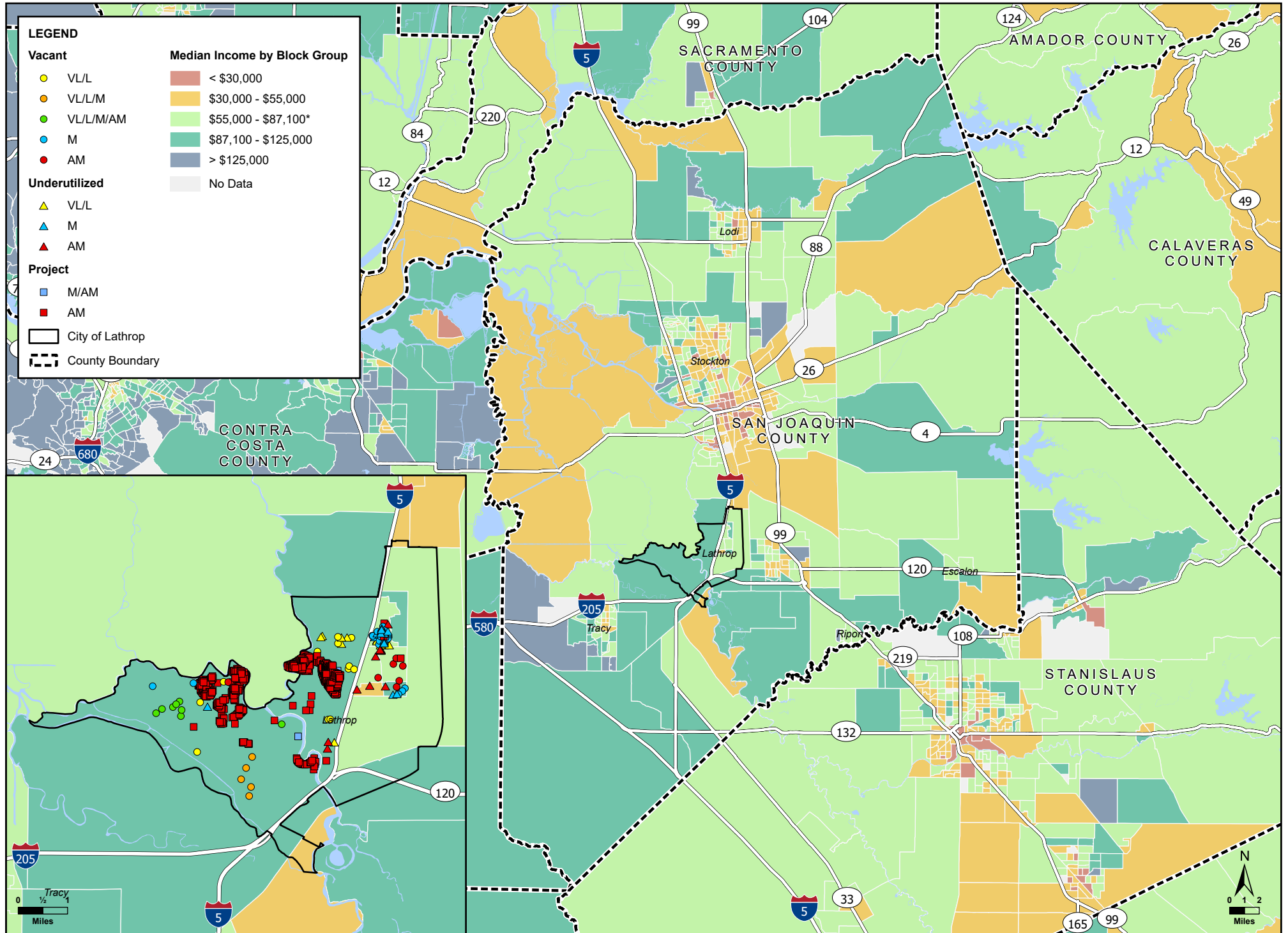
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: February 9, 2024.

**FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: February 9, 2024.

**FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome\_BlockGrp\_2015\_19." Map date: February 9, 2024.

**Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

As shown in Figure 26, according to the Affirmatively Furthering Fair Housing Dataset, R/ECAPs found in San Joaquin County are located in Stockton and Lodi and their surrounding areas. No R/ECAPs were identified in the City of Lathrop. Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that there are no significant patterns impacting census tracts with high diversity index and low median household incomes in the City. However, the City recognizes that at a regional level, it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes in the County. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores have relatively average-to-high median household incomes. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City.

**Racially Concentrated Areas of Affluence (RCAA)**

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States<sup>1</sup>. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Table 5-3 looks at the median household incomes of White, non-Hispanic residents in Lathrop, as well as the County as a whole. There is no census tract in the City with a median household income of \$125,000 and a population that is 80 percent or more White. While there are no RCAAs in the City, there are RCAAs located throughout the region as shown in Figure 27. A RCAA borders Manteca to the southeast, encompassing a portion of Ripon, there are RCAAs in the vicinity of Stockton and Lodi, a significantly sized RCAA extends from south and west of the Tracy area and throughout much of the eastern, southern, and central portion of the Bay Area, and a large RCAA borders San Joaquin County at the Stanislaus County border.

Median Household Income	Lathrop	San Joaquin County
White Households	\$86,983	\$78,042
All households	\$90,179	\$68,628
% of white population	29.7%	41.0%

*Source: U.S. Census Bureau, ACS16-20(5-year estimates), Table S1903*

<sup>1</sup> Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

**Disparities in Access to Opportunities**

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2022 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Low Resource, or areas of High Segregation and Poverty. Table 5-4 shows the full list of indicators.

Table 5-4: Domains and List of Indicators by Factors	
Domain	Indicator
Economic	<ul style="list-style-type: none"> <li>• Poverty</li> <li>• Adult education</li> <li>• Employment</li> <li>• Job proximity</li> <li>• Median home value</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Math proficiency</li> <li>• Reading proficiency</li> <li>• High school graduation rates</li> <li>• Student poverty rates</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• CalEnviroScreen 3.0 pollution indicators and values</li> </ul>
<i>Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.</i>	

**TCAC/HCD Opportunity Area Maps**

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 17) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen

3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

Figure 20 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

Countywide, there are varying levels of opportunity with highest and high areas located predominantly in Tracy, Manteca, Ripon, and their surrounding areas. As shown in Figure 20. Low resource areas are generally located in the central portion of the County, including portions of Stockton, Lodi, and their surrounding areas. Within the County, areas designated as high segregation and poverty are located in Stockton and Lodi areas. As the Housing Report for the San Joaquin Valley 2022 identified, low resource areas tend to be predominantly Hispanic/Latino concentrations within the region. In contrast, there is a notable high resource trend for communities with predominantly White populations in the San Joaquin Valley, which illustrates the mapping correlation to Census Data racial/ethnic make-up. These resource patterns indicate that there may be significant racial disparities in accessing opportunity within the region.

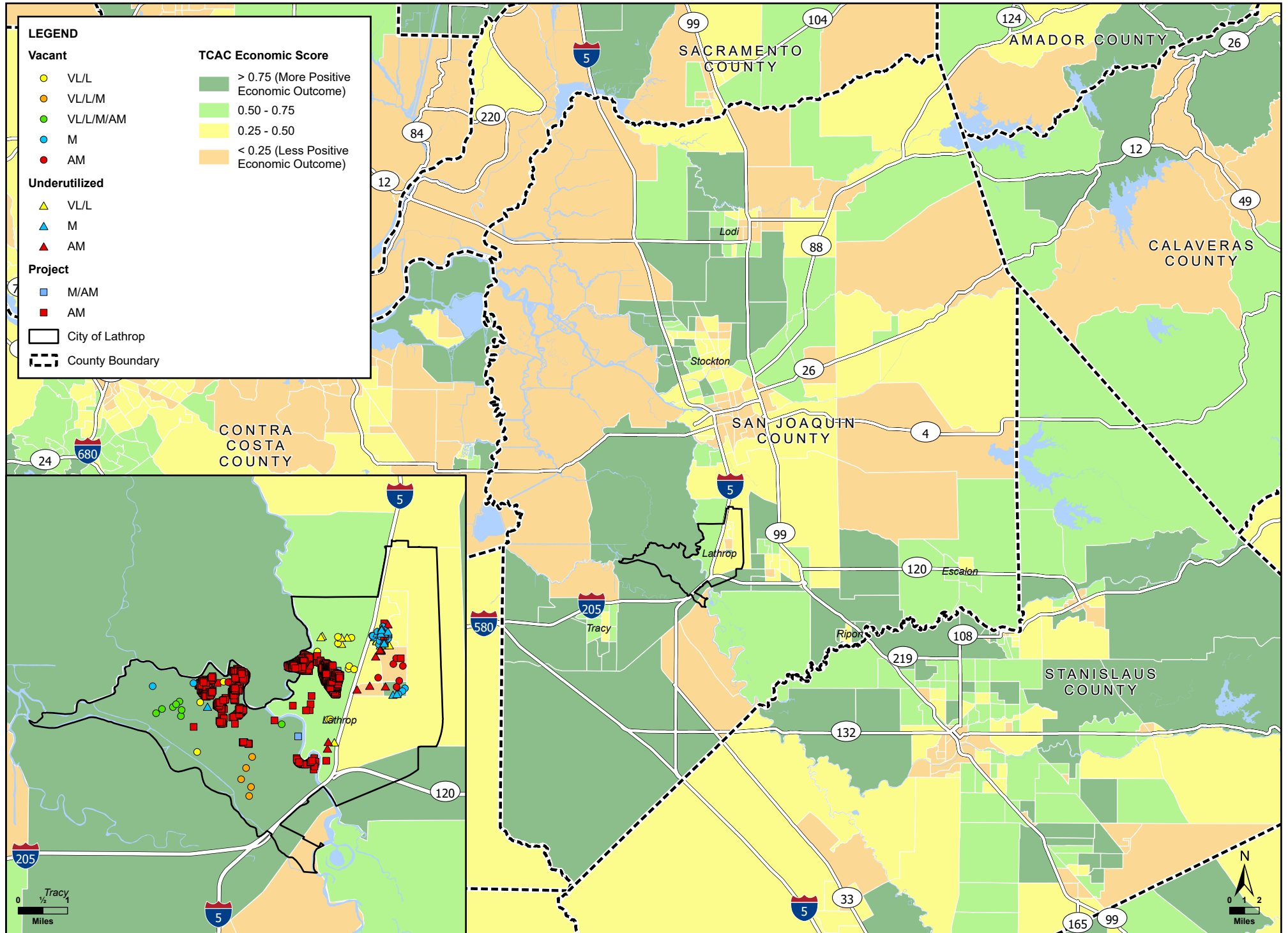
All tracts of the City have low levels of opportunity (see Figure 20) and the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA are located throughout the City in the same level of opportunity to the extent feasible, given the City’s existing built-out development pattern. Table identifies the resources levels by census tract and the corresponding scores for economic, educational and environmental indicators.

<b>Table 5-5: Opportunity Resource Levels by Census Tract</b>				
<b>Census Tract</b>	<b>Resource Level</b>	<b>Economic Score</b>	<b>Education Score</b>	<b>Environmental Score</b>
51.30	Moderate Resource	0.57	0.66	0.25
51.29	Low Resource	0.30	0.66	0.11
51.27	High Resource	0.60	0.75	0.29
52.02	Highest Resource	0.83	0.97	0.06
51.19	Moderate Resource	0.72	0.66	0.01
51.22	Highest Resource	0.77	0.96	0.16

*Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, 2022.*

The City of Lathrop has two census tracts designated as Highest Resource areas on the TCAC/HCD Opportunity Map. Census tract 51.29, which is designated as Low Resource areas, is located in the central portion of the City. There are no census tracts that are designated as High Segregation & Poverty areas within the City.

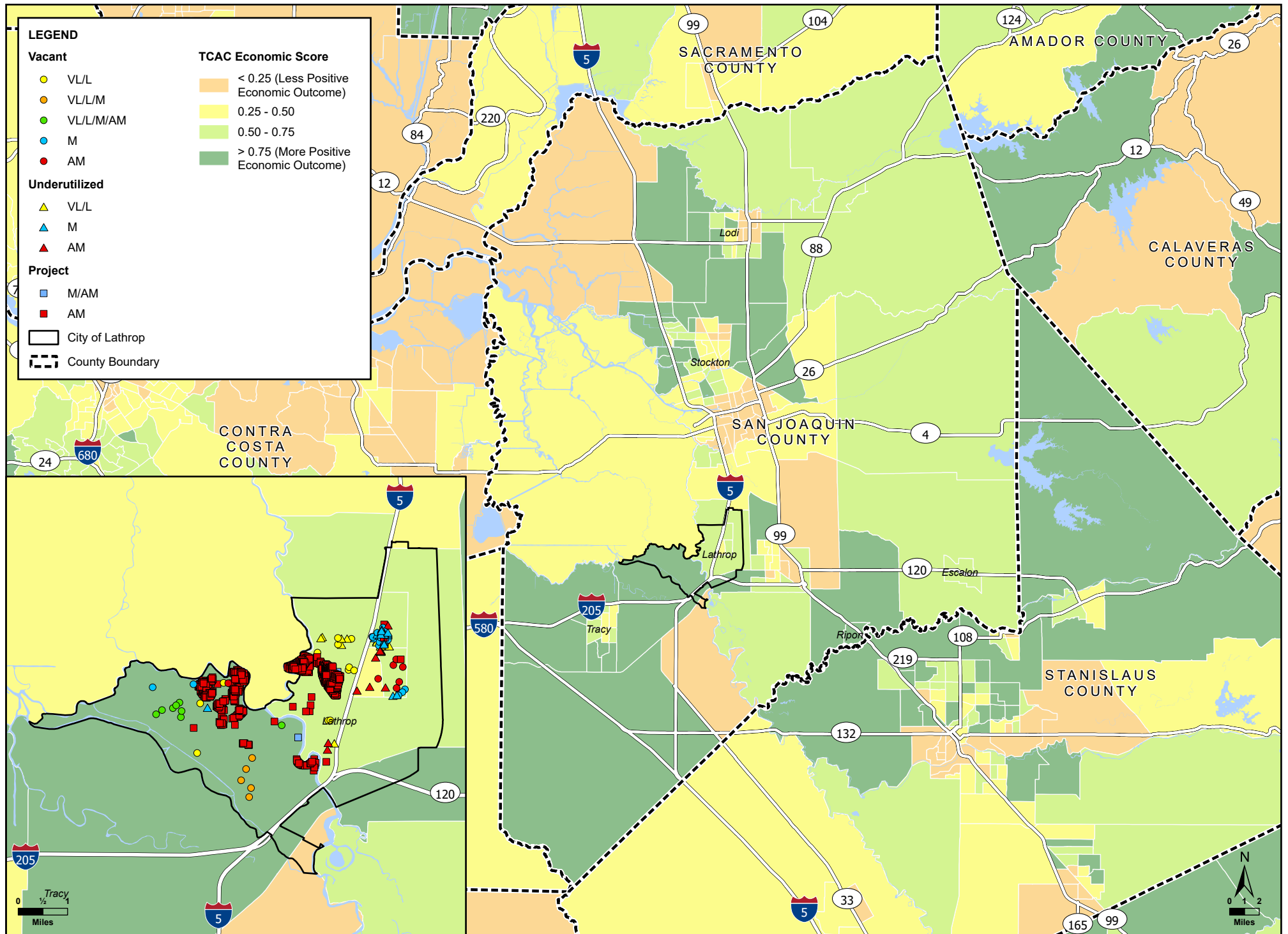
**FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: February 9, 2024.

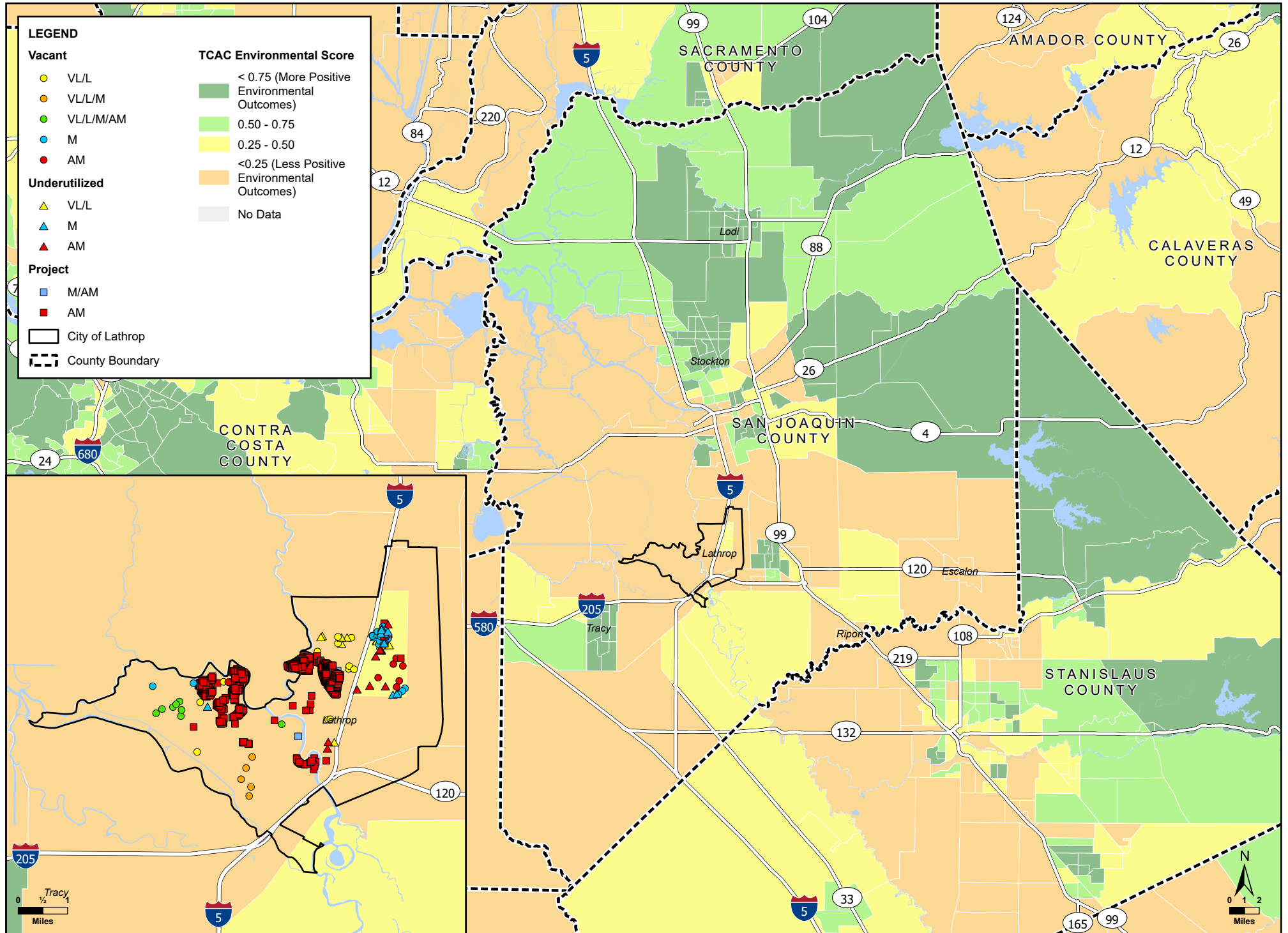


**FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT**



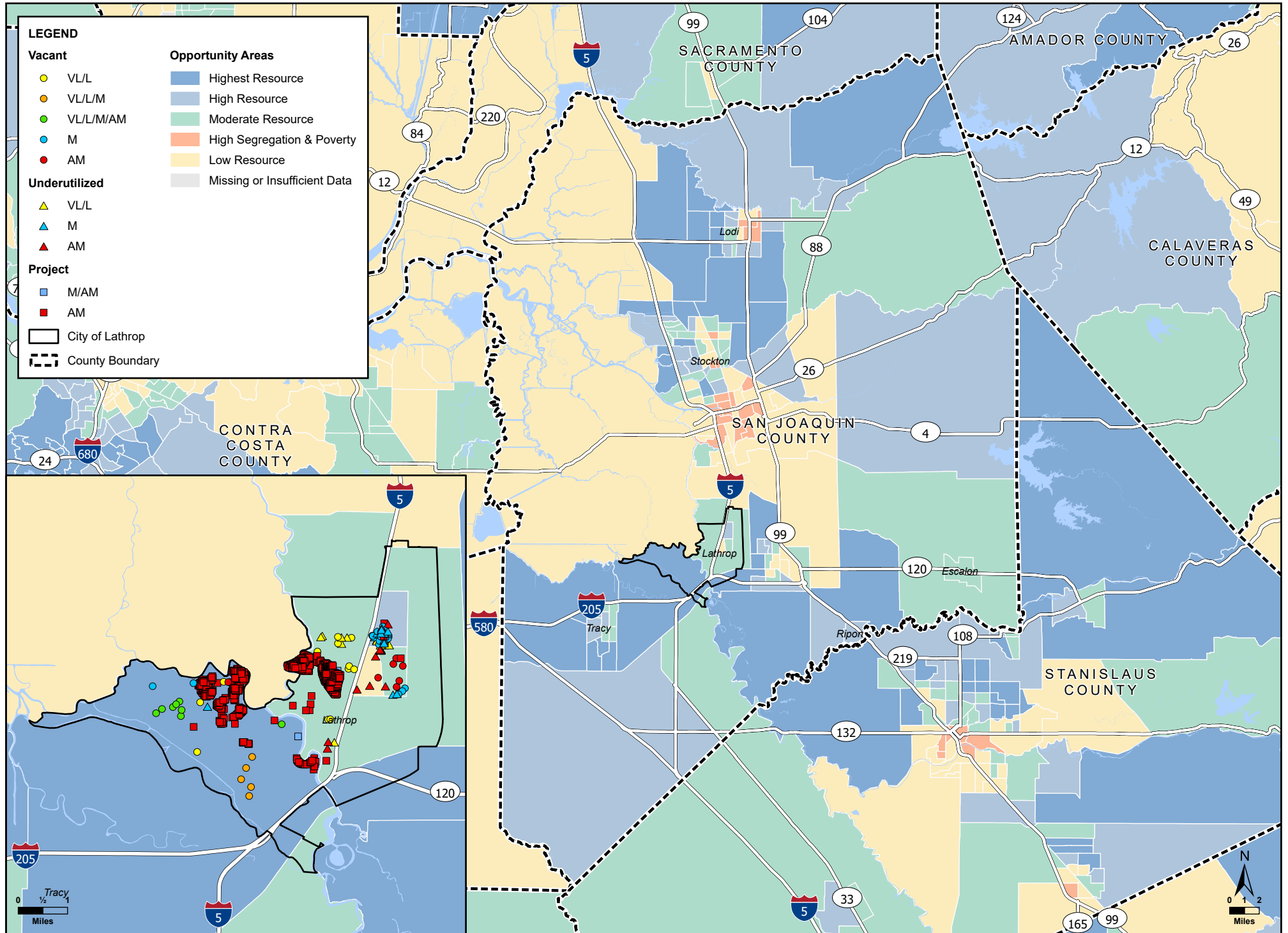
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: February 9, 2024.

**FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT**



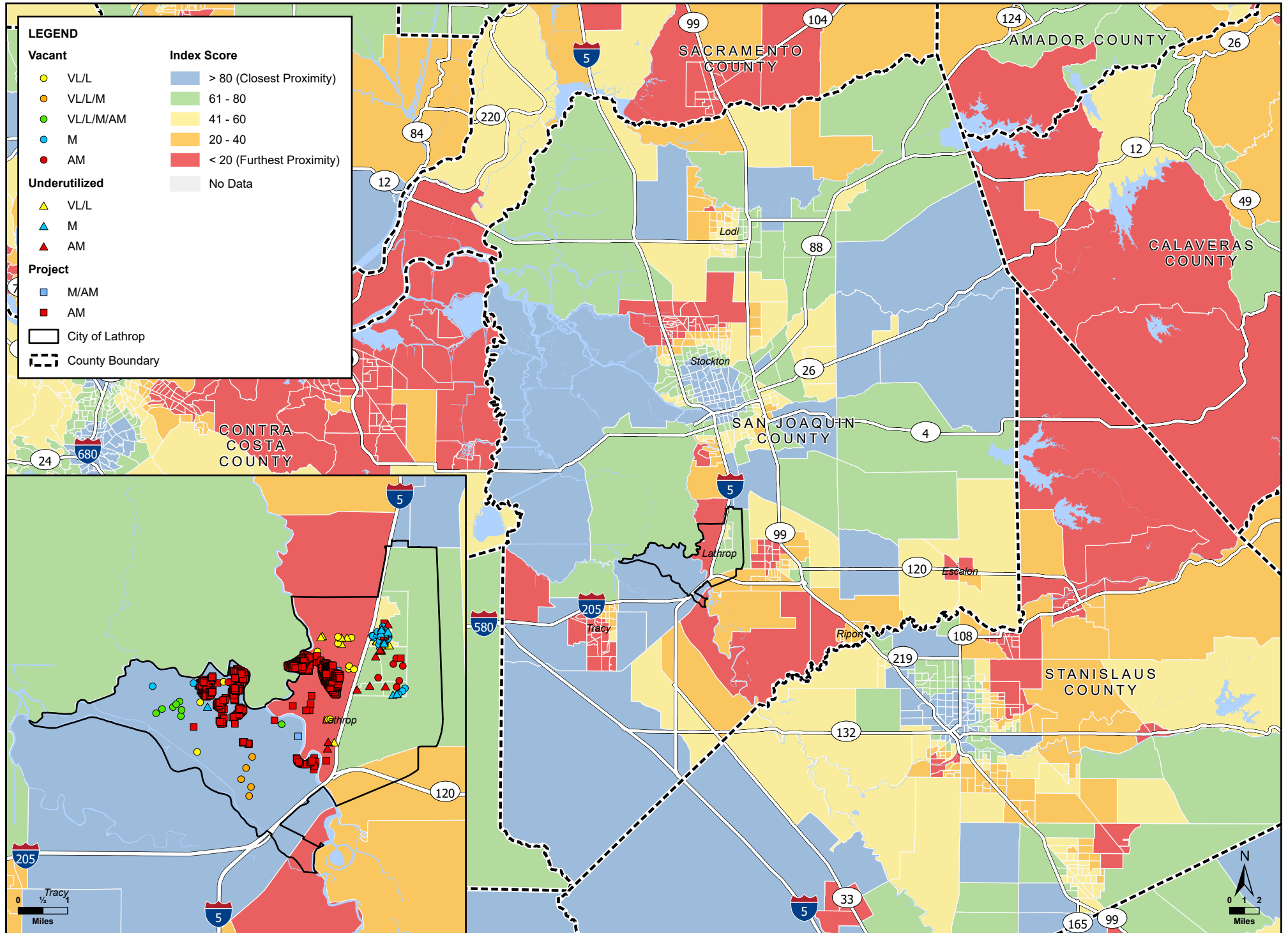
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: February 9, 2024.

**FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: February 9, 2024.

**FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex\_BlockGrp\_2014\_17." Map date: February 9, 2024.

**Economic Opportunity**

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 5-5 above, the overall economic scores in Lathrop range from 0.30 to 0.83. The economic scores are inconsistent in the City. Census tracts that have a less positive economic score are located in the northeastern portions of the City. Based on this analysis, the City finds that the concentration of low economic scores has no correlation with the degree of diversity throughout the City. The concentration of low economic opportunity census tracts correlates with the census tracts with the highest proportions of cost-burdened renters and the lowest median household incomes. The TCAC economic scores do not show strong correlations with other protected and sensitive classes. These patterns are similar throughout the north San Joaquin County. Compared with other surrounding jurisdictions, Lathrop has a similar percentage of census tracts with higher economic scores.

<b>Table 5-6. Employment by Characteristics and Regional (City/County) Comparison</b>								
Characteristic	Lathrop			San Joaquin County			Difference in Employment / Population Ratio	Difference in Unemployment Rate
	Total	Employment/ Population Ratio	Unemployment rate	Total	Employment/ Population Ratio	Unemployment rate		
Population 16 years and over	17,746	57.1%	7.0%	47,390	69.4%	6.0%	-12.3%	1.0%
<b>Age</b>								
60 to 64 years	1,112	40.2%	3.5%	40,445	51.4%	5.7%	-11.2%	-2.2%
65 to 74 years	1,746	13.3%	11.1%	56,655	20.3%	5.5%	-7.0%	5.6%
75 years and over	728	0.8%	0.0%	39,294	4.5%	1.7%	-3.7%	-1.7%
<b>Race And Hispanic or Latino Origin</b>								
White alone	7,684	58.3%	5.2%	305,138	54.8%	6.7%	3.5%	-1.5%
Black or African American alone	1,071	42.9%	2.1%	41,369	49.6%	10.9%	-6.7%	-8.8%
American Indian and Alaska Native alone	210	78.6%	0.0%	3,660	54.9%	9.4%	23.7%	-9.4%
Asian alone	4,884	54.7%	8.8%	92,493	57.9%	6.1%	-3.2%	2.7%
Native Hawaiian and Other Pacific Islander alone	120	67.5%	0.0%	3,255	48.3%	9.6%	19.2%	-9.6%
Some other race alone	2,141	61.1%	7.4%	55,798	60.0%	7.0%	1.1%	0.4%
Two or more races	1,636	59.5%	12.9%	69,285	60.1%	9.1%	-0.6%	3.8%
Hispanic or Latino origin (of any race)	6,951	61.6%	6.1%	217,614	59.4%	7.9%	2.2%	-1.8%
White alone, not Hispanic or Latino	4,253	55.8%	5.8%	196,047	52.7%	6.3%	3.1%	-0.5%
Population 20 to 64 years	14,021	68.0%	6.6%	430,999	68.8%	6.8%	-0.8%	-0.2%
<b>Sex</b>								
Male	7,087	77.7%	7.2%	216,859	75.6%	6.4%	2.1%	0.8%
Female	6,934	58.0%	5.8%	214,140	61.9%	7.2%	-3.9%	-1.4%
With own children under 18 years	2,780	53.1%	12.6%	84,943	61.6%	8.2%	-8.5%	4.4%
<b>Poverty Status in The Past 12 Months</b>								
Below poverty level	1,395	42.9%	3.9%	50,697	33.0%	24.6%	9.9%	-20.7%

At or above the poverty level	12,624	70.8%	6.8%	372,735	75.0%	5.4%	-4.2%	1.4%
<b>Disability Status</b>								
With any disability	1,735	40.0%	6.7%	47,244	34.9%	12.4%	5.1%	-5.7%
<i>Source: U.S. Census Bureau, ACS16-20(5-year estimates), Table S2301.</i>								

As shown in Table 5-6 above, the City's older population (60+) has a higher rate of employment per total population than the Countywide cohort and experiences slightly lower unemployment rates (unemployed persons as total of the workforce) as the Countywide, except persons aged between 65 and 74 years. The only race in the City that experience significantly lower employment to population ratios than the Countywide average is Black or African American alone. All other races experience employment rates that are similar or higher than the County averages. All race/ethnicities except Asian alone and Two or more races have a similar or lower unemployment rate than the Countywide average. The Asian alone population in Lathrop experiences 2.7 percent higher unemployment than the Countywide average and the Two or more races population experiences 3.8 percent higher unemployment than the Countywide average. Females in Lathrop, including females with their own children under 18 years of age, experience slightly lower rate of employment than the Countywide average. Similarly, females with their own children under 18 years of age experience slightly higher unemployment rate than the County average. Regarding income levels, the City's population that is below the poverty level experiences 9.9 percent higher rate of employment per total population and 20.7 percent lower unemployment rate than the Countywide cohort. Persons with a disability in the City have a 5.1 percent higher rate of employment to total working age population than Countywide. Additionally, persons with a disability in the City have a 5.7% lower unemployment rate. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index varies in Lathrop. Generally, the eastern portions of the City have higher job proximity index scores than western Lathrop. On a scale from zero to 100 where 100 is the closest proximity to jobs, census tract 51.19 has the lowest job proximity score, which is less than 20. The rest portions of the City have a job proximity score that is similar with scores in some other San Joaquin County jurisdictions, including Tracy, Ripon, Escalon, and the norther areas in Stockton. Census tracts in Lodi and the southern areas of Stockton have relatively higher job proximity scores than census tracts in Lathrop. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above.

According to the San Joaquin Council of Governments (SJCOG) jurisdiction fact sheet for Lathrop, between 2015 and 2020, the number of jobs in Lathrop increased from 5,984 to 7,459. According to the projection, employment in Lathrop will slowly increase to 10,756 in 2035. The City's General Plan Update identifies sites to provide a range of jobs, with the intent of increasing local employment and economic opportunities for City residents.

**Educational Opportunity**

Countywide, there are varying levels of educational scores. In Lathrop, the educational opportunity scores are generally moderate across census tracts. As shown in Table 5-5 above, the overall education opportunity scores in Lathrop range from 0.66 to 0.96. Generally, compared with other census tracts, census tract 51.29 in the central portion of the City has lower educational outcomes.

Education scores are distributed unevenly in San Joaquin County with Tracy, Lathrop, Ripon, Escalon, and Lodi have most of their census block groups with moderate to high education scores. In contrast, Stockton and surrounding areas tend to have more census block groups with less positive economic scores. Compared with other jurisdictions in San Joaquin County, Lathrop tends to have moderate education scores. A review of the predominant racial and ethnic group concentration in San Joaquin Based on this analysis, the concentration of low economic opportunity census tracts does not show strong correlations with protected and sensitive classes.

While educational opportunity scores are relatively even across the City and the adjacent unincorporated area, there is varied opportunity based on the schools of the MUSD. According to the California Department of Education’s California School Dashboard, in 2022 MUSD had an enrollment of 24,154 students. The ethnic/racial make-up was: 5.5 percent African American, 0.4% American Indian, 10.2 percent Asian, 5.4 percent Filipino, 57.1 percent Hispanic, 3.9 percent Two or More Races, 1 percent Pacific Islander, and 16.3% White. A total of 55.6 percent of the District’s students come from socioeconomically disadvantaged backgrounds, 22.1 percent are English learners and 12.6 percent are students with disabilities. MUSD has 29 schools, 4 of which are located in the City limits, as shown below in Table 5-7.

<b>School Names/Address</b>	<b>English Language Arts</b>	<b>Mathematics</b>
Joseph Widmer Jr. Elementary 751 Stonebridge Lane	<i>42.1 points below standard</i>	<i>83.4 points below standard</i>
Lathrop Elementary 15851 South Fifth Street	<i>71.8 points below standard</i>	<i>112.4 points below standard</i>
Lathrop High 647 West Lathrop Road	22.9 points above standard	<i>88.8 points below standard</i>
Mossdale Elementary 455 Brookhurst Boulevard	4.1 points below standard	45.7 points below standard
<b>MUSD</b>	<b>31.6 points below standard</b>	<b>79 points below standard</b>
<i>NOTE: SCORES BELOW THE MUSD AVERAGE SCORES ARE IN ITALICS.</i>		
<i>SOURCE: CALIFORNIA DEPARTMENT OF EDUCATION’S CALIFORNIA SCHOOL DASHBOARD</i>		

As shown above, district-wide, MUSD has low English language arts scores (31.6 points below standard) and low mathematics scores (79 points below standard). The schools that have English Language Arts or Mathematics scores that lower than the district average include Joseph Widmer Jr. Elementary School, Lathrop Elementary School, and Lathrop High School. However, enrollment boundaries do not correspond to high concentrations of protected or sensitive classes and, similarly, access to higher-performing schools does not correspond to concentrations of particular race, income, disability, age, or familial characteristics.

**Environmental Opportunity**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table 5-5 above, the overall environmental scores in Lathrop range from 0.01 to 0.29. Environmental scores distributed evenly within the City. As indicated by Figure 19, census tracts 51.27, 51.29, and 51.30 have relatively higher environmental opportunity scores. A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores. As shown in Figure 19, environmental scores distributed unevenly throughout the County, generally with lower environmental scores in southwestern areas and higher environmental scores in northeastern portions of the County.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (“CalEPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA)

released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, all census tracts in Lathrop are designated as EJ neighborhoods. Therefore, environmental conditions do not correspond to high concentrations of protected or sensitive classes. Based on this analysis, there are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes.

### **Transportation**

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. San Joaquin Regional Transit District (RTD) is the regional transit provider for San Joaquin County, serving the Stockton Metropolitan Area and the County. County Hopper is a deviated fixed-route service serving San Joaquin County and providing intercity connections between Stockton, Tracy, Lodi, Manteca, Ripon, Lathrop, and Escalon. There are 5 weekday routes that operate from 5:30 a.m. to 9:00 p.m.

The City is served by two County Hopper bus routes, including routes 90 and 97. Generally, the whole Lathrop is evenly served by County Hopper routes. Comparing the City's transportation accessibility to the distribution of protected classes, the City finds that the access to transit has no correspondence with the concentration with protected classes. There is no discernible connection between access to transit and location of areas with any predominant population by race or ethnicity or with concentrations of seniors.

### **Findings**

Overall, it appears that residents of Lathrop have varied levels of access to opportunities, ranging from low resource to highest resource. As shown in Table 5-5, the educational, economic, and environmental opportunity scores also vary across census tracts in the City. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce Greenhouse Gas (GHG) emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

## **C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS**

The analysis of disproportionate housing needs within Lathrop evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

### **FUTURE GROWTH NEEDS**

The City's future growth need is based on the RHNA, which allocates production of 2,386 very-low and 1,498 low income, 1,342 moderate, and 3,176 above moderate units to the City for the 2023-2031 planning period. Figures 2 and 3 show that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's largely built-out land uses in its core area, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop, and development projects to include, Accessory Dwelling Units and Junior Accessory Dwelling Units as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.



## EXISTING NEEDS

The San Joaquin County AI indicates that a significant percentage of residents throughout San Joaquin County experience housing needs, defined by HUD as cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities, with the rate of these needs varying by group and location. Significant contributing factors to disproportionate housing needs in San Joaquin County are identified in the Housing Report of San Joaquin Valley as:

- Available, affordable units in a range of sizes
- Resident displacement due to economic pressures
- Few private investments in specific neighborhoods
- Few public investments in specific neighborhoods, including services or amenities
- Few renter protections
- Few protections for mobile home park residents
- Land use and zoning laws
- Lending discrimination
- Few rental relief programs for people at risk of homelessness

As described in Chapter 6 of this Background Report, the City works with affordable housing developers to help facilitate the development of housing for lower income households. Lathrop has no rent-restricted units. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower income households throughout the City.

### **Cost Burden**

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figures 23 and 24 indicate renter households and owner households demonstrate similar patterns of overpayment. For renter households, census tracts 52.02 and 51.27 have a percentage of the population overpaying in the 20 - 40% range, and other census tracts within the City have a percentage of the population overpaying in the 40 - 60% range. For owner households, census tracts 51.29 is the only census tract that has a percentage of the population overpaying in the 40 - 60% range, and other census tracts within the City have a percentage of the population overpaying in the 20 - 40% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development (Programs 1, 2, and 18), will develop a targeted program to connect lower income residents with affordable homeownership and rental opportunities within the City (Program 17), and will continue to provide and seek additional Housing Choice Vouchers and other forms of direct assistance (Program 6).

As discussed previously in the Background Report, 32.6% of renters in Lathrop overpay for housing. As shown in Table 2-10 of the Housing Needs Assessment section of the Housing Element, 75.5% of renters overpay for housing and 35.8% of the extremely low income renters severely overpaying for housing (over 50% of their monthly income). As shown in Figure 23, these renters are not concentrated in any areas of the City. As shown in Table 2-10 of the Housing Needs Assessment section of the Housing Element, 72.6% of homeowners overpay for housing and 54.8% in the extremely low income group severely overpaying for housing. Figure 24 shows the concentrations of cost burden on homeowners in the City of Lathrop. There is a concentration of homeowners who overpay located in the census tracts in central Lathrop.

According to data reported in the 2020 AI, the most common problems in San Joaquin County are Severe Housing Cost Burden and Housing Cost Burden, representing 30.8 percent and 24.6 percent of all problems, respectively. As the 2020 AI identified, 8.6 percent of Small-Related and 3.5 percent of Large-Related households earning up to 80 percent AMI in the Urban County are cost burdened or severely cost burdened. This trails the prevalence of such cost burdened households statewide. However, elderly households with incomes up to 80 percent AMI in the Urban County are cost burdened at a higher

rate than in California as a whole. In California, 8.4 percent of elderly households were cost burdened, compared to 9.8 percent in the Urban County. From 2010 to 2020, the median home value of Lathrop increased 17.4% from \$458,500 in 2010 to 538,500 in 2020. The median sales price for a single-family home in Lathrop in 2022 was \$746,000. Figures 23 and 24 show the concentrations of cost burden by renter and homeowners Countywide. As seen in the figures, there are concentrations of cost burdened renters and homeowners Countywide.

### **Overcrowding**

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. According to data reported in the San Joaquin County AI, after cost burdens, the most common problem is overcrowding, which accounts for 7.5 percent of all reported housing problems.

As shown in Table 2-8 in the Housing Needs Assessment, the average household size in Lathrop was 4.10 persons in 2020. As described in Table 2-35 in the Housing Needs Assessment section of the Housing Element, 5.3% of owner-occupied homes and 3.8% of renter-occupied homes are overcrowded, and a total of 9.1% of all households in Lathrop are overcrowded. The average household size was lower for renters (4.32 persons); owner households had an average size of 4.04 persons. As Figure 25 indicates, census tracts with higher percentages of overcrowded households are located in the central and northern portions of Lathrop. Compared with other jurisdictions within the County, such as Stockton, Tracy, and Lodi, Lathrop has similar percentage of households that are overcrowded. In contrast, Ripon and Escalon have less percentage of overcrowded households than Lathrop.

### **Sensitive Communities**

The Urban Displacement Project (UDP) developed methodology for identifying “sensitive communities” where residents may be particularly vulnerable to displacement. The UDP methodology focuses on two key components: 1) neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and 2) market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the percentage of very low-income residents, renters, people of color, and very low-income households that are severely rent burdened (spending 50 percent of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, the UDP identified 27 percent of census tracts in California as sensitive.

As shown in Figure 22, sensitive communities are located in the central portion of Lathrop, including census tract 51.30. It is notable that this area of sensitive communities corresponds to the City’s highest percentage of cost-burdened renter households.

### **Substandard Housing**

While the San Joaquin County AI identified that housing needs throughout San Joaquin County include incomplete kitchen or plumbing facilities, it did not address substandard housing. However, residents of aging housing or housing built without a permit can be expected to experience more housing quality issues than residents of newer housing and housing built to code.

As discussed in the Background Report, the 2016-2020 ACS data indicates that 6.9% of the housing in Lathrop is greater than 50 years old (i.e., built before 1970). Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. [The core area of eastern Lathrop has a higher rate of older homes than the remainder of the City and a higher rate of housing units in need of repair. Two Lathrop neighborhoods located east of Interstate 5 evidence scattered units with a higher need for housing repairs and investment than other neighborhoods in the community: 1\) the area from 5<sup>th</sup> Street to 7<sup>th</sup> Street between Lathrop Road and O Street, and 2\) the area generally located between Warren Ave and West Lathrop Road between South Harland Road to residences along Avon Avenue. These two areas also lack curbs, gutters, and sidewalks. In these areas, the older homes often need one or two moderate repairs, including re-roofing, window replacement \(to increase efficiency\), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Based on the age](#)

of housing, observations of City staff, and input from the housing condition survey, it is estimated that less than 1 percent of the City's housing stock (less than 69 units) is dilapidated and requires significant improvements or replacement and approximately 5 percent of the stock (348) units are in need of one or more major repairs. Concentrations of senior households, persons with a disability, lower household incomes, and high and moderate diversity do not correspond to areas with concentrated substandard housing, as concentrations of these populations existing in various areas of the City. However, there is a higher rate of female-headed households with children located in the area generally between Warren Ave and West Lathrop Road between South Harland Road to residences along Avon Avenue.

In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 38.6% of Lathrop households have at least one housing problem, which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or cost burden. Households earning less than 30 percent AMI make up a very small share (5.1%) of households in Lathrop but 61.8% of them experience at least one of the four housing problems. Households earning 30 to 50 percent AMI are the most likely to experience at least one of the four housing problems (86.3%). About 78.0% of households earning 50 to 80 percent AMI and about 57.6% of households earning 80 to 100 percent AMI experience at least one of the four housing problems. Households earning more than 100 percent AMI are least likely (22.4%) to experience a housing problem. Additionally, about 49.2% of renter households are likely to experience at least one housing problem while about 34.3% renter households are likely to experience at least one housing problem. As identified above, many homeowners and renters in Lathrop are cost burdened, and may represent a large portion of the 38.6% of households with a housing problem identified in the CHAS.

### **Homeless**

As discussed in Chapter 2, there are approximately 14 unsheltered homeless residents in Lathrop, which is approximately 0.1 percent of the regional unsheltered population. The City's efforts to assist this population include a police officer that works with outreach groups and contracting with Inner City Action to link homeless persons and households to services, housing, and other assistance. Due to their unhoused condition, the homeless population is experiencing displacement.

### **Displacement Risk**

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has a number of units which are affordable to lower income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2023-2031 RHNA allocation on parcels designated for high density residential development and mixed-use development, with a focus on new development near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given that the new residential development will happen primarily in undeveloped areas and in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. Underdeveloped residential sites are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households) and that the majority of these sites have a single unit and are not redeveloping large amounts of existing housing, there is not a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future.

As shown in Figure 22, the central areas of the City, are considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased

redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low income residents is above 20% in 2017 and the tract meets one other criterion related to renters, diversity, and housing burden. While the majority of sites are vacant, there are a few underutilized housing sites located in census tracts designated “Sensitive Communities” that could potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). The majority of sites are not located in areas with high levels of female-headed households, senior residents, and lower income households, however, there are several sites located in areas with higher concentrations of these groups and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects.

As discussed above, Program 22 has been included in the City’s Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of [identify any concentrations more vulnerable to displacement based on final sites]. To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330’s replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low income tenants. The State has also adopted “just cause” eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. The Municipal Code and State law address flood control and geologic and seismic hazards to protect new development and ensure that new development does not adversely affect existing development. Liquefaction and other seismic-related issues are addressed by the State Universal Building Code (UBC). Various State and federal regulations control the use, storage and transportation of hazardous materials.

### ***Disaster-Driven Displacement***

As identified in HCD’s AFFH Guidance (April 2021), research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt,
- Lack of control of the maintenance or possible addition of resilience investments to the property,
- Fewer financial resources to rebuild rental housing than for homeowners,
- Rental price increases as rental housing supply decreases,
- Evictions, and
- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster.

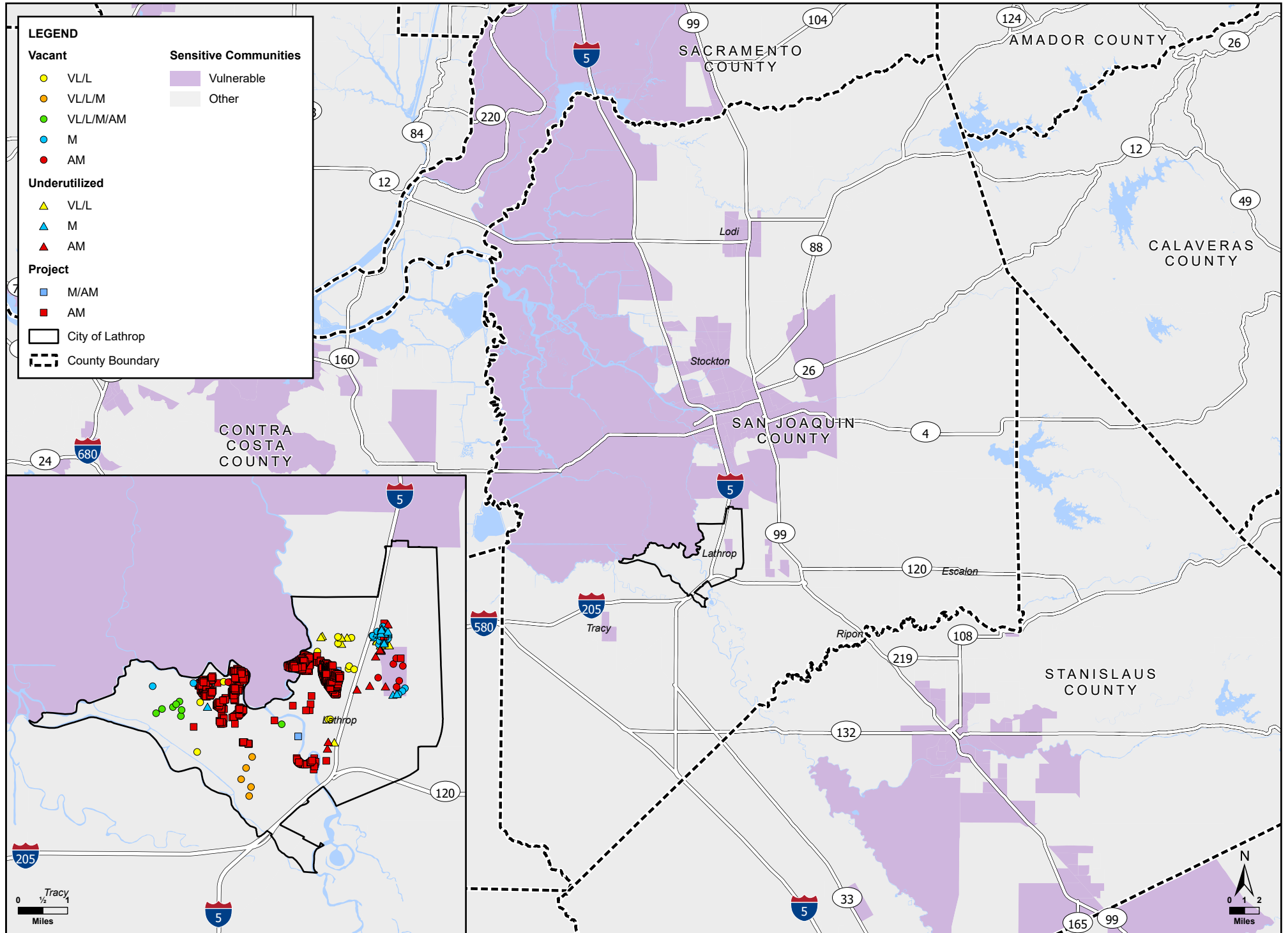
Figure 4 identifies environmental hazards in the Lathrop area.

### ***Findings***

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of

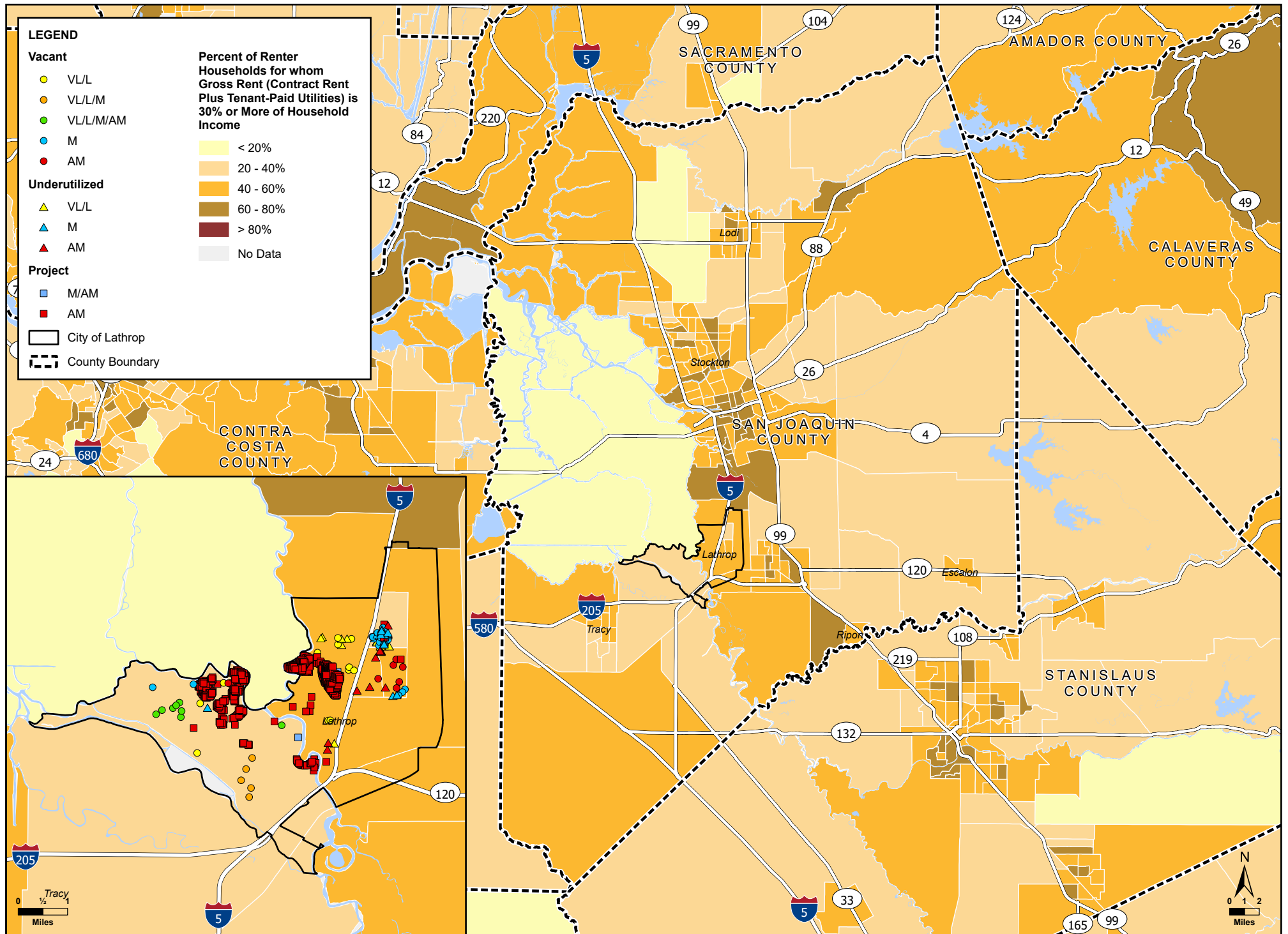
members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. To protect tenants and residents from displacement, the City has included Program 22 (see Housing Plan Table 1) to enact tenant and resident protections, including an eviction protection and rent stabilization ordinance and ensuring displaced lower and moderate income households receive priority for new housing opportunities. The City has included Program 19 which supports homebuyer assistance and Programs 8, 17, and 19 assist homeowners and renters with emergency repair, weatherization, accessibility, and other improvements to promote safe and decent housing. To prevent residents occupying or being displaced from substandard housing, the City will continue to provide housing rehabilitation programs and will seek funding to assist homeowners with rehabilitation and repair costs to reduce displacement associated with housing conditions as described by Programs 8, 17, and 19.

**FIGURE 22: SENSITIVE COMMUNITIES**



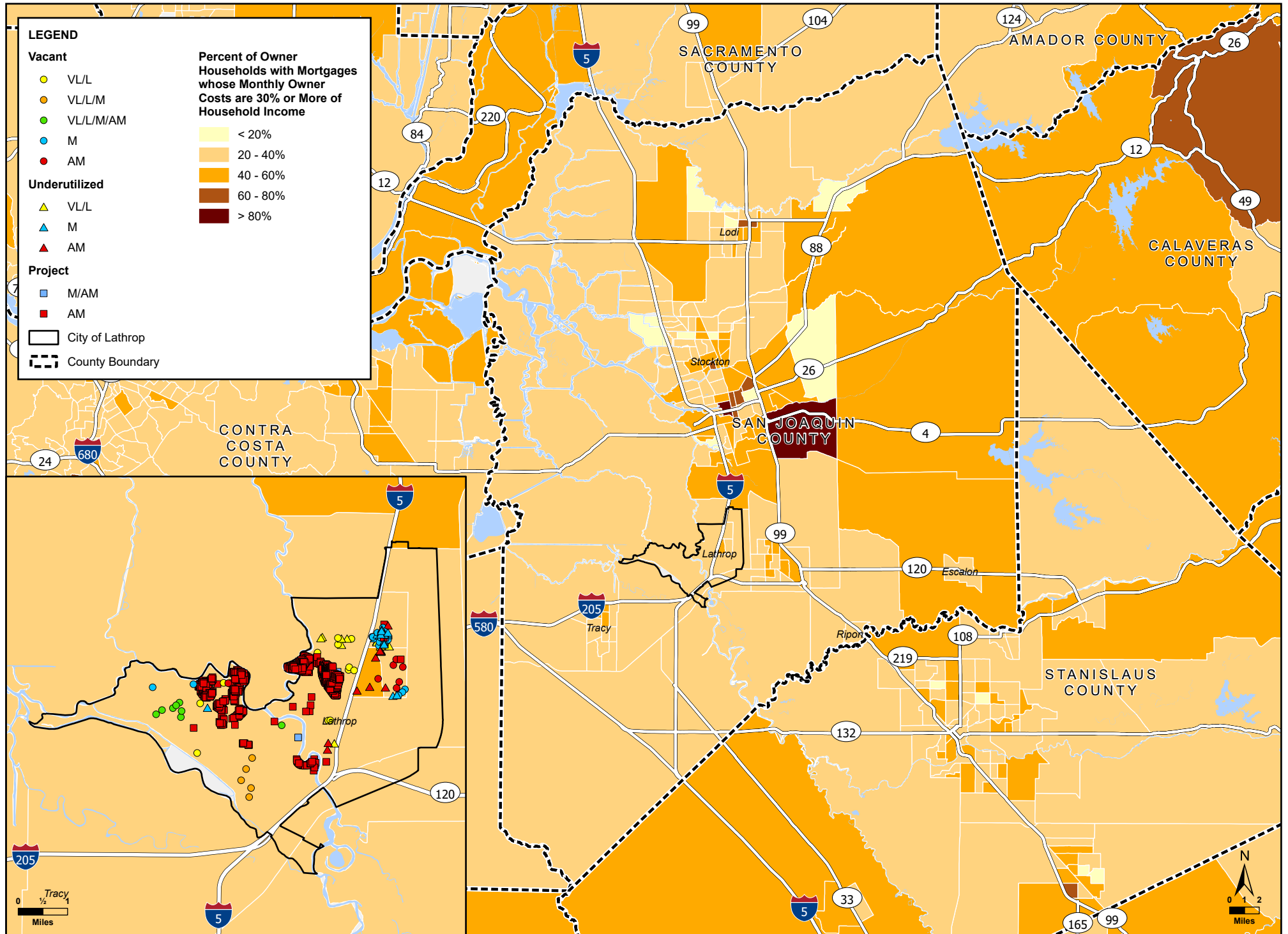
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities\_UrbanDisplacementProject\_Tract". Map date: February 9, 2024.

**FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: February 9, 2024.

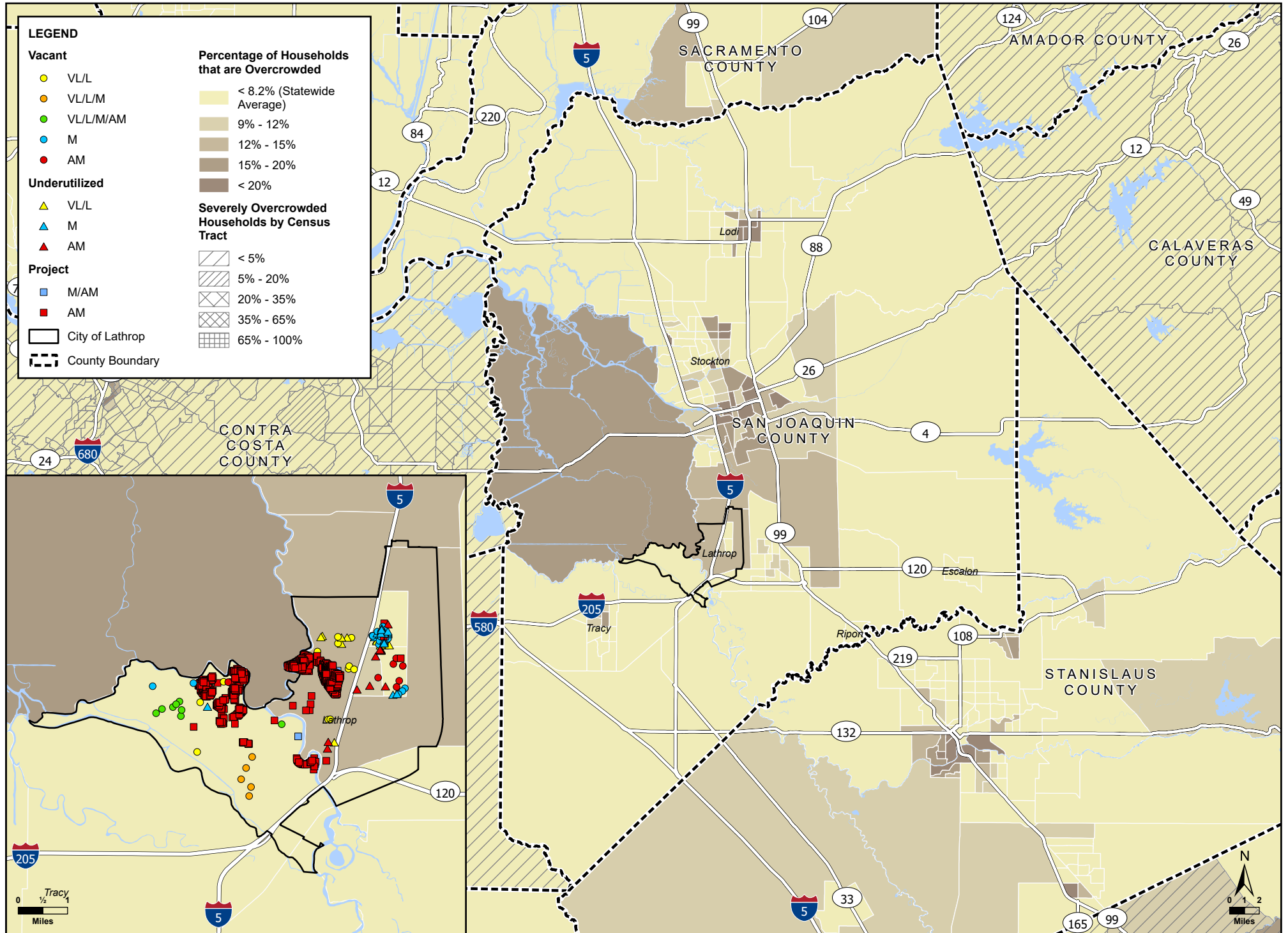
**FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: February 9, 2024.



**FIGURE 25: OVERCROWDED HOUSEHOLDS**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds\_Tract," and "OvercrowdedHouseholds\_Severe\_Tract." Map date: February 9, 2024.

## D. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's very low- and low-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 5-8 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. It should be noted that Table 5-8 only shows sites identified in the Sites Inventory to accommodate the RHNA, and does not take into account ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract.

As shown in Table 5-8, sites at all income levels, including the lower income RHNA sites, are distributed across the City, increasing the potential for mixed income communities and a variety of housing types to meet Lathrop's housing needs. East Lathrop (i.e., Census Tracts 51.27, 51.29, and 51.30) contains the greatest number of total sites (primarily small in-fill sites), while western Lathrop areas have the most capacity to accommodate new development. West Lathrop includes the most in-demand locations for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. West Lathrop provides opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Other areas identified to accommodate a relatively high number of sites include predominantly suburban neighborhoods in western Lathrop (i.e., Census Tracts 51.19 and 52.02).

The City plans to focus on new development and redevelopment along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Lathrop, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs

**Table 5-8: Distribution of RHNA Capacity by Census Tract**

Census Tract/ Census Block Group	Existing Housing Units	RHNA Capacity				AFFH Indicators										
						Segregation & Integration					Access to Opportunity		Displacement Risk			
		Very Low	Low	Moderate	Above Moderate	Median Household Income	Poverty Rate	Neighborhood Segregation Typologies	Diversity Index	Disability Rate	Resource Designation	Overcrowding Rate	Renter-Occupied Households	Renter Overpayment Rate	Homeowner Overpayment Rate	
51.19	2,218	825	547	20	1,981		11.0%	3 Group Mixed		9.0%	Low Resource	13.4%	654	52%	34.8%	
1	2,036	825	547	20	1,981	90,469	--	--	86.6	--	--	--	--	--	--	
2	182	0	0	0	0	62,963	--	--	84.4	--	--	--	--	--	--	
51.22	2,082	0	0	0	0		6.6%	3 Group Mixed		11.1%	High Resource	0.3%	571	46.1%	30.5%	
1	2,082	0	0	0	0	89,344	--	--	83.4	--	--	--	--	--	--	
51.27	1,437	74	52	233	16		12.9%	3 Group Mixed		12.5%	Moderate Resource	3.0%	294	30.3%	35.5%	
1	910	0	0	0	16	89,519	--	--	90.6	--	--	--	--	--	--	
2	527	74	52	233	16	86,050	--	--	91.2	--	--	--	--	--	--	
51.29	987	0	0	0	25		6.4%	3 Group Mixed		16.5%	Low Resource	10.7%	276	43.8%	46.7%	
1	378	0	0	0	9	51,198	--	--	88.7	--	--	--	--	--	--	
2	609	0	0	0	16	58,073	--	--	84.0	--	--	--	--	--	--	
51.30	916	0	0	97	54		10.9%	3 Group Mixed		13.2%	High Resource	6.6%	242	53.3%	25.5%	
1	257	0	0	97	34	89,688	--	--	89.5	--	--	--	--	--	--	
2	659	0	0	0	20	71,905	--	--	85.9	--	--	--	--	--	--	
52.02	2,781	1,796	1,122	1,142	1,877		6.6%	3 Group Mixed		10.6%	High Resource	1.7%	505	33.9%	39.3%	
1	1,045	1,796	1,122	1,142	1,877	94,940	--	--	76.6	--	--	--	--	--	--	

Source: US Census, 2017-2021 ACS; California Department of Housing and Community Development, AFFH Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed September 28, 2023.

## 1. SEGREGATION/INTEGRATION

Figure 8 shows the sites identified to meet Lathrop's RHNA allocation in relation to racial/ethnic concentration and Figure 9 shows the sites identified to meet Lathrop's RHNA allocation in relation to racial/ethnic diversity. All the City's census tracts are comprised of 3 Group Mixed races/ethnic group. The City has identified proposed sites to accommodate its RHNA at locations throughout the City. As shown in Table 5-8 and Figure 8, proposed sites, including very low- and low-income RHNA sites, are located throughout the community and are not concentrated in areas of any specific races/ethnic groups or areas of low diversity. The sites would provide opportunities for new housing for all income categories, not just lower-income categories, and would encourage further racial/ethnic integration throughout the City. As shown, the RHNA is well-distributed throughout the City's various neighborhoods, and neighborhoods have been identified to accommodate a mix of lower, moderate-, and higher-income sites; therefore, the locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for neighborhoods concentrated by any specific racial/ethnic groups or with a higher/lower diversity index.

Figure 11 shows the sites designated to meet Lathrop's RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed throughout the City, with a higher percentage of persons with disabilities concentrated in central and southeastern portions of the City. Census tract 51.27, 51.29, 51.30, and 52.02 have the highest percentage (10% - 20%) of persons with disabilities in the City. These census tracts with the highest rate of persons with disabilities contain a combined 1,870 very low income (69% of lower income RHNA sites), 1,174 low income (68% of low income RHNA sites) 1,472 moderate income (99% of moderate income RHNA sites), and 1,972 above moderate income units (50% of above moderate income RHNA sites). The sites inventory contains sites for all income levels in these areas and lower income sites are not concentrated in areas with already high levels of disability. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 14 shows the sites designated to meet Lathrop's RHNA allocation in relation to female-headed households. Female-headed households are unevenly distributed throughout the City, with a higher concentration of female-headed households located in census tract 51.29. This census tract was identified to contain no lower income-, no moderate income-, and 26 above moderate-income units. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high levels of female-headed households. While some sites are identified in census tract 51.29, the majority of sites are located outside of this census tract, in areas with lower proportions of female-headed households. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Lathrop's RHNA allocation in relation to concentration of senior residents. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with higher proportions of senior residents (especially Census Tracts 51.29 and 51.30). While some sites are located in the central areas where seniors make up 10% - 15% of the population, the majority of sites are located in areas with lower levels of senior residents (less than 10%). The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 16 shows the sites designated to meet Lathrop's RHNA allocation in relation to median household income. As shown, proposed very low- and low-income RHNA sites are located throughout the community and are not overly concentrated in areas with low median household income. Areas of the City with the highest median household incomes are generally located in the western portion of the City, corresponding to more suburban and lower density housing development patterns. Areas of the City with the lowest median incomes are located in the central portion of the City. The census block group with the lowest median household incomes (Block Group 1 of Census Tract 51.29) contains 10 above moderate income-units (0.3% of above moderate income RHNA sites). The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation and do not concentrate very low- and low-income sites in areas with the lowest median income nor concentrate above moderate-income sites in block groups with the highest income levels. The location of site to meet the City's very low- and low-income RHNA are not expected to contribute

to patterns of isolation or segregation for very low- and low-income households.

## 2. R/ECAPs AND RCAAS

The City does not have any racially or ethnically concentrated areas of poverty (R/ECAPs) according to HUD's R/ECAP methodology and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. According to HCD's methodology, no census tract is identified as an area of High Segregation and Poverty. In addition, as previously discussed, there is no census tract in the City with a median household income of \$125,000 and a population that is 80 percent or more White. The distribution of RHNA sites throughout the City, including a mix at all income levels, is therefore not expected to exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

## 3. ACCESS TO OPPORTUNITY

Lathrop has no census tract designated as TCAC "highest" resource areas. As shown in Table 5-8 and reflected in Figure 20, census tracts in the City exhibit a wide variety of opportunity resource levels, with high resource areas generally corresponding to suburban development patterns in the southeastern and central portion of the City, and low resource or high segregation and poverty areas located in the central area of East Lathrop. Candidate sites to accommodate the City's very low- and low-income RHNA are distributed throughout the City, with sites identified to accommodate all income levels spread equally across all levels of opportunity to the extent feasible, including High Resource, Moderate Resource, and Low Resource areas. Areas of High Resource (Census Tracts 51.22, 52.02, and 51.30) are proposed to accommodate 1,796 very low income units (67% of very low income RHNA sites), 1,122 low income units (65% of low income RHNA sites), 1,142 moderate income units (77% of moderate income RHNA sites), and 1,877 above moderate income units (47% of above moderate income RHNA sites); areas of Moderate Resource (Census Tracts 51.27 and 55.01) are proposed to accommodate 74 very low income units (3% of very low income RHNA sites), 52 low income units (3% of low income RHNA sites), 233 moderate income units (16% of moderate income RHNA sites), and 16 above moderate income units (<1% of above moderate income RHNA sites); and areas of Low Resource (Census Tracts 38.03, 51.19, and 51.29) are proposed to accommodate 825 very low income units (31% of very low income RHNA sites), 547 low income units (32% of low income RHNA sites), 20 moderate income units (1% of moderate income RHNA sites), and 1,832 above moderate income units (51% of above moderate income RHNA sites). As shown in Table 5-5 and reflected in Figure 17, Lathrop's census tracts range from less positive (<0.25) to moderately positive (0.5 to 0.75 score) economic outcomes. The RHNA sites include a full range of income levels distributed throughout all economic score ranges represented in Lathrop. There is no concentration of very low- and low-income sites in the less positive economic outcome census tracts and the highest economic outcome tracts in the City have a range of very low-, low-, moderate-, and above moderate-income sites. Similarly, as shown in Figure 18, Lathrop's census tracts range from less positive (<0.25) to more positive (>0.75). There is no concentration of very low- and low-income sites in the less positive educational outcome census tracts. Lathrop's census tracts range from less positive (<0.25) to moderate (0.25 to 0.5 score) environmental outcomes. While there are very low- and low-income sites in census tracts with less positive outcomes, these areas also a high proportion of above moderate-income sites. There is no concentration of very low- and low-income sites in the lower environmental scoring areas.

New residential and mixed-use development in the identified areas will help to create more housing affordable to households at all income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Lathrop. Taken together, new residential and mixed-use development as envisioned by the sites inventory will help to continue to diversify the City's land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

## 4. DISPLACEMENT RISK

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with low and moderate levels of cost-burdened renter households. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. Areas identified as vulnerable to displacement risk on Figure 22 (particularly

Census Tract 51.30) have been identified to accommodate moderate and above moderate-income households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices for current and future residents. With a broader range of housing options, housing would become more affordable across the community, which should lessen the housing cost burden, particularly for renters, and will provide more housing opportunities and options throughout Lathrop, including opportunities for those living in a vulnerable area.

### **SITE ANALYSIS FINDINGS**

The existing conditions in Lathrop across all fair housing factors are generally mixed, with more positive outcomes for some factors and less positive outcomes for others. Nonetheless, the distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to encourage affordable housing development. To accommodate the City's RHNA allocation, several focus areas of economic investment/opportunity have been identified, including the mixed use and transit oriented development areas of River Islands, mixed use sites in Central Lathrop, and infill sites in the eastern Lathrop core area.

The sites identified to meet the City's RHNA at all income levels are generally accommodated throughout Lathrop and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. Lower income-RHNA sites are not concentrated in areas of the City that would be associated with significantly worse socio-economic outcomes, based on indicators of fair housing issues such as census tracts with the highest poverty rates, highest rates of renter-occupied housing, or highest rates of overcrowding. Sites identified as suitable for lower-income households generally also identify a significant portion of moderate- and/or above-moderate income sites, providing an opportunity to facilitate mixed-income neighborhoods and integration in these areas. Identified RHNA sites are well-distributed throughout the community in areas that are appropriate for housing (i.e., not constrained), and provide realistic opportunities for development at all income levels. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Lathrop, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs. The City has included programs in the Housing Plan to address potential fair housing issues. These include programs aimed at protections for underrepresented and disadvantaged communities, including those with disproportionate housing needs, that may be disproportionately vulnerable to displacement, including:

Program 16: Fair Housing Services

Program 20: Replacement Housing

Program 21: Homeless Continuum of Care

Program 22: Affirmatively Furthering Fair Housing, including housing mobility enhancement actions, further analysis of potential displacement risks, and tenant protection measures.

For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

## **E. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS**

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access

to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in **Table 5-8** potential contributing factors to fair housing issues in Lathrop and outlines the meaningful actions to be taken. The meaningful actions listed in Table 5-9 relate to the actions identified in the Housing Plan.

<b>Table 5-8: Fair Housing Issues and Contributing Factors</b>			
<b>Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>Priority</b>	<b>Meaningful Action</b>
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	<ul style="list-style-type: none"> <li>• Lack of understanding of fair housing rights, including access to readily available information regarding fair housing resources and assistance to persons in filing a complaint</li> <li>• Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA</li> </ul>	High	<ul style="list-style-type: none"> <li>• Program 16</li> <li>• Program 22</li> </ul>
Lack of Access to Opportunity.	<ul style="list-style-type: none"> <li>• East Lathrop - low TCAC education opportunity scores</li> <li>• Multiple census tracts – low/moderate economic opportunity scores</li> </ul>	High	<ul style="list-style-type: none"> <li>• Program 6</li> <li>• Program 14</li> <li>• Program 22</li> </ul>
Disproportionate Housing Needs, including Overpayment and Substandard Housing	<ul style="list-style-type: none"> <li>• On-going need for affordable housing options</li> <li>• Need for assistance with monthly housing costs, particularly in areas of high overpayment rates</li> <li>• Access to local information regarding available housing rehabilitation, emergency repair, and weatherization programs</li> <li>• Need for targeted housing revitalization strategies</li> </ul>	Medium	<ul style="list-style-type: none"> <li>• Program 1</li> <li>• Program 2</li> <li>• Program 5</li> <li>• Program 6</li> <li>• Program 7</li> <li>• Program 8</li> <li>• Program 9</li> <li>• Program 12</li> <li>• Program 16</li> <li>• Program 19</li> <li>• Program 20</li> <li>• Program 21</li> <li>• Program 22</li> </ul>
Displacement Risk	<ul style="list-style-type: none"> <li>• Portion of community is a sensitive community identified as vulnerable to displacement</li> </ul>	Medium	<ul style="list-style-type: none"> <li>• Program 8</li> <li>• Program 16</li> <li>• Program 20</li> <li>• Program 21</li> <li>• Program 22</li> </ul>

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

1. Improving access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Lathrop and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing

opportunities (Highest Priority)

2. Housing mobility enhancement to increase access to opportunities and improve access to affordable housing throughout the community (Medium/High Priority)
3. Reducing displacement risk, focusing on areas designated as sensitive communities (Medium/High Priority)

Moving forward, Lathrop is committed to increasing access to fair housing information, expanding its diversity of housing options and access to housing opportunities for all income levels, and encouraging development throughout the community to avoid patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the County AI's recommendations:

- Programs 1 and 2 to facilitate affordable housing and special needs housing construction
- Program 5 to encourage the production of accessory dwelling units and SB 9 units
- Program 6 to continue to support opportunities to assist households in accessing housing in their area of choice
- Program 8 to ensure housing is maintained in a safe and decent manner that reduces displacement due to substandard housing
- Program 9 to increase access to homeownership
- Program 11 to remove constraints for persons with a disability
- Program 12 to encourage and facilitate a variety of housing types, including housing for special needs populations
- Program 13 to promote access to opportunities through density bonuses and incentives
- Program 17 to ensure fair housing outreach, education, and enforcement services are available to residents, property owners, and property managers
- Program 22 to affirmatively further fair housing through promoting fair housing outreach and enforcement, housing mobility enhancement, increasing integration and diversity, promoting place-based strategies to improve opportunity scores and promote community revitalization, and protecting residents from displacement
- Program 17 to improve access to information regarding housing programs, including assistance for renters, homeowners, lower income, and special needs households
- Program 21 to ensure emergency shelter and housing options are targeted to the homeless population

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing, provide services to the lower income and special needs groups, and address homelessness.



## 6. EVALUATION OF 2015-2023 ELEMENT

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### A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the 2023 – 2031 Housing Plan.

### B. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015-2023 HOUSING ELEMENT

The 2015 – 2023 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Lathrop through the following goals, policies, and programs:

- Goal 1**      **Housing Opportunities and Accessibility.** Promote the availability and quality of housing affordable to all income levels and household types, including extremely low, very low, and low income households and special needs groups, through maintaining an inventory of adequate housing sites and supporting funding opportunities.
- Goal 2**      **Remove Constraints.** Remove Constraints that hinder the development of housing, including housing for extremely low, very low, low, and moderate income households, and housing for special needs groups, including senior, disabled, developmentally disabled, single parent, large family, farmworker, and homeless populations.
- Goal 3**      **Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.** Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.
- Goal 4**      **Provide Housing Free Form Discrimination.** 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.
- Goal 5**      **Encourage and Enhance Housing Coordination.** Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.
- Goal 6**      **Energy Conservation.** Encourage energy conservation measures in new and existing housing.

Since the adoption of the last Housing Element update, the City has implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This section reviews the effectiveness of the 5th Cycle Housing Element.

Table 6-1 identifies the City's 2015-2023 RHNA, all residential units that were constructed or permitted during this period, and the remaining RHNA that was not permitted during the 5<sup>th</sup> Cycle.

As shown in Table 6-1, 6,410 housing units were permitted during the planning period. Of these units, 29 were affordable to moderate income households and the remaining units were affordable to above moderate income households; none were

affordable to very low or low income households.

Allocation	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>Lathrop 2015-2023 RHNA</b>	1,778			957	2,421	5,156
Total Permitted 2015-2022	0	0	0	29	6,381	6,410
<b>Remaining Need</b>	1,778			928	0 (3,960 surplus)	2,706

Source: HCD and City of Lathrop, 2019 Housing Element; 2018, 2019, 2020, 2021 and 2022 Annual Element Progress Reports

Overall, the City’s housing programs have been effective in removing potential constraints to affordable housing, but have had limited effectiveness in the development of affordable housing. The City has coordinated between City and County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the City’s residents, property owners, and other affected parties.

Since the adoption of the last Housing Element update, the City of Lathrop effectively implemented many of its Housing Element programs. One of the measures the City implemented was to incorporate additional sites for higher density and affordable housing into the River Islands Specific Plan when the developer requested amendments. It is anticipated that these sites will yield affordable housing opportunities during the 6<sup>th</sup> Cycle as the sites are called out for potential affordable housing.

The City implemented measures to promote accessory dwelling units and support the production and rehabilitation of housing and an increase in the variety of housing types in the City. The City’s implementation of its housing programs that have helped to achieve the goals and objectives of the 2015 – 2023 Housing Element is described in detail in Table 6-2. Table 6-2 also describes programs that will be modified, consolidated into new programs, or omitted because they were implemented or redundant to other programs, as part of the 6th Cycle Housing Element.

During the 5th Cycle, the City utilized various tools to facilitate affordable housing development and addressed the housing needs of its special needs as well as extremely low, very low-, low-, and moderate-income households:

- Conduct Partnership Outreach.
  - The City has made itself available to assist affordable housing developers, and offers pre-application meetings in an effort to facilitate affordable housing development. This effort resulted in 35 meetings between 2018 and 2022. The City has contacted multiple affordable housing developers to encourage construction of new affordable and special needs housing, and through such outreach, anticipates assisting at least four projects.
- Expedite Project Processing.
  - The City continues to reduce the length of time for the application review and approval process. The City also encourages pre-application meetings and provides and discusses applicable City codes and development standards with potential developers. The City continues to offer incentives to allow developers to submit concurrent/"piggyback" applications to streamline processing of development projects that require multiple City approvals, provide technical assistance with the entitlement process, and will consider fee waivers for projects that proposed low-income housing. The City also makes these programs available to affordable housing developers. All housing projects are fast-tracked. In 2022, the City updated the Zoning Ordinance to provide ministerial review for projects with at least 20% lower income units.
- Update Regulatory Documents.
  - The City reviews and updates the Zoning Code annually (Zoning Omnibus) to provide consistency updates with State law and streamline development application processing.
- City Procedures.
  - The City also continues to monitor its processing time for discretionary permits as well as ministerial permits on a biennial basis. The City is extremely responsive and does not have any significant delays in the permitting process that would constrain development. When necessary, the City works with outside consultants to augment

City staff in order to ensure that review times are reasonable. The City provides for density bonus, parking reductions, and other incentives for affordable and special needs housing development. Continues to employ a Code Enforcement Officer and actively enforces building and safety codes. The City's code enforcement targets specific areas based on complaints received and also strives to address city-wide code compliance. The City continues to monitor and maintain the amount of land zoned for single family and multi-family developments to ensure land use and zoning decisions do not reduce the amount of sites available for affordable housing. Requires new development to offer universal design measures to ensure new homes include accessible features. Provides information on a range of housing programs, including services available to the homeless population and at-risk individuals and households. The information is available through the City's website as well as at City Hall, the library, the senior center, and the community center, and is reviewed/updated periodically.

- Streamlined CEQA review.
  - The City's infill housing has resulted in several single-family units in the core area of Lathrop; these units have received ministerial approvals which do not require CEQA documentation. The majority of affordable housing sites are within specific plan areas and that CEQA review for these areas has been conducted, so additional CEQA review would not be required for such projects. Where allowed, the City exempts any affordable housing project from CEQA if the specific criteria are met under the CEQA guidelines. This will be determined during the staff review process. To date, there have been no affordable housing projects requested.

The City also applied for and received CDBG for the First Time Home Buyer program and SB 2 funding for a variety of programs, including Accessory Dwelling Unit (ADU) pre-approved building plans and non-subjective residential design guidelines. Additionally, the City participated with regional governments in planning for housing needs as well as needs of the lower income population through the Urban County's planning process and participated in multiple clean energy financing programs, including CSCDA Open PACE, Figtree PACE, and Golden State Finance Authority, and the California Municipal Finance Authority Open PACE program to ensure that loans and financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements to their homes.

The City continues to receive an allocation of funds each fiscal year under the Urban County with San Joaquin County and the Cities of Escalon, Manteca, and Ripon. With the exception of one fiscal year, all HOME funds have been allocated to the Housing Rehabilitation Program that is run by San Joaquin County on behalf of the City of Lathrop. A portion of CDBG funds have been allocated to housing rehabilitation. Although funds are extremely limited, the Rehabilitation Assistance Program provided housing rehabilitation assistance to one single family, very low income household since adoption of the 2015 Housing Element. The City allocated additional funds for housing rehabilitation, homebuyer assistance, fair housing services, food services for lower income youth, seniors, and households at-risk of homelessness, and various other supportive services targeted to lower income and special needs populations. The City makes information regarding housing programs available at City Hall at the Community Development public counter, in the City's newsletter, and in handouts at the Community Center and Library.

The City funds fair housing services for Lathrop residents and tenants through an annual allocation of its CDBG funds to San Joaquin Fair Housing, through the Urban County. San Joaquin Fair Housing provides information regarding fair housing that addresses disability, familial status, and tenants rights in both English and Spanish. The City also provides Department of Fair Housing and Employment brochures which also address familial status and disability, among other fair housing topics. The City ensures that fair housing brochures are available at City Hall as well as other community locations.

The City updated the Zoning Code to:

- Adopted Ordinance No. 23-449 in October 2023 which brought the Zoning Ordinance into consistency with the General Plan, which was updated in September 2022. This project increased the number and density of mixed use and multifamily sites in the City, removed or replaced ambiguous language in the Zoning Ordinance to provide clarification in order to support and encourage development.

- Adopted Ordinance No. 22-442 in November 2022 that clarified that housing developments that include a minimum 20 percent of units affordable to lower income households shall be ministerial and exempt from Site Plan Review. This language was added to Multifamily Residential Districts.
  - Multifamily housing has been supported through several revisions within the Zoning Ordinance. Single family development is only allowed when it is replacing an existing single family structure, on a lot smaller than 8,000 square feet, or is part of a diverse housing development where the majority of units are extremely low, very low, and/or low income.
  - Implemented in 2019 - Section 17.68.010 of the Zoning Code has been revised to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3. "The provisions of this chapter shall apply to all single-family dwellings manufactured housing and mobile homes on permanent foundations, which shall be allowed subject to the same permit requirements and standards as a single family home in all districts that allow single family homes and shall also be subject to the standards identified in Section 17.68.020."
  - Revise the Zoning Code to remove inconsistencies regarding the densities allowed in the RM zone and to ensure that the densities allowed are consistent with the densities identified in the General Plan Land Use Element.
  - Continue to support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code.
  - Allow transitional and supportive housing in the same manner as other residential uses of the same type in the same zone.
- The City continues to review the Zoning Code on an annual basis. As part of the 2019 Mid-Cycle Update, the City reviewed the Historic Lathrop Overlay District boundaries, permitted uses, and development standards and determined they were appropriate, as they provide extensive opportunities for reinvestment and new development in the core Historic Lathrop area. Standards and incentives for new residential development are available in Historic Lathrop as well as other areas of the City. Due to the City's limited funding for housing programs, there were not funds available during the planning period for a targeted rehabilitation program in this area.
  - Modify standards for ADUs to be consistent with the requirements of State law. The City also further encouraged ADUs through adopting policy guidance that exempts ADUs from utility connection fees and limits any applicable fees to the multifamily rate in order to ensure that rates for ADUs do not constrain their development. As a result, a total of 7 Building Permits for ADUs were issued in 2021 and, a total of 5 Building Permits for ADUs were issued in 2022. The City also submitted an SB 2 grant application in 2022 to amend the Zoning Code to be consistent with new State Law, prepare pre-approved building plans for ADUs and prepare advertisements for the construction of ADUs. This resulted in a total of five (5) Building Permits for ADUs issued in 2022 and a total of seven (7) Building Permits for ADUs issued in 2021.
  - Provide for density bonuses and incentives for affordable and senior housing program in compliance with State law. At this time, developers have not requested to utilize the density bonus program provided under State law.
  - Include reasonable accommodation procedures and continues to review updates and revisions to the City's code, policies, and procedures to ensure that there would not be constraints to reasonable accommodation; and to ensure that capacity for a range of housing types and densities is not reduced.

The City continues to work with the San Joaquin Housing Authority by providing housing information when requested. 31 housing vouchers from the San Joaquin Housing Authority were used by families in Lathrop in 2022, including seven families with seniors, eight families with persons with disabilities, and one family with a veteran. 117 people were assisted in 2022. The City has very few apartment units for rent, but when rental units become available, the City through County services work diligently toward obtaining housing vouchers for those in need of rental assistance.

The City participates on an annual basis in the review of housing needs, including lower income housing, special populations,

and homeless needs, through the Annual Action Plan and Continuum of Care project selection process coordinated through San Joaquin County on behalf of the Urban County. Each year the City reviews the Countywide housing programs and priorities, including activities and funds allocated to address regional lower income housing, special populations, and homeless needs. The City, in coordination with San Joaquin County, manages CDBG funds for public facilities, the GAP Loan Program (down payment assistance), HOME Programs (First Time Home Buyer Programs), and the property Rehabilitation Program. These are administered by the San Joaquin County Neighborhood Preservation Division. In addition to participating at the regional level, the City holds an annual hearing to discuss housing needs, community services needs, and potential programs and facilities needed to serve the City's lower income and special needs populations, including services for homeless persons and individuals and households at risk of homelessness. The City holds an annual hearing to discuss housing needs, community services needs, and potential programs and facilities needed to serve the City's lower income and special needs populations. The City continues to participate in Countywide planning efforts for affordable and special needs housing, including farmworker, through the Consolidated Plan and Action Plans developed through the Urban County program. While the County's efforts have not yet moved forward, the City's participation in regional planning efforts for farmworker housing continues to be appropriate. The City continues to participate in the San Joaquin Urban County consortium. In 2017, 2018, and 2019, the City designated a portion of its available funds for housing rehabilitation. These funds are available to lower income homeowners, including owners of mobile homes, for housing rehabilitation. As of 2022, the City continues to coordinate with San Joaquin County to offer CDBG funding for Rehabilitation (Rehabilitation Program). The City advertises the State's Mobilehome Park Rehabilitation and Resident Ownership Program. The City requires all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons. The City did not have any locally-administered housing funds during the reporting 2019, 2020, 2021, 2022.

The City provides information on methods to conserve energy, including CalGreen requirements and opportunities to retrofit existing properties through the Open PACE program at City Hall and via the City's website. On May 2, 2016, the City Council approved the City's first clean energy financing program, known as the Home Energy Renovation Opportunity (HERO) Financing Program through the Property Assessment Clean Energy (PACE) Program. On December 4, 2017, the City Council approved similar clean energy financing programs with CSCDA Open Pace, Figtree Pace, and Golden State Financing Authority. On December 10, 2018, the City Council adopted a Resolution to participate in the California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program. Information related to the energy conservation is available upon request. The City also provides information on methods to conserve energy, including CalGreen and LEED requirements and opportunities to retrofit existing properties through the Open PACE program at City Hall, and is developing information for the City's website to encourage green and energy-efficient development. Subdivisions at River Islands have incorporated water-conservation measures, energy-efficient lighting and appliances, and solar and electric vehicle charging options. The City works with each developer to ensure that optional energy-saving measures are implemented to the extent appropriate and feasible, while recognizing that these initial costs are passed on to the homebuyer or renter and can result in an increase in monthly housing costs while also providing cost-savings in energy and water costs.

The City encourages energy-efficiency in all activities, including land use planning. The City requires projects to comply with CalGreen and encourages projects to exceed CalGreen requirements. CalGreen requirements for single family and multifamily housing are discussed in Chapter 5, Energy Conservation.

The City joined the California Municipal Finance Authority (CMFA) joint powers authority to provide a streamlined approach through the Open Property Assessment Clean Energy (PACE) program to funding clean-energy improvements to commercial and residential projects. In 2016 and 2017, the City in multiple clean energy financing programs, including CSCDA Open PACE, Figtree PACE, and Golden State Finance Authority. The CMFA program ensures that property owners can apply for financing and are available for residential and commercial property owners to make clean-energy and energy-efficient improvements, including renewable energy, water conservation, and electric vehicle charging. Property owners who participate in the CMFA Open PACE program can defer the upfront costs of the improvements and repay the loans through a voluntary contractual assessment that is collected together with the property taxes. The loan is attached to the property, which reflects the benefits of the improvements to the future owners of the property.

The City coordinated with the Valley Mountain Regional Center to identify needed housing types to serve the developmentally

disabled population. The Valley Mountain Regional Center has indicated that independent living, group home, and supportive living situations continue to be appropriate to serve developmentally disabled persons. However, the Valley Mountain Regional Center does not develop housing. The City has added several housing providers that serve the developmentally disabled population to its outreach list in an effort to increase interest in developing housing specifically targeted to the disabled and developmentally disabled population.

The City also actively promoted affordable housing, including assistance through the City's HOME and CDBG funds accessed through participation in the San Joaquin Urban County and HOME Consortium. Table 6-2 addresses progress towards meeting special housing needs. Cumulatively, the 2015-2023 Housing Element resulted in assistance to special needs households, including:

**Seniors:** Del Webb at River Islands, a senior single-family housing community, is planned but has not yet commenced construction. Two residential care homes for the elderly (Fruitful Humble Abode I - 16378 Adobe Way, 6 beds and Johann Care Home - 13754 Jasper St, 6 beds) were licensed during the 5<sup>th</sup> Cycle creating a total of 12 beds for elderly persons in need of assistance with daily living and a third, Stanford Crossings Care Home - 765 Tern Drive with 6 beds, was constructed during the 5<sup>th</sup> Cycle and is awaiting its State license.

**Large Families:** Development during the 5<sup>th</sup> Cycle included a variety of units suitable for large families. Market rate single family for-sale homes included 3- and 4-bedroom units located in various developments throughout the City.

**Persons with a Disability:** All new home communities in the City included options for ADA-accessible features. The City did not receive any requests for reasonable accommodations. One adult residential facility with four beds, serving disabled adults including developmentally disabled, ages 18 to 59 was licensed during the 5<sup>th</sup> Cycle and created new housing opportunities for the disabled and developmentally disabled population.

**Farmworkers:** No new housing or assistance was provided specific to farmworker households.

**Female Heads of Household with Children Present:** While housing was constructed in proximity to services, including day care, schools, and employment opportunities that may benefit female heads of household with children, the City did not track units that specifically address this population.

**Homeless:** During the 5<sup>th</sup> Cycle, the City continued to have a very small homeless population. The City works through its Police Department to connect homeless persons with housing and resources, which continued to assist unsheltered persons in Lathrop as discussed in Chapter 2 of the Background Report.

While the majority of goals, policies, and programs included in the 2019 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance and timelines, to remove redundancies as many programs are repetitive, to provide more specific direction and measures to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 6<sup>th</sup> Cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs to address the City's housing needs for the 2023 - 2031 period.

Table 6-2. Achievements and Implementation of 2015-2023 Housing Element	
Action	Accomplishments/Status
<b>GOAL 1: Housing Opportunities and Accessibility.</b>	
<p><b>Program 1a:</b> To ensure adequate sites for extremely low, very low, low, and moderate income housing are available throughout the planning period to meet the City's RHNA, the City will continue to biennially update the inventory of lower and moderate income sites (Appendix A). The update shall remove sites that have been developed and add any replacement or new sites.</p> <p>The update shall ensure that the inventory of residential sites continues to include sites appropriate for a variety of single family and multifamily housing types as well as sites to accommodate single room occupancies and emergency shelters.</p> <p><b>Priority/Timing:</b> Update inventory on a biennial basis and make inventory available at City Hall and on the City website.</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has maintained the inventory of residential sites (Appendix A of the Housing Element) throughout the 5<sup>th</sup> Cycle with updates as development occurs. Additionally, as part of the 5th Mid-Cycle update (2019), an additional supporting figure was prepared to make it easier for developers and interested parties to identify high density opportunity sites appropriate for lower income housing. The figure includes a table identifying existing and required approvals so that developers understand that the majority of sites are entitled and approved for housing through specific plans and subsequent review requirements are minimal, in terms of CEQA review and necessary approvals. The City has maintained adequate capacity to accommodate its RHNA and to accommodate housing for special needs populations.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include measures to comply with Government Code Section 65863 (No Net Loss Law), to regularly update the figure showing the City's remaining inventory of housing sites, and to ensure adequate sites available throughout the 6<sup>th</sup> Cycle.</p>
<p><b>Program 1b:</b> Continue to monitor the amount of land zoned for both single family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing. In order to ensure that adequate sites continue to be provided for affordable housing, the City shall:</p> <ul style="list-style-type: none"> <li>• Require development to meet the minimum development densities established for each residential zoning district.</li> <li>• Evaluate each rezone, change in allowed density, or other action that would reduce residential densities or the residential capacity of site and ensure adequate actions and/or findings are provided to ensure consistency with Government Code Section 65863 (No Net Loss Law).</li> <li>• As part of any entitlements for or amendments associated with River Islands/West Lathrop Specific Plan development, ensure that the Specific Plan and associated maps maintain a minimum of 45.67 acres of high density residential sites in River Islands that allow development at 20 to 40 du/ac.</li> <li>• As part of any entitlements or amendments associated with Central Lathrop Specific Plan development, ensure that the Specific Plan and associated maps maintain a minimum of 43 acres</li> </ul>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to monitor and maintain the amount of land zoned for single family and multi-family developments and ensures land use and zoning decisions do not reduce the amount of sites available for affordable housing. Additionally, the City reviewed all rezoning applications to ensure No Net Loss.</p> <p>As River Islands develops, the City has ensured that the minimum mixed use/high density residential acreage is maintained within the existing mixed use Town Center, Transit Oriented Development area, and high density residential sites. The City processed the River Islands Phase 2 Modified Project in 2020/2021 (Approved by City Council in June 2021) which included increasing the number of units from 6,717 units to 10,726 units, including more mixed use and multi-family development. The City also approved three multifamily residential projects during the planning period (Mossdale Landing Apartments and Towne Centre Apartments Phases 1 and 2); these sites have been added to the inventory of sites entitled for multifamily development. The City is also working with the River Islands developer to potentially identify sites appropriate for higher densities within the approved specific plan.</p> <p>No land use decisions have resulted in a determination that the City would not have available capacity to accommodate its RHNA.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been effective in ensuring adequate sites and will be combined with Program 1a and will include any measures needed to accommodate the 6<sup>th</sup> Cycle RHNA.</p>

<p>of high density residential sites (mixed use sites that allow high density residential uses are not credited for the full site and are only counted at 50% of the site size) that allow development at 20 to 40 du/ac.</p> <ul style="list-style-type: none"> <li>As part of the development review process for any amendment to existing specific plans that include residential land use designations, encourage re-designation of additional sites to High Density Residential (15-40 du/ac) land uses or to mixed use designations that 50% of the site to be developed with residential uses at a minimum density of 20 du/ac and encourage increasing Medium Density Residential densities to a minimum of 10 to 12 du/ac.</li> </ul> <p><b>Priority/Timing:</b> Ongoing through the development review process.</p>	
<p><b>Program 1c:</b> Continue to encourage development of well-designed and innovative projects that provide for the development of compatible residential, commercial, industrial, institutional, and/or public uses within a single project or neighborhood by continuing to implement the West Lathrop and Central Lathrop Specific Plans, which encourage mixed use development as well as a range of uses through allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios. In addition, the City will continue to work closely with the developers of each Specific Plan to expedite processing and permit procedures.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to encourage well designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan continues to be built-out, provides a variety of single family housing products and has maintained its medium and high density sites. As development occurs within the respect Specific Plan areas, the City reviews Architecture, Landscaping, and Development Plan for consistency with the West Lathrop Specific Plan and the River Islands Urban Design Concept as well as associated neighborhood specific Architecture Design Guidelines and Standards. Development within the Central Lathrop Specific Plan began in 2019 and will continue to occur within the 6th Housing Element Planning Period. The River Islands mixed use and high density residential designations will accommodate more than 2,100 multifamily units during the 6<sup>th</sup> Cycle and additional multifamily units in the 7<sup>th</sup> Cycle. Three multifamily projects within the Mossdale Village component of the West Lathrop Specific Plan have been approved.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and will be merged into a program that addresses amendments to Specific Plans and the Zoning Ordinance.</p>
<p><b>Program 1d:</b> Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female head of family) housing projects applications for federal, state, and/or regional programs, including CDBG, HOME, project-based Section 8/211, Low Income Housing Tax Credit, and HCD grant programs, that may be used for the development and on-going affordability of lower income and special needs housing. Support for applications shall be provided through staff technical assistance with the application (e.g., assisting with completing application components related to development review and</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City continues to be available to support affordable or special needs housing projects, the City has not had any requests for assistance with securing funding for affordable or special needs housing during the 5<sup>th</sup> Cycle. No projects were identified and no grant applications were submitted during the 5<sup>th</sup> Cycle. As applications for such developments are received in the 6<sup>th</sup> Cycle, the City will assist applicant(s) in preparing and submitting grant applications for funding.</p> <p>The City has discussed the potential for affordable housing with its active developers, but developers typically indicate that funding beyond that associated with standard CDBG, HOME, and tax credit programs is necessary for an affordable housing development project to show</p>



<p>environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.</p> <p><b>Priority/Timing:</b> Ongoing on a project-by-project basis</p>	<p>positive cash flow and be financially feasible. The City has contacted multiple affordable housing developers, providing the City's inventory of sites and noting the City's interest in encouraging housing affordable to moderate and lower income groups and to serve special needs groups, but has not yet had interest expressed by affordable housing developers. No affordable or special needs housing grants were submitted in 2019, 2020, 2021, or 2022. It is anticipated that the revision to Program 1a to update the inventory of sites suitable multifamily housing may be of more interest to affordable housing developers, rather than the City's full inventory of residential sites which includes all residential sites and may be difficult for a developer to narrow down which sites are designated for multifamily development.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is appropriate but has not been effective due to lack of developer interest. This program will be modified to provide more aggressive outreach to identify potential programs, to include additional measures to assist interested developers and non-profits, and to clearly identify available resources and incentives for affordable and special needs housing.</p>
<p><b>Program 1e:</b> Evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate for the City to use to augment First Time Homebuyer program for lower income households and request funds when appropriate and available.</p> <p>As soon as possible, request SB 2 funds to develop additional housing incentives, such as reduced fee structures for senior, disabled, and other special needs housing where a nexus can be demonstrated that service demands for such housing are less than typical single family or multifamily housing, pre-approved plans for small-scale infill housing projects that include an affordable component, and a plan for use of future SB 2 funds.</p> <p><b>Priority/Timing:</b> Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p><b>Accomplishments:</b> Implemented and ongoing. In 2016/2017 through 2022/2023, the City has funded its First Time Homebuyer program through a portion of its share of the San Joaquin Urban County/HOME Consortium which assists residents Countywide. However, the available HOME and CDBG funds are limited (assistance is limited to 20% of the sales price up to \$40,000) and not adequate to fund a meaningful First Time Homebuyer program as most lower income households need more than \$40,000 to affordable sales prices in Lathrop, as well as the greater region. No units in Lathrop have been assisted, despite the City's action to allocate funds and support this program in the City.</p> <p>The City received approval for SB 2 funding from HCD for a variety of programs, including Accessory Dwelling Unit (ADU) pre-approved building plans and non-subjective residential design guidelines.</p> <p>With additional funds available through SB 2 and other State programs, the City is optimistic that the increased attention to affordable housing needs at the State level will result in an expansion in State-funded programs to assist jurisdictions in providing homebuyer assistance for low- and moderate-income households, so the City will continue to review available funding sources with the long-term goal of developing a local homebuyer assistance program.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is effective and will be continued in the Housing Plan to continue applying for and receiving funding for homebuyer assistance and to assist households in obtaining homeownership.</p>
<p><b>Program 1f:</b> Continue to consider regional development through working with SJCOC and local jurisdictions to plan for high quality regional development, including adequate affordable housing, by reviewing SJCOC data and online resources to track regional development and by providing input into the development of the methodology for</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has coordinated with SJCOC and local jurisdictions through the SJCOC's various planning process, including the recent efforts to update the Sustainable Communities Strategy and Regional Transportation Plan. The City works closely with the City of Manteca and San Joaquin County to ensure development is compatible with adjacent jurisdictions and uses.</p>

<p>allocating the region’s Regional Housing Needs Allocation.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p>Further, since adoption of the 5th cycle Housing Element in 2016, the City has participated with regional governments in planning for housing needs as well as needs of the lower income population through the Urban County’s planning process as discussed under Program 1g. Additionally, the City commented on multiple San Joaquin County projects referred to the City during the 5<sup>th</sup> Cycle. This continues to be an important program to ensure the City is engaged in regional efforts to address affordable housing.</p> <p>Status:           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program is effective and will be modified and merged with Programs 1 and 2 to continue regional coordination, identification of housing opportunities, and pursuit of housing-related funding.</p>
<p><b>Program 1g:</b> Continue to address and encourage lower income housing, special populations, and homeless needs on an annual basis through developer and service provider outreach and through participation in the Urban County/County Continuum of Care. As part of the development of the Annual Action Plan for CDBG/HOME funding, contact potential housing developers and service providers and encourage their submittal of funding applications and housing proposals that use the City’s allocation as well as the Countywide allocation of funds for extremely low income housing, very low income housing, and low income housing as well as housing for disabled, seniors, veterans, homeless, and other special needs populations. The following shall be provided as links via the Annual Action Plan hearing notice:</p> <ul style="list-style-type: none"> <li>• A table of lower income housing sites, including the parcel size, zoning, land use designation, and realistic capacity and associated map identifying the location of each site.</li> <li>• A list of City incentives to encourage housing development.</li> <li>• Identification of the City’s interest in actively supporting efforts to establish housing and facilities to serve lower income and special needs populations. Request that any developers seeking support under Housing Element Program 1d respond to request assistance through the Urban County funding as part of Annual Action Plan.</li> </ul> <p><b>Priority/Timing:</b> Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City participates on an annual basis in the review of housing needs, including lower income housing, special populations, and homeless needs, through the Annual Action Plan and Continuum of Care project selection process coordinated through San Joaquin County on behalf of the Urban County. Each year the City reviews the Countywide housing programs and priorities, including activities and funds allocated to address regional lower income housing, special populations, and homeless needs. The City, in coordination with San Joaquin County, uses CDBG funds for public facilities, the GAP Loan Program (down payment assistance), HOME Programs (First Time Home Buyer Programs), and the Housing Rehabilitation Program. These are administered by the San Joaquin County Neighborhood Preservation Division on behalf of all communities participating in the Urban County/HOME Consortium. In addition to participating at the regional level, the City holds an annual hearing to ensure the community, non-profits, developers, and interested parties have an opportunity to provide input and discuss housing needs, community service needs, and potential programs and facilities needed to serve the City’s lower income and special needs populations, including services for homeless persons and individuals and households at risk of homelessness.</p> <p>Status:           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program has been effective in continuing the City’s participation in the CDBG and HOME programs, but has not yielded new construction of affordable housing. Units have been assisted throughout the County. This program will be incorporated into the Housing Plan with more specific requirements to perform outreach to affordable housing developers, to discuss opportunities with the Urban County/HOME Consortium participants to set aside funds for housing new construction in Lathrop, and to ensure the City takes additional steps to identify projects and coordinating funding, including support of funding applications.</p>
<p><b>Program 1h:</b> Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City provides information on a range of housing programs, including services available to the homeless population and at-risk individuals and households. The</p>

<p>Hall, the Lathrop Community Center, the Library, and on the City's website.</p> <p><b>Priority/Timing:</b> As needed</p>	<p>information is available through the City's website as well as at City Hall, the library, the senior center, and the community center, and is reviewed/updated periodically.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective and has ensured the community has access to information regarding housing resources for the homeless population. This program will be continued and incorporated into a more comprehensive program to address homelessness and to continue participation in the SJCoC.</p>
<p><b>Program 1i:</b> The City shall participate with San Joaquin County's efforts to address farmworker housing needs. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.</p> <p><b>Priority/Timing:</b> As needed</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City holds an annual hearing to discuss housing needs, community services needs, and potential programs and facilities needed to serve the City's lower income and special needs populations.</p> <p>The City also continues to participate in Countywide planning efforts for affordable and special needs housing, including farmworker, through the Consolidated Plan and Action Plans developed through the Urban County program. While the City's participation in regional efforts has not yet identified a new housing project for farmworker housing, the City's participation in regional planning efforts for farmworker housing continues to be appropriate.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective and will be modified and merged with Program 18 to provide more specific details regarding the City's continued participation in efforts to address farmworker housing needs and to identify steps that the City can take separate from the County to further encourage farmworker housing.</p>
<p><b>Program 1j:</b> Continue to work with the San Joaquin Housing Authority by providing housing information requested by the Housing Authority in a timely manner. Encourage the Housing Authority to issue more vouchers to City residents in need and to make efforts to increase the use of vouchers for rental of single family homes due to the City's limited supply of multifamily housing.</p> <p><b>Priority/Timing:</b> As needed</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to work with the San Joaquin Housing Authority by providing housing information when requested. Housing Choice Vouchers use has increased in Lathrop, with 31 vouchers from the San Joaquin Housing Authority used by families in Lathrop in 2022, an increase from 18 in 2019. Households using Housing Choice Vouchers in 2022 included seven families with seniors, eight families with persons with disabilities, and one family with a veteran. 117 people were assisted in 2022. The City has very few apartment units for rent. When rental units become available, the City through County services work diligently toward obtaining housing vouchers for those in need of rental assistance. Due to the limited amount of multifamily housing in Lathrop, the City will continue to encourage the use of vouchers in single-family neighborhoods, working with the Housing Authority on how to best administer this program.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective but will be modified to provide a more comprehensive approach to obtaining housing choice vouchers, including methods to increase voucher availability and community participation.</p>
<p><b>Program 1k:</b> Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City continues to permit Planned Development zoning to promote a variety of housing types. No Planned Development Rezone requests were</p>

<p>techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p> <p><b>Priority/Timing:</b> Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p>processed during the 5<sup>th</sup> Cycle. While the City has not had many Planned Development applications recently, this program continues to be appropriate and may be used more in the future if development outside of the Specific Plan areas increases.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept to continue to accommodate unique conditions and provide flexibility in project design through the Planned Development process.</p>
<p><b>Program 1l:</b> Facilitate the development of market rate rental housing and affordable for-sale and rental housing, including housing for extremely low, very low, and low income groups and special needs populations, through the following:</p> <ul style="list-style-type: none"> <li>• Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and</li> <li>• Encourage developers to utilize the density bonus and incentive provisions required by State law; and</li> <li>• Publicize these incentives for market rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department’s counter and in development project applications.</li> </ul> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frames for CEQA and legal noticing and encourages concurrent applications as a time saving program as part of the entitlement process. The City did not receive any applications for extremely low, very low, and low income groups nor special needs housing during the 5<sup>th</sup> Cycle. All housing projects are fast-tracked. Through the Central Lathrop and West Lathrop Specific Plans, the City has approved large vesting tentative maps that include several multifamily sites. Through this program, the City encourages development to meet lower income and other special housing needs. As identified by this program, the City provides for density bonus, parking reductions, and other incentives for affordable and special needs housing development. While the City has had 3 multifamily projects approved, these incentives continue to be appropriate to encourage affordable and special needs housing development. This is particularly important as development of the West Lathrop Specific Plan/River Islands and Central Lathrop Specific Plan progresses and the multifamily sites in these areas become increasingly likely to be constructed as the demand for housing in the region remains strong and a need for a range of housing types and options continues to be desirable.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and will be merged into a program specifically addressing incentives for affordable and special needs housing in the Housing Plan. The market rate component of the program will be removed as the City has adequate market rate housing planned to accommodate the RHNA and further incentivizing market rate housing is not necessary.</p>
<p><b>Program 1m:</b> Encourage a range of housing types for the developmentally disabled through coordination with the Valley Mountain Regional Center to identify needed housing types, such as independent living opportunities and group homes and other facilities that provide assistance to residents. Projects that provide housing for developmentally disabled persons will be assisted through priority/expedited processing, assistance with funding applications, and assistance with any density bonus requests for a density bonus, reduced development standards (e.g., minimum lot size, setbacks, parking, etc.) or other incentives.</p> <p>Continue to refer households with a developmentally</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has coordinated with the Valley Mountain Regional Center to identify needed housing types to serve the developmentally disabled population. The Valley Mountain Regional Center has indicated that independent living, group home, and supportive living situations continue to be appropriate to serve developmentally disabled persons. However, the Valley Mountain Regional Center does not develop housing. The City has added several housing providers that serve the developmentally disabled population to its outreach list in an effort to increase interest in developing housing specifically targeted to the disabled and developmentally disabled population.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and will be kept in the Housing Plan to</p>

<p>disabled member to the Valley Mountain Regional Center for assistance.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p>ensure ongoing planning to accommodate the developmentally disabled population.</p>
<p><b>Program 1n:</b> Revise the Zoning Code to require ministerial approval, which may include site plan review, for housing developments that include a minimum of 20 percent of units affordable to lower income households on the following sites consistent with Government Code 65583.2:</p> <ul style="list-style-type: none"> <li>• 21331033</li> <li>• 21321006</li> <li>• 19121017</li> <li>• 19122032</li> <li>• 19122039</li> <li>• 19122040</li> <li>• 19122059</li> <li>• 19608021</li> <li>• 19608026</li> <li>• 19608072</li> </ul> <p><b>Priority/Timing:</b> No later than December 1, 2022 due to statutory requirement to be completed within 3 years of Housing Element adoption.</p>	<p><b>Accomplishments:</b> Implemented. The City adopted Ordinance No. 22-442 in November 2022 that specified that housing developments that include a minimum 20 percent of units affordable to lower income households shall be ministerial and exempt from Site Plan Review. The program did not limit the ministerial approval to just the sites listed in Program 1n, but extended to all projects with 20% of units affordable to lower income households to encourage development of affordable housing.</p> <p>Status:           <input type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is no longer needed.</p>
<p><b>GOAL 2: Remove Constraints.</b></p>	
<p><b>Program 2a:</b> Continue to offer pre-application meetings to all developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.</p> <p><b>Priority/Timing:</b> No later than December 1, 2022 due to statutory requirement to be completed within 3 years of Housing Element adoption.</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Throughout the 5<sup>th</sup> Cycle, the City saw a reduction in average lengths of time for the application review and approval process. The City continues to offer pre-application meetings to all developers to provide early feedback on a prospective project. Planning staff provides and discusses applicable City codes and development standards. Additional permits that may be required for unique projects (such as a variance or use permit) can also be determined at this time. Applicants are also strongly encouraged to meet with members of the Public Works Department and Lathrop-Manteca Fire District during pre-application process to identify pertinent issues. The Planning Department staff works with applicants to set up joint meetings between the various departments involved in site plan review. Developers have indicated that pre-application meetings are a useful tool and the majority of developers take advantage of the pre-application meeting and are encouraged to meet with pertinent staff to discuss funding strategies, project design, etc.</p> <p>The City had 9 pre-application meetings with developers in 2022, including a pre-application for a residential subdivision, 7 pre-application meetings with developers in 2021, 7 pre-application meetings with developers in 2020, 7 pre-application meetings with developers in 2019, and 5 Pre-Application meetings in 2018.</p> <p>Status:           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p>

	<p>This program is effective and will be merged into Program 2 of the Housing Plan to provide a more comprehensive approach to incentivizing and streamlining affordable housing.</p>
<p><b>Program 2b:</b> Provide incentives to encourage the development of special needs and affordable housing. This program is anticipated to assist at least four projects, in coordination with other applicable programs. Incentives shall include:</p> <ul style="list-style-type: none"> <li>• Allowing developers to submit concurrent/"piggyback" applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) to streamline processing of development projects that require multiple City approvals or entitlements;</li> <li>• Provide technical assistance with the entitlement process for projects that propose extremely low-, very low-, and low-income housing or that include a significant portion of units for special needs households.</li> <li>• Consideration of fee waivers or fee deferrals, where deemed appropriate, projects providing housing for extremely low-, very low-, and low income households or special needs households.</li> <li>• Prioritizing projects which include units set aside for extremely low-, very low-, and/or low income households;</li> </ul> <p>Through the density bonus provisions of the Zoning Code, provide for a reduction in development standards (e.g., allowing narrower streets, variable set backs, increased heights, etc.) for eligible projects providing housing for extremely low-, very low-, and low income households.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to offer incentives through the options listed in this program and allows developers to submit concurrent/ "piggyback" applications to streamline processing of development projects that require multiple City approvals, provide technical assistance with the entitlement process, and will consider fee waivers for projects that proposed low-income housing.</p> <p>The City has contacted multiple affordable housing developers to encourage construction of new affordable and special needs housing, and, through such outreach, anticipated assisting multiple projects during the 5<sup>th</sup> Cycle. However, no projects came to fruition. The City does not own sites designated for multifamily housing and does not have affordable housing funds available to subsidize affordable projects at the levels needed by most affordable housing developers (the City's anticipated 2023-2024 allocation of HOME funds is approximately \$33,000).</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is effective and will be modified and merged with Program 1: Partnerships for Affordable Housing, and Program 2: Affordable Housing Incentives. It is anticipated that the modification to this program may result in multifamily sites that are more suitably sized that may be of interest to affordable housing developers. This program will be retained in order to continue to provide mechanisms to prioritize and encourage affordable and special needs housing development.</p>
<p><b>Program 2c:</b> Continue to monitor average processing times for discretionary development permits on a biennial basis and regularly review the Zoning Code and the City's development project processing procedures to identify changes to further reduce housing costs and average permit processing time. Where changes are feasible to implement, update the Zoning Code and amend the City's processing procedures to reduce housing costs and processing times.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City reviews and updates the Zoning Code annually (Zoning Omnibus) to provide consistency with updates to the State law and to ensure streamlined development application processing.</p> <p>The City also continues to monitor its processing time for discretionary permits as well as ministerial permits on a biennial basis. The City is extremely responsive and does not have any significant delays in the permitting process that would constrain development. When necessary, the City works with outside consultants to augment City staff in order to ensure that review times are reasonable.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is effective and will be modified and merged with Program 1: Partnerships for Affordable Housing.</p>
<p><b>Program 2d:</b> Review affordable housing and in-fill</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City</p>

<p>projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review. In order to encourage use of CEQA exemptions and the advance CEQA work that has been completed for the majority of the City's lower income sites, ensure that the inventory maintained under Program 1a identifies the required approvals, including CEQA review, so that developers understand that the City has minimal processing requirements for its lower income sites.</p> <p><b>Priority/Timing:</b> Ongoing for review of development applications; Concurrent with this Housing Element update information provided to developers to identify sites eligible for CEQA exemptions or CEQA review has been completed.</p>	<p>provides for streamlined CEQA review. The City's infill housing has resulted in several single-family units in the core area of Lathrop; these units have received ministerial approvals which do not require CEQA documentation. The majority of affordable housing sites are within specific plan areas and the CEQA review for these areas has been conducted, so additional CEQA review is not required for projects that are consistent with the CEQA documentation. Where allowed, the City would exempt any affordable housing project from CEQA if the specific criteria identified by the CEQA Guidelines are met. This will be determined during the staff review process. To date, there have been no affordable housing projects requested.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program is effective and will be merged with Program 2 in the Housing Plan.</p>
<p><b>Program 2e:</b> Review all updates and revisions to the City's ordinances, codes, policies, and procedures to ensure that they do not constrain "reasonable accommodation" for disabled persons and to ensure that they do not reduce the City's capacity for a range of housing types and densities.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City updated the Zoning Code in 2016 to include reasonable accommodation procedures and continues to review updates and revisions to the City's code, policies, and procedures to ensure that there would not be constraints to reasonable accommodation; and to ensure that capacity for a range of housing types and densities is not reduced. The City reviews and updates the Zoning Code annually.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program has been effective, continues to be appropriate, and will be continued in the Housing Plan.</p>
<p><b>Program 2f:</b> Continue to encourage developers to include accessory dwelling units as an integral part of their project through maintaining provisions in the Zoning Code that provide for accessory dwelling units (ADUs) in all zones that allow single family homes and by continuing to provide a reduced fee structure for accessory dwelling units, including exemption from water and sewer connection fees and capacity charges, and by modifying the ADU standards in the Zoning Code as-needed to be consistent with requirements of State law, as may be amended from time to time. It is anticipated at least 6 ADUs will be incentivized through the City's provisions to accommodate and encourage ADUs.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City updated the Zoning Code in 2019 to modify standards for ADUs to be consistent with the requirements of State law. ADUs are allowed in all zoning districts that permit residential uses and are allowed to be up to 1,200 s.f. in size. The City also further encouraged ADUs through adopting policy guidance that exempts ADUs from utility connection fees and limits any applicable fees to the multifamily rate in order to ensure that rates for ADUs do not constrain their development. A total of 7 Building Permits for ADUs were issued in 2021 and, a total of 5 Building Permits for ADUs were issued in 2022.</p> <p>The City also submitted a SB 2 grant application in 2022 to amend the Zoning Code to be consistent with new State Law, prepare pre-approved building plans for ADUs and prepare advertisements for the construction of ADUs. A total of 5 building permits for ADUs were issued in 2022 and a total of 7 building permits for ADUs were issued in 2021.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional objectives to ensure that the City's ADU provisions remain compliant with current regulations and that the Zoning Code is further amended to accommodate SB 9 units.</p>
<p><b>Program 2g:</b> Encourage developers to take advantage of density bonuses and incentives for affordable housing and senior housing projects that are provided by the City consistent with the requirements of State law and provide information that identifies the maximum densities that can</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City updated the Zoning Code in 2016 to provide for density bonuses and incentives for affordable and senior housing program in compliance with State law. At this time, developers have not requested to utilize the density bonus program provided under State</p>

<p>be achieved through a density bonus.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p>law.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to ensure that the City's density bonus provisions remain compliant with State law over time.</p>
<p><b>Program 2h:</b> Address the special housing needs of large families to alleviate overcrowding in the City by facilitating the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low, and low-income families.</p> <p>The City will publicize financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes 3- and 4-bedroom affordable units by providing informational flyers at the Community Development Department and in all specific plan and subdivision application packets.</p> <p>Responsible Party: Community Development Department, City Council</p> <p>Funding: General Fund</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City has encouraged development of affordable housing and encourages housing to accommodate large households, including housing with 3 or more bedrooms. No affordable housing applications were received during the 5<sup>th</sup> Cycle. While no developers have demonstrated interest in affordable housing, the City has worked with developers to provide a range of housing types including large units with 6 or more bedrooms to accommodate large households and units with second master suites to accommodate large households and combined family/household living situations. While not a recognized affordable housing product, large homes that allow multiple generations or multiple families to reside together provide for sharing of housing costs and increase the affordability of a unit while avoiding overcrowded situations.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is considered effective despite the lack of applications received and will be continued in the Housing Plan to continue to encourage housing to accommodate large households.</p>
<p><b>Program 2l:</b></p> <p>Continue to support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> This program was implemented in 2016.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is no longer needed.</p>
<p><b>Program 2n:</b> Require developers of new housing to use the HCD New Home Universal Design Option Checklist to disclose to buyers accessible features that are available. The City shall encourage developers to make accessible features available as standard features to the extent feasible and to provide remaining accessible features as optional features or features available in a limited number of units.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City requires new subdivisions to offer universal design modifications to ensure new homes include accessible features.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional objectives to ensure that universal design features provisions remain compliant with current regulations and to promote visitability.</p>
<p><b>Program 2o:</b> In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.</p> <p><b>Priority/Timing:</b> January 2020</p>	<p><b>Accomplishments:</b> Not implemented. The City has not experienced a shortage of water or sewer capacity and availability of water and sewer service has not been a constraint on new development, including housing affordable to lower-income households. However, to comply with State law, the City is preparing written policies and procedures to ensure that housing affordable to lower income households, including extremely low, very low, and low income housing, is granted priority when seeking water and sewer commitments and connections.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has not been implemented but is necessary and will be kept in the Housing Plan to ensure completion in the 6<sup>th</sup> Cycle.</p>



<p><b>Program 2p:</b> Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to limit development of single family units on sites designated for high density residential uses. Single family development shall only be allowed if the single family unit(s) are:</p> <ul style="list-style-type: none"> <li>• Replacing an existing single family unit on a one for one basis,</li> <li>• On an existing lot of 8,000 square feet or less, or</li> <li>• Are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households</li> </ul> <p><b>Priority/Timing:</b> January 2020</p>	<p><b>Accomplishments:</b> This program was implemented in 2019. Multifamily housing has been supported through several revisions within the Zoning Ordinance. Single family development is only allowed when it is replacing an existing single family structure, on a lot smaller than 8,000 square feet, or is part of a diverse housing development where the majority of units are extremely low, very low, and/or low income.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is no longer needed.</p>
<p><b>Program 2q:</b> Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3. The following revision shall be made to Section 17.68.010:</p> <p><u>“The provisions of this chapter shall apply to all single-family dwellings <del>manufactured housing and mobile homes on permanent foundations, which shall be allowed subject to the same permit requirements and standards as a single family home in all districts that allow single family homes and shall also be subject to the standards identified in Section 17.68.020 listed as permitted uses within any zoning district that permits residential uses.</del>”</u></p> <p><b>Priority/Timing:</b> January 2020</p>	<p><b>Accomplishments:</b> This program was implemented in 2019. Section 17.68.010 of the Zoning Code has been revised to reflect these changes.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is no longer needed.</p>
<p><b>Program 2r:</b> Revise the Zoning Code to remove inconsistencies regarding the densities allowed in the RM zone and to ensure that the densities allowed are consistent with the densities identified in the General Plan Land Use Element. The following revision shall be made to Section 17.36.050.D.:</p> <p>“Density. The allowable density for the RM multifamily residential districts shall be:</p> <p style="padding-left: 40px;">RM-MH8: 1-8 units per acre</p> <p style="padding-left: 40px;">RM-3: 8-15 units per acre</p> <p style="padding-left: 40px;">RM-2: 16-25 units per acre</p> <p style="padding-left: 40px;">RM-1.5: 16-25 units per acre</p> <p>a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city’s general plan.”</p> <p><b>Priority/Timing:</b> January 2020</p>	<p><b>Accomplishments:</b> This program was implemented in 2019. Section 17.36.050 of the Zoning Code has been revised to reflect these changes.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is no longer needed.</p>
<p><b>Program 2s:</b> Revise the Zoning Code to implement the</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City was</p>

<p>requirements of Government Code Sections 65913.4 (as amended by SB 35), 65660, 65662, 65664, 65666, and 65668 (as established and/or amended by AB 101), and 65650 through 65656 (as established and/or amended by AB 2162), including the following:</p> <ol style="list-style-type: none"> <li>1) Identify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4;</li> <li>2) Define low barrier navigation center as a use allowed by right and develop standards and requirements for processing a low barrier navigation center consistent with the requirements of State law, including Government Code Sections 65660 through 65668; and</li> <li>3) Establish standards and requirements for processing supportive housing by right consistent with the requirements of State law, including Government Code Sections 65650 through 65656.</li> </ol> <p><b>Priority/Timing:</b> August 2020</p>	<p>not able to revise the Zoning Code during the 5<sup>th</sup> Cycle due to lack of available Staff resources. The City, did, however, develop a pre-application process to assist developers and implemented a number of other measures. The components to address low barrier navigation centers and supportive housing will be adopted immediately following this Housing Element Update.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program remains necessary and will be incorporated into a broader program addressing necessary amendments to the Zoning Code.</p>
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**GOAL 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.**

<p><b>Program 3a:</b> Continue to participate in the San Joaquin Urban County consortium to receive and use HOME and CDBG funds to provide housing rehabilitation loans and emergency repair loans or grants, administered through the San Joaquin County Rehabilitation Program, for lower income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth.</p> <p>On an annual basis, determine whether funds are adequate to set aside funds specifically for assistance (housing rehabilitation, emergency repair, or weatherization) for extremely low income households and whether funds are adequate to allow bedroom/bathroom additions where necessary to accommodate large families.</p> <p>To ensure public awareness of and participation in housing assistance programs, continue to provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website. These handouts shall include specific contact information, programs available, and how to apply for funds.</p> <p><b>Priority/Timing:</b> Annual review of housing needs and commitment of funds through Urban County process; ongoing efforts to ensure public awareness.</p>	<p><b>Accomplishments:</b> Implemented and ongoing.</p> <p>The City has participated in the San Joaquin Urban County/HOME Consortium throughout the 5<sup>th</sup> Cycle and continues to receive an allocation of funds each fiscal year. With the exception of one fiscal year, all HOME funds have been allocated to the Housing Rehabilitation Program that is run by San Joaquin County on behalf of the City of Lathrop. A portion of CDBG funds have been allocated to housing rehabilitation. Although funds are extremely limited, the Rehabilitation Assistance Program provided housing rehabilitation assistance to one single family, very low income household since adoption of the 2015 Housing Element. The City allocated additional funds for housing rehabilitation and homebuyer assistance that have not yet been expended. The City has also allocated funds to provide fair housing services, food services for lower income youth, seniors, and households at-risk of homelessness, and various other supportive services targeted to lower income and special needs populations. The City makes information regarding housing programs available at City Hall at the Community Development public counter, in the City's newsletter, and in handouts at the Community Center and Library. The City also annually advertises availability of CDBG and HOME funds and solicits applications from service providers and input regarding funding preferences and priorities.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been effective and remains necessary. The program is integrated into several programs in the Housing Plan to address homeownership assistance, housing rehabilitation, and supportive services, as well as measures to ensure that the City continues to meaningfully coordinate with appropriate housing support service agencies.</p>
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<p><b>Program 3b:</b> Review the Zoning Code and potential funding sources to identify methods to provide incentives for rehabilitation of existing residential units and to encourage re-investment in the Historic Lathrop Overlay District and in older neighborhoods east of I-5.</p> <p><b>Priority/Timing:</b> Ongoing; 2019/2020 - incorporate incentives into SB 2 funding opportunities</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to review the Zoning Code on an annual basis. As part of the 2019 Mid-Cycle Update, the City reviewed the Historic Lathrop Overlay District boundaries, permitted uses, and development standards and determined they were appropriate, as they provide extensive opportunities for reinvestment and new development in the core Historic Lathrop area. Standards and incentives for new residential development are available in Historic Lathrop as well as other areas of the City. Due to the City's limited funding for housing programs, there were not funds available during the planning period for a targeted rehabilitation program in this area.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program remains necessary, despite not being implemented during the 5<sup>th</sup> Cycle, and will be kept as Program X: Historic Lathrop Overlay District Re-Investment and Preservation.</p>
<p><b>Program 3c:</b> Continue to employ a full time code compliance officer who will vigorously enforce the building and zoning codes in locations where dilapidation, blight, and/or health and safety violations may be occurring.</p> <p>Coordinate code compliance efforts with the housing rehabilitation program with code compliance efforts to encourage property owners to maintain dwelling units in safe and habitable conditions. Regularly review housing conditions to determine if specific locations or neighborhoods require targeted code enforcement and work to provide, when funding is available, targeted rehabilitation or replacement assistance.</p> <p><b>Priority/Timing:</b> Ongoing; biennial review of areas appropriate for targeted assistance and/or enforcement</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to employ code enforcement staff and actively enforces building and safety codes. The City's Code Compliance Division targets specific areas based on complaints received and also strives to address city-wide code compliance. This program is effective.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional objectives to ensure that code compliance and housing rehabilitation is appropriately addressed.</p>
<p><b>Program 3d:</b></p> <p>Continue to participate in the San Joaquin Urban County consortium to provide funding and support for the rehabilitation of mobile homes, when adequate funds are available.</p> <p>In 2020/2021, conduct outreach to mobilehome park residents and qualified non-profits to determine if there is interest in the State's Mobilehome Park Rehabilitation and Resident Ownership Program and any of the City's mobilehome parks would be eligible for this type of program.</p> <p><b>Priority/Timing:</b> Ongoing; Mobilehome outreach in 2020 and 2021</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has continued to participate in the San Joaquin Urban County and HOME Consortium. Throughout the 5<sup>th</sup> Cycle, the City designated a portion of its available funds for housing rehabilitation. These funds are available to lower income homeowners, including owners of mobile homes, for housing rehabilitation. As of 2022, the City continues to coordinate with San Joaquin County to offer CDBG funding for the Rehabilitation Program. The City advertises the State's Mobilehome Park Rehabilitation and Resident Ownership Program. The City is in the process of conducting outreach to mobilehome park residents.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is partially effective. The housing rehabilitation program component will be continued. The mobilehome outreach effort will be moved to a separate program with additional steps to educate staff or coordinate with a mobilehome park conversion expert to ensure that the outreach to the mobilehome community is well-informed and accurate.</p>
<p><b>Program 3e:</b> Regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate. If multifamily owners or other entities express interest in available funding programs for housing rehabilitation or</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has participated in multiple clean energy financing programs, including California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE), California Statewide Communities Development Authority (CSCDA) Open PACE, Figtree PACE, and</p>

<p>repair, support the application for funding and, if appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p> <p><b>Priority/Timing:</b> Ongoing; annual outreach to developers and property owners through the Annual Action Plan process</p>	<p>Golden State Finance Authority to ensure that loans and financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements to their homes. The City did not identify any additional funding programs, apart from the previously mentioned financing programs and the City's CDBG and HOME funds, for housing repair, renovation, and replacement. The City is optimistic that the increased attention to affordable housing needs at the State level will result in an increase in State-funded programs to assist jurisdictions in addressing housing rehabilitation and other needs, so the City will continue to review available funding sources with the long-term goal of increasing funds for housing rehabilitation as well as emergency and minor repairs.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective and will be merged into a single program focused on housing rehabilitation in the Housing Plan.</p>
<p><b>GOAL 4: Provide Housing Free From Discrimination.</b></p>	
<p><b>Program 4a:</b> Continue to encourage the enforcement of federal and state fair housing standards. The City will provide fair housing information to interested citizens and will make fair housing materials from the California Department of Fair Housing and Employment and the federal Office of Fair Housing and Equal Opportunity available at City Hall, the Library, the Community Center, and on the City's website in both English and Spanish. All requests for fair treatment on housing will be referred to the fair housing provider funded through the San Joaquin Urban County consortium (currently San Joaquin Fair Housing, Inc.).</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City provides fair housing services for Lathrop residents and tenants through San Joaquin Fair Housing, funded through an annual allocation of its CDBG funds through the Urban County/HOME Consortium. San Joaquin Fair Housing provides information regarding fair housing that addresses disability, familial status, and tenants rights in both English and Spanish. The City also provides Department of Fair Housing and Employment brochures which also address familial status and disability, among other fair housing topics, and provides a link to the San Joaquin Fair Housing website through the City's Economic Development home page. The City ensures that fair housing brochures are available at City Hall as well as other community locations. The City did not receive any fair housing inquiries during the 5<sup>th</sup> Cycle.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional objectives to provide education and access to fair housing resources.</p>
<p><b>Program 4b:</b> Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City did not have any locally-administered housing funds during the reporting period that were granted to subrecipients by the City.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program remains relevant and appropriate despite not being necessary during the 5<sup>th</sup> Cycle and will be consolidated into the City's updated affirmatively furthering fair housing programs in the Housing Plan.</p>
<p><b>GOAL 5: Encourage and Enhance Housing Coordination.</b></p>	
<p><b>Program 5a:</b> Continue to participate in the San Joaquin Housing Authority and encourage the Housing Authority to increase assistance to the City, through allocating more Housing Choice Vouchers and working with housing developers to provide Project-Based Vouchers, as well as other assistance administered by the Housing Authority. The City shall provide information on the availability of</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to support use of Housing Choice Vouchers in the City. While there are a limited number of Housing Choice vouchers provided by the San Joaquin Housing Authority to City residents, voucher usage increased during the 5<sup>th</sup> Cycle from 18 in 2019 to 31 in 2023. This program continues to be an important source of assistance,</p>

<p>Housing Authority programs to interested residents.</p> <p><b>Priority/Timing:</b> Ongoing; annual coordination and outreach to Housing Authority to encourage increased assistance</p>	<p>particularly to extremely low and very low income households.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional outreach to further support use of Housing Choice Vouchers in Lathrop.</p>
<p><b>Program 5b:</b> Provide housing information to all interested agencies, developers, residents, and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the San Joaquin Urban County Consortium, San Joaquin Housing Authority, housing developers, and non-profit groups.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City provides housing information as requested to interested parties and addresses inquiries regarding the housing process.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and overlaps with several other programs. This program will be merged into applicable programs in the Housing Plan addressing availability of information regarding housing resources, the City’s planning process, and outside agencies.</p>
<p><b>GOAL 6: Energy Conservation.</b></p>	
<p><b>Program 6a:</b> Promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making. This shall include innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City encourages energy-efficiency in all activities, including land use planning. The City requires projects to comply with CalGreen, the State’s Green Building Code with addresses both passive and active energy efficiency methods, and encourages projects to exceed CalGreen requirements.</p> <p>In 2018, the City joined the California Municipal Finance Authority (CMFA) joint powers authority to provide a streamlined approach through the Open Property Assessment Clean Energy (PACE) program to funding clean-energy improvements to commercial and residential projects. The City also participates in multiple other clean energy financing programs, including CSCDA Open PACE, Figtree PACE, and Golden State Finance Authority. These programs ensure that property owners can apply for financing to make clean-energy and energy-efficient improvements, including renewable energy, water conservation, and electric vehicle charging.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and will be continued in the Housing Plan.</p>
<p><b>Program 6b:</b> Encourage pre-application meetings to address site layout and design components that encourage energy conservation prior to any formal submittal that is to be considered by the Planning Commission and/or City Council. The City shall continue to rely on project input from all departments to assess design and layout for all residential projects.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City encourages pre-application meetings as discussed under Program 2a. All projects are required to comply with CalGreen, which includes mandatory standards for energy-efficiency and water conservation and the approach to compliance with these standards can be discussed at the pre-application meeting.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective, remains necessary, and will be merged into a single program addressing energy efficiency in planning projects.</p>
<p><b>Program 6c:</b> Continue to support energy conservation in existing and new housing, through participating in programs such as the Open PACE clean energy program and ensuring the community has access to current energy conservation methods and practices as well as information on programs available to fund energy conservation</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City provides information on methods to conserve energy, including CalGreen requirements and opportunities to retrofit existing properties through the Open PACE program, and other programs as they are available, at City Hall and via the City’s website.</p>

<p>improvements. Ensure information is available at City Hall and on the City's website.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p>The City has actively worked to support energy conservation. In 2016, the City Council approved the City's first clean energy financing program, the Home Energy Renovation Opportunity (HERO) Financing Program through the PAC) Program. In 2017, the City Council approved similar clean energy financing programs with CSCDA Open Pace, Figtree Pace, and Golden State Financing Authority. In 2018, the City Council approved participation in the CMFA Open PACE Program. Information related to the energy conservation is available upon request.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective but will be modified to include additional objectives to ensure that energy efficiency is appropriately addressed in the Housing Plan.</p>
<p><b>Program 6d:</b></p> <p>Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p> <p><b>Priority/Timing:</b> Ongoing</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City provides information on methods to conserve energy, including CalGreen and LEED requirements and opportunities to retrofit existing properties through the Open PACE program at City Hall, and is developing additional information for the City's website to encourage green and energy-efficient development. Subdivisions at River Islands have incorporated water-conservation measures, energy-efficient lighting and appliances, and solar and electric vehicle charging options. The City works with each developer to ensure that optional energy-saving measures are implemented to the extent appropriate and feasible, while recognizing that these initial costs are passed on to the homebuyer or renter and can result in an increase in monthly housing costs while also providing cost-savings in energy and water costs.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been effective and will be merged with similar programs that promote sustainability, energy efficiency and conservation, and green building measures.</p>

## 7. OTHER REQUIREMENTS

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### CONSISTENCY WITH GENERAL PLAN

*Government Code Section 65300.5 states: “In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”* Additionally, *Government Code Section 65583 (c)(7)* requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

The Housing Element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The Land Use Element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of Lathrop's Housing Element identifies priority goals, objectives, and program actions for the 2023-2031 planning period that directly address the housing needs of Lathrop's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

### RELATIONSHIP TO OTHER CITY PLANS AND POLICIES

The Housing Element identifies priority goals, objectives, policies, and action programs during the planning period that directly address the housing needs of Lathrop. The City's other plans and policies including its Municipal Code, Zoning Code, Master Plan, and Specific Plans must all remain consistent with the Housing Element. As revisions are considered to the City's Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

### PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the Element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. As the responsible agency, the City of Lathrop will supply a copy of the adopted housing element to the Lathrop Public Works Department (LPWD), as well as to all other water and sewer providers serving the City. The City is also preparing policy language to ensure that all lower income housing projects receive priority for water and sewer service, consistent with State law.

### ENERGY CONSERVATION

Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

### CITY STANDARDS

The City has adopted and enforces the 2022 California Energy Code and the 2022 California Green Building Standards Code

(CALGreen). CALGreen has streamlined energy efficiency and conservation measures for jurisdictions throughout California. CALGreen addresses energy efficiency through requiring compliance with Title 24 energy efficiency standards which address energy efficiency through appliances, air conditioning/heating units, water heating systems, windows/doors, insulation, roofing, lighting, solar-readiness, as well as requiring additional mandatory measures that address site development (stormwater management), construction (construction waste reduction/recycling, pollution control,) and long-term use of the residence (indoor water use, outdoor water use, building maintenance and operation, fireplaces, indoor air quality and exhaust, and interior moisture control). Single family and duplex developments are required to be wired for electric vehicle charging and the multifamily projects with 17 or more units must provide electric vehicle charging spaces. The 2022 CALGreen Code includes several amendments to the 2019 CALGreen Code, including new voluntary prerequisites for builders to choose from, such as battery storage system controls and heat pump space, and water heating, to encourage building electrification. The 2022 CALGreen Code went into effect Statewide on January 1, 2023.

Chapter 13.08 of the Municipal Code establishes water conservation and rationing standards, including measures for water conservation and water restrictions. Section 17.92.060 of the Zoning Code establishes water conservation requirements for landscaping in new development.

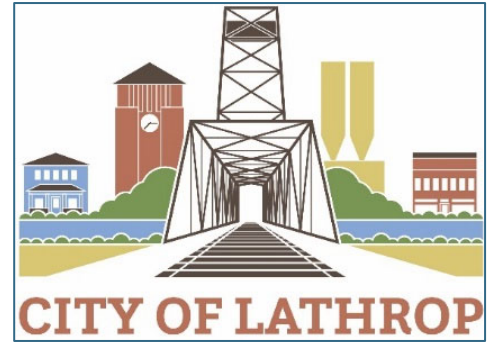
Households benefit from increased energy efficiency and water conservation requirements as demand for electric, natural gas, and water is reduced which can result in reduced electric, natural gas, and water bills. The Housing Plan includes policies and actions to encourage energy efficiency and conservation in residential development.

### **ENERGY EFFICIENCY AND ASSISTANCE PROGRAMS**

Owners of existing housing can benefit from home improvements, such as window, door, and appliance replacement, increased insulation, and weatherization that reduce energy and water demand and thus reduce energy and water bills. Energy efficient programs include but are not limited to the following:

- *California Municipal Finance Authority Open PACE Program.* The City participates in this program to ensure that loans and financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements to their homes. This program provides for deferred payments and can be used for extensive energy-efficiency and renewable energy improvements.
- *PG&E Energy Savings Assistance Program.* This program provides qualified customers with energy-saving improvements at no charge. Energy-saving measures through the Energy Savings Assistance Program can include repairing or replacing appliances, including the refrigerator, furnace, or water heater, and installing insulation, weatherproofing, energy-efficient light bulbs, caulking, and low-flow showerheads. Participants must live in a home that is at least five years old and must meet household income requirements.
- *Rebate Programs.* PG&E offers rebates for eligible appliances including clothes washers and gas, electric, or solar water heaters. Appliances eligible for rebates typically change annually.
- *Weatherization Program.* San Joaquin County Weatherization Program administered through San Joaquin HSA provides home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other weatherstripping.





# **City of Lathrop**

## **6th Cycle Housing Element**

### **HCD Review**

## Appendices

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April 2024

# Appendix A

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## Inventory of Residential Sites

APPENDIX A - INVENTORY OF RESIDENTIAL SITES

APN	ACRES	GENERAL PLAN	ZONING	EXISTING USE	PUBLIC OWNER	ADDRESS	IMPROVE-MENTS VALUE	LAND VALUE	MAXIMUM DENSITY	MINIMUM DENSITY	MAXIMUM UNITS	REALISTIC CAPACITY	VERY LOW	LOW	MODERATE	ABOVE MODERATE
19119033	6.79	HD	RH-MV	MUNICIPAL UTILITY PROPERTY	CITY	17774 S MANTHEY RD	0	0	40	15	271	217	130	87	0	0
19608026	1.50	HD	RM-2	MOBILEHOME	no	14750 REVEREND MAURICE COTTON DR	200000	200000	25	16	37	30	18	12	0	0
19608044	1.00	HD	RM-2	SINGLE FAMILY RESIDENTIAL	no	421 W LATHROP RD	21111	9803	25	16	25	20	12	8	0	0
19608066	1.00	HD	RM-2	SINGLE FAMILY RESIDENTIAL	no	587 W LATHROP RD	13002	9584	25	16	24	19	11	8	0	0
19608032	0.97	HD	RM-2	SINGLE FAMILY RESIDENTIAL	no	367 W LATHROP RD	32595	102616	25	16	24	19	11	8	0	0
19608031	1.00	HD	RM-2	TWO SFDS ON SINGLE PARCEL	no	311 W LATHROP RD	251537	109363	25	16	25	20	12	8	0	0
19608028	0.39	HD	RM-2	VACANT	no	14880 REVEREND MAURICE COTTON DR	5000	60000	25	16	9	7	0	0	7	0
19608072	0.25	HD	RM-2	VACANT	no	14722 REVEREND MAURICE COTTON DR	0	24323	25	16	6	5	0	0	5	0
19608068	0.17	HD	RM-2	VACANT	no	240 SHILLING AVE	0	19817	25	16	4	3	0	0	3	0
19608067	0.15	HD	RM-2	VACANT	no	228 SHILLING AVE	0	19817	25	16	3	2	0	0	2	0
19649045	0.19	LD	R-1-6	UNDERUTILIZED-NO ASSESSED USE/IMPROVEMENT VALUE	no	1166 MINGO WAY	0	21132	7	1	1	1	0	0	0	1
19636008	0.20	LD	R-1-6	VACANT	CITY	1179 O ST	0	0	7	1	1	1	0	0	0	1
19625046	0.17	LD	R-1-6	VACANT	no	15574 SIXTH ST	0	68233	7	1	1	1	0	0	0	1
19648053	0.31	LD	R-1-6	VACANT	no	1150 LARUE CT	0	18462	7	1	2	2	0	0	0	2
19624016	2.01	LD	R-1-6	VACANT	no	15527 FIFTH ST	0	19631	7	1	14	11	0	0	0	11
19647021	5.71	LD	R-1-6	CHURCH, SYNAGOGUE OR TEMPLE	no	16200 CAMBRIDGE DR	798206	225281	7	1	39	31	0	0	0	31
19624033	0.15	LD	R-1-6	VACANT	no	875 J ST	0	26687	7	1	1	1	0	0	0	1
19638050	0.97	LD	R-1-6	MUNICIPAL UTILITY PROPERTY	CITY	371 EASY ST	0	0	7	1	6	4	0	0	0	4
19612068	2.74	LD	R-1-6	MUNICIPAL UTILITY PROPERTY	CITY	15237 CAMBRIDGE DR	0	0	7	1	19	15	0	0	0	15
19629060	0.17	LD	R-1-6	VACANT	no	15966 JULIE LN	0	11987	7	1	1		0	0	0	1
19613042	0.14	LD	R-1-6	UNDERUTILIZED-NO ASSESSED USE/IMPROVEMENT VALUE	CITY	306 CAMISH PL	0	0	7	1	0		0	0	0	1
19613041	0.14	LD	R-1-6	UNDERUTILIZED-NO ASSESSED USE/IMPROVEMENT VALUE	CITY	284 CAMISH PL	0	0	7	1	0		0	0	0	1
19613047	0.29	LD	R-1-6	UNDERUTILIZED-NO ASSESSED USE/IMPROVEMENT VALUE	CITY	323 VILLA REAL CT	0	0	7	1	2	1	0	0	0	1
19605011	0.61	LD	R-1-6	MOBILEHOME	no	341 WARREN AVE	42251	66397	7	1	4	2	0	0	0	2
19637095	0.86	LD	R-1-6	COMMON AREAS - W/STRUCTURES	no	16281 SEDONA LN	0	0	7	1	6	5	0	0	0	5
19613046	0.16	LD	R-1-6	UNDERUTILIZED	CITY	345 VILLA REAL CT	0	0	7	1	1		0	0	0	1
19613040	0.14	LD	R-1-6	VACANT	CITY	266 CAMISH PL	0	0	7	1	0		0	0	0	1
24102052	7.95	LD	RL-MV	MISC CITY PROPERTY	CITY	17991 S MANTHEY RD	0	0	7	1	55	44	0	0	0	44
19119032	13.11	LD	RL-MV	MUNICIPAL UTILITY PROPERTY	CITY	300 BROOKHURST BLVD	0	0	7	1	91	73	0	0	0	73
19608080	0.70	MD	CC	MOBILEHOME	no	14643 REVEREND MAURICE COTTON DR	70242	46377	25	16	17	9	5	4	0	0
19608007	0.74	MD	CC	MOBILEHOME	no	14661 REVEREND MAURICE COTTON DR	41222	407073	25	16	18	9	5	4	0	0
19608001	0.29	MD	CC	DWELLING	no	88 SHILLING AVE	32459	6593	25	16	7	4	0	0	4	0
19607027	0.19	MD	CC	VACANT	CITY	10 SHILLING AVE	0	0	25	16	4	2	0	0	2	0
19607028	0.11	MD	CC	VACANT	no	16 SHILLING AVE	21764	2718	25	16	2	1	0	0	1	0
19650001	2.44	MD	RM-3	THREE UNITS	no	1121 E LOUISE AVE	89467	249153	15	8	36	29	0	0	29	0
19651010	0.60	MD	RM-3	VACANT	no	16351 SEVENTH ST	0	2290	15	8	8	6	0	0	6	0
19651008	3.45	MD	RM-3	VACANT	no	16297 SEVENTH ST	0	17913	15	8	51	41	0	0	41	0
19608039	1.00	MD	RM-3	MOBILE HOME	no	14737 AVON AVE	0	0	15	8	15	11	0	0	11	0
19650008	0.69	MD	RM-3	VACANT	no	1303 E LOUISE AVE	0	165000	15	8	10	8	0	0	8	0
19608033	0.25	MD	RM-3	MOBILE HOME	no	298 SHILLING AVE	2949	0	15	8	3	2	0	0	2	0
19608053	0.48	MD	RM-3	VACANT	no	14628 AVON AVE	0	86240	15	8	7	6	0	0	6	0
19608038	1.00	MD	RM-3	MOBILEHOME	no	14667 AVON AVE	32165	107219	15	8	15	12	0	0	12	0
19605020	1.05	MD	RM-3	MISC COUNTY PROPERTY	CITY	14469 REVEREND MAURICE COTTON DR	0	0	15	8	15	12	0	0	12	0
19605062	0.14	MD	RM-3	VACANT	no	14400 AVON AVE	0	18757	15	8	2	2	0	0	2	0
19605023	0.27	MD	RM-3	VACANT	no	200 WARREN AVE	0	60492	15	8	3	2	0	0	2	0
19605018	1.00	MD	RM-3	MOBILEHOME	no	14377 REVEREND MAURICE COTTON DR	5791	57929	15	8	15	12	0	0	12	0
19605017	1.00	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14311 REVEREND MAURICE COTTON DR	0	108897	15	8	15	12	0	0	12	0
19605032	1.00	MD	RM-3	UNDERUTILIZED-NO ASSESSED USE/IMPROVEMENT VALUE	no	14275 AVON AVE	0	36819	15	8	15	12	0	0	12	0
19605033	0.99	MD	RM-3	VACANT	no	14316 REVEREND MAURICE COTTON DR	0	50686	15	8	14	11	0	0	11	0

APPENDIX A - INVENTORY OF RESIDENTIAL SITES

21331043	7.68	MU-RI	MU-RI	VACANT	no	RIVER ISLANDS PARKWAY/SOMERSTON PARKWAY	0	0	40	6	307	154	77	46	20	10
19224018	1.70	R/MU-CL	CO-CL	VACANT	no	15450 GOLDEN VALLEY PARKWAY	0		49	0	41	21	13	8	0	0
19224019	5.95	R/MU-CL	CO-CL	VACANT	no	BETWEEN GOLDEN VALLEY PKWY AND MANTHEY DR, NORTH OF LAND PARK DR	0	1485413	49	0	145	73	44	29	0	0
19224019	5.05	R/MU-CL	CO-CL	VACANT	no	BETWEEN GOLDEN VALLEY PKWY AND MANTHEY DR, NORTH OF LAND PARK DR	0	1485413	49	0	123	62	37	25	0	0
19202040	5.85	R/MU-CL	R/MU-CL	SINGLE FAMILY RESIDENTIAL	no	410 DOS REIS RD	545337	192712	40	10	234	116	70	46	0	0
19202040	5.85	R/MU-CL	R/MU-CL	SINGLE FAMILY RESIDENTIAL	no	410 DOS REIS RD	545337	192712	40	10	234	116	70	46	0	0
19202039	5.88	R/MU-CL	R/MU-CL	VACANT	no	468 DOS REIS RD	0	180775	40	10	235	118	71	47	0	0
19202039	5.90	R/MU-CL	R/MU-CL	VACANT	no	468 DOS REIS RD	0	180775	40	10	236	118	71	47	0	0
19202028	1.07	R/MU-CL	R/MU-CL	TWO SINGLE FAMILY UNITS	no	644 DOS REIS RD	198670	32648	40	10	42	21	13	8	0	0
19202027	2.93	R/MU-CL	R/MU-CL	SINGLE FAMILY RESIDENTIAL	no	700 DOS REIS RD	198957	173311	40	10	117	59	35	24	0	0
19202059	2.81	R/MU-CL	R/MU-CL	DETENTION BASIN	no	SOUTH OF DOS REIS RD	0	23225	40	10	112	56	34	22	0	0
19203045	6.17	R/MU-CL	R/MU-CL	UNDERUTILIZED	no	AND SPARTAN WY	0	765257	40	10	246	123	74	49	0	0
19202032	11.89	R/MU-CL	R/MU-CL	UNDERUTILIZED	no	240 DOS REIS RD	36204	363711	40	10	475	237	142	95	0	0
213620020	17.36	RH-RI	RH-RI	VACANT	no	AND ROLLTIDE WY	0	0	40	15	694	555	333	222	0	0
213610390	18.74	RH-RI	RH-RI	VACANT	no	WEST VILLAGE, SOUTH OF DEL WEBB BY	0	0	40	15	749	599	359	240	0	0
21347012	1.19	RM-RI	RL-RI	VACANT	no	AND DUGGAR DR, BETWEEN WOODGREEN	0	746054	9	3	10	8	0	0	0	8
21347012	8.32	RM-RI	RM-RI	VACANT	no	AND DUGGAR DR, BETWEEN WOODGREEN	0	746054	20	6	166	133	80	53	0	0
19155071	1.47	VC	CV-MV	VACANT	no	395 TOWNE CENTRE DR	0	415000	25	16	36	18	11	7	0	0
19155073	1.39	VC	CV-MV	VACANT	no	345 TOWNE CENTRE DR	0	446206	25	16	34	17	10	7	0	0
21362001	19.19	RM-RI	RM-RI	UNDERUTILIZED	no	STEWART ROAD/UNNAMED ROAD			20	6	383	306	0	0	306	0
21362007	7.06	RM-RI	RM-RI	UNDERUTILIZED	no	STEWART ROAD/UNNAMED ROAD			20	6	141	113	0	0	113	0
21361007	25.00	RM-RI	RM-RI	VACANT	no	STEWART ROAD/UNNAMED ROAD	0		20	6	500	400	0	0	400	0
21325004	6.70	TOD-RI	TOD-RI	VACANT	no	2100 STEWART RD	0		40	6	268	134	67	40	27	0
21325004	9.80	TOD-RI	TOD-RI	VACANT	no	2100 STEWART RD	0		40	6	392	196	98	59	39	0
21004001	9.50	TOD-RI	TOD-RI	VACANT	no	STEWART ROAD/DEL OSSO	0		40	6	380	190	95	57	38	0
21004002	9.80	TOD-RI	TOD-RI	VACANT	no	STEWART ROAD/DEL OSSO	0		40	6	392	196	98	59	39	0
21004003	4.90	TOD-RI	TOD-RI	VACANT	no	STEWART ROAD/DEL OSSO	0		40	6	196	98	49	29	20	0
21363001 (A)	9.59	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	383	192	88	52	19	33
21363001 (B)	9.66	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	386	193	89	52	19	33
21363001 (C)	7.84	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	313	157	72	42	16	27
21363001 (D)	6.78	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	271	136	63	37	14	23
21363001 (E)	5.40	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	215	108	50	29	11	18
21363001 (F)	9.53	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	381	191	88	52	19	32
21363001 (G)	9.74	MU-RI	MU-RI	VACANT	no	STEWART ROAD/S PARADISE AVE	0		40	6	389	195	90	53	20	33
19650005	1.32	MD	RM-3	TWO SINGLE FAMILY UNITS	no	1245 E LOUISE AV	168254	55695	15	8	19	13	0	0	13	0
19608040	1.00	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14777 AVON AV	88006	9803	15	8	15	11	0	0	11	0
19605054	1.01	MD	RM-3	TWO SFDS ON SINGLE PARCEL	no	14416 AVON AV	81492	36487	15	8	15	11	0	0	11	0
19608041	1.00	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14835 AVON AV	95950	89903	15	8	15	11	0	0	11	0
19605027	0.99	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14156 REVEREND MAURICE COTTON DR	76931	59177	15	8	14	10	0	0	10	0
19605053	1.03	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14368 AVON AV	67205	47439	15	8	15	11	0	0	11	0
19605034	1.00	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14365 AVON AV	230349	56791	15	8	15	11	0	0	11	0
19605031	0.99	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14268 REVEREND MAURICE COTTON DR	79652	50686	15	8	14	10	0	0	10	0
19605036	1.01	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14407 AVON AV	327021	96498	15	8	15	11	0	0	11	0
19605035	0.99	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14388 REVEREND MAURICE COTTON DR	72220	44893	15	8	14	10	0	0	10	0
19605029	1.00	MD	RM-3	MOBILE HOME	no	14190 REVEREND MAURICE COTTON DR	0	0	15	8	14	10	0	0	10	0
19605052	1.04	MD	RM-3	SINGLE FAMILY RESIDENTIAL	no	14324 AVON AV	64722	65660	15	8	15	11	0	0	11	0

## Appendix B

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### Housing Needs and Priorities Survey

## Q1 Do you live in Lathrop?

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	58.82%	10
No	41.18%	7
TOTAL		17

Persons who responded "No" were forwarded to Question 9, skipping Questions 2 through 8.

## Q2 How long have you lived in the City?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
0-2 years	30.00%	3
2-5 years	30.00%	3
5-10 years	10.00%	1
10+ years	30.00%	3
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>10</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

### Q3 What made you decide to live here? (Select all that apply)

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
Affordability	80.00%	8
Safety of neighborhood	60.00%	6
Quality of housing stock	30.00%	3
Quality of local school system	30.00%	3
Proximity to job/work	20.00%	2
Proximity to family and/or friends	20.00%	2
City services and programs	20.00%	2
Proximity to shopping and services	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 10		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	



## Q4 Do you currently own or rent your home?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
I own my home	100.00%	10
I rent my home	0.00%	0
I live with extended family or with another household	0.00%	0
I rent a room in a home	0.00%	0
I am currently without permanent shelter	0.00%	0
<b>TOTAL</b>		<b>10</b>

## Q5 Select the type of housing that best describes your current home.

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	100.00%	10
Duplex/attached home	0.00%	0
Multi-family home (apartment/condominium)	0.00%	0
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>10</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q6 How would you rate the physical condition of the residence you live in?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	60.00%	6
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.00%	2
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	10.00%	1
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	10.00%	1
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
<b>TOTAL</b>		<b>10</b>

## Q7 How satisfied are you with your current housing situation?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
I am very satisfied	20.00%	2
I am somewhat satisfied	70.00%	7
I am somewhat dissatisfied	10.00%	1
I am dissatisfied	0.00%	0
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	0.00%	0
<b>TOTAL</b>		<b>10</b>

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
	There are no responses.	

## Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
HVAC, solar, and electrical	60.00%	6
Room addition	50.00%	5
Landscaping	40.00%	4
Roofing, painting, and general home repairs	20.00%	2
Accessory dwelling unit	10.00%	1
Does not apply	10.00%	1
Other (please specify)	0.00%	0
Total Respondents: 10		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q9 Which of the following best describes your household type?

Answered: 11 Skipped: 6

ANSWER CHOICES	RESPONSES	
Couple with children under 18	54.55%	6
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	27.27%	3
Single person living with roommates	9.09%	1
Couple	9.09%	1
Single person household	0.00%	0
Single parent with children under 18	0.00%	0
Single person living with family	0.00%	0
Couple living with roommates	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>11</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

**Q10 If you wish to own a home in Lathrop but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)**

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
I already own a home in Lathrop	71.43%	5
I do not currently wish to own a home in Lathrop	28.57%	2
I cannot find a home within my target price range	14.29%	1
I do not currently have the financial resources for an appropriate down payment	0.00%	0
I do not currently have the financial resources for an adequate monthly mortgage payment	0.00%	0
I cannot find a home that suits my living needs (housing size, disability accommodations)	0.00%	0
I cannot currently find a home that suits my quality standards	0.00%	0
Total Respondents: 7		

**Q11 If you wish to rent a home in Lathrop but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)**

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
I do not currently wish to rent a home in Lathrop	71.43%	5
I cannot find a home within my target rental cost	14.29%	1
I already rent a home in Lathrop	14.29%	1
I cannot find a home that suits my living needs (housing size, disability accommodations)	0.00%	0
I cannot currently find a home that suits my quality standards	0.00%	0
Total Respondents: 7		



## Q12 Do you think that the range of housing options currently available in the City of Lathrop meets your needs?

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
Yes	85.71%	6
No	14.29%	1
TOTAL		7

### Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
Yes	57.14%	4
No	42.86%	3
TOTAL		7

## Q14 What types of housing are most needed in the City of Lathrop? (Select all that apply)

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
Single family, small (less than 1,600 square foot home)	57.14%	4
Single family, medium to large (1,600 square foot home or larger)	71.43%	5
Duplex, Triplex, and Fourplex	42.86%	3
Townhomes or Condominiums (multi-family ownership homes)	57.14%	4
Apartments (multi-family rental homes)	28.57%	2
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	14.29%	1
Accessory Dwelling Unit	14.29%	1
Other (please specify)	0.00%	0
Total Respondents: 7		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q15 How important are the following housing priorities to you and your family?

Answered: 7 Skipped: 10

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Housing affordable to working families	85.71% 6	14.29% 1	0.00% 0	0.00% 0	7
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	85.71% 6	14.29% 1	0.00% 0	0.00% 0	7
Ensure that children who grow up in Lathrop can afford to live here	71.43% 5	28.57% 2	0.00% 0	0.00% 0	7
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	71.43% 5	28.57% 2	0.00% 0	0.00% 0	7
Ensure all persons and households have fair and equitable access to housing and housing opportunities	71.43% 5	28.57% 2	0.00% 0	0.00% 0	7
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	71.43% 5	28.57% 2	0.00% 0	0.00% 0	7
Provide housing to meet Lathrop's social and economic needs, including both existing and future residents, as well as employers	57.14% 4	28.57% 2	14.29% 1	0.00% 0	7
Provide ADA-accessible housing	57.14% 4	28.57% 2	14.29% 1	0.00% 0	7
Rehabilitate existing housing	42.86% 3	57.14% 4	0.00% 0	0.00% 0	7
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	42.86% 3	42.86% 3	14.29% 1	0.00% 0	7
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	28.57% 2	71.43% 5	0.00% 0	0.00% 0	7
Lease-to-own housing (condominiums, apartments)	28.57% 2	14.29% 1	42.86% 3	14.29% 1	7
Integrate affordable housing throughout the community to create mixed-income neighborhoods	0.00% 0	57.14% 4	42.86% 3	0.00% 0	7

## Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Lathrop?

Answered: 7 Skipped: 10

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Homeless persons or at risk of homelessness	57.14% 4	0.00% 0	14.29% 1	28.57% 2	7	2.14
Seniors	42.86% 3	42.86% 3	0.00% 0	14.29% 1	7	1.86
Persons with a disability, including developmental	42.86% 3	28.57% 2	0.00% 0	28.57% 2	7	2.14
Large families (5 or more persons)	42.86% 3	28.57% 2	0.00% 0	28.57% 2	7	2.14
Single Parent Head of Households	42.86% 3	28.57% 2	0.00% 0	28.57% 2	7	2.14
Farmworkers	42.86% 3	28.57% 2	14.29% 1	14.29% 1	7	2.00

## Q17 What is your race/ethnicity?

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES
African American	28.57% 2
Hispanic	28.57% 2
Other (please specify)	28.57% 2
Asian	14.29% 1
Native American	0.00% 0
White/Non-Hispanic	0.00% 0
<b>TOTAL</b>	<b>7</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	multi	2/29/2024 11:23 AM
2	secret	8/25/2023 9:12 PM

## Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 5 Skipped: 12

ANSWER CHOICES	RESPONSES	
Children under 18	80.00%	4
Ages 65 or over	60.00%	3
Ages 55 to 64	40.00%	2
Large family (5 or more people)	40.00%	2
Farmworker	0.00%	0
A single female head of household with children	0.00%	0
A single male head of household with children	0.00%	0
Have a developmental disability	0.00%	0
Have a disability (non-developmental)	0.00%	0
Total Respondents: 5		

## Q19 What housing challenges have you experienced?

Answered: 7 Skipped: 10

	YES	NO	TOTAL
My home is not big enough for my family or household.	28.57% 2	71.43% 5	7
I am concerned about my rent going up to an amount I can't afford.	14.29% 1	85.71% 6	7
I struggle to pay my rent or mortgage payment.	14.29% 1	85.71% 6	7
There is a lot of crime in my neighborhood.	14.29% 1	85.71% 6	7
I have been discriminated against when trying to rent housing.	14.29% 1	85.71% 6	7
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	0.00% 0	100.00% 7	7
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	0.00% 0	100.00% 7	7
I am concerned that I may be evicted.	0.00% 0	100.00% 7	7
I need assistance finding rental housing.	0.00% 0	100.00% 7	7
My home is in poor condition and needs repair.	0.00% 0	100.00% 7	7
I have been discriminated against when trying to purchase housing.	0.00% 0	100.00% 7	7
I need assistance with understanding my rights related to fair housing.	0.00% 0	100.00% 7	7



## Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 2 Skipped: 15

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	100.00%	2
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	50.00%	1
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	50.00%	1
Independent living for someone with a disability	0.00%	0
Emergency shelter	0.00%	0
Supportive or transitional housing that provides services and support to avoid homelessness	0.00%	0
Supportive services to find and obtain housing.	0.00%	0
Daily living assistance and services to be able to live independently.	0.00%	0
Total Respondents: 2		

**Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.**

Answered: 7 Skipped: 10

ANSWER CHOICES	RESPONSES	
No	85.71%	6
Yes (please specify)	14.29%	1
<b>TOTAL</b>		<b>7</b>

#	YES (PLEASE SPECIFY)	DATE
1	Owner did not want to rent to a person of color	8/24/2023 5:59 PM

## Q22 Multifamily. Looking at the map above, please identify your preference for new multifamily housing development in each area.

Answered: 7 Skipped: 10

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	42.86% 3	14.29% 1	28.57% 2	14.29% 1	0.00% 0	7	1.71
14	42.86% 3	28.57% 2	14.29% 1	0.00% 0	14.29% 1	7	1.71
15	42.86% 3	28.57% 2	14.29% 1	14.29% 1	0.00% 0	7	2.00
2	28.57% 2	14.29% 1	28.57% 2	14.29% 1	14.29% 1	7	0.57
11	28.57% 2	28.57% 2	28.57% 2	0.00% 0	14.29% 1	7	1.14
3	14.29% 1	42.86% 3	14.29% 1	28.57% 2	0.00% 0	7	0.86
4	14.29% 1	42.86% 3	42.86% 3	0.00% 0	0.00% 0	7	1.43
5	14.29% 1	42.86% 3	42.86% 3	0.00% 0	0.00% 0	7	1.43
6	14.29% 1	28.57% 2	57.14% 4	0.00% 0	0.00% 0	7	1.14
7	14.29% 1	28.57% 2	57.14% 4	0.00% 0	0.00% 0	7	1.14
8	14.29% 1	42.86% 3	42.86% 3	0.00% 0	0.00% 0	7	1.43
9	14.29% 1	28.57% 2	57.14% 4	0.00% 0	0.00% 0	7	1.14
10	14.29% 1	28.57% 2	42.86% 3	14.29% 1	0.00% 0	7	0.86
12	14.29% 1	42.86% 3	28.57% 2	0.00% 0	14.29% 1	7	0.86
13	14.29% 1	42.86% 3	14.29% 1	14.29% 1	14.29% 1	7	0.57

## Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.

Answered: 6 Skipped: 11

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
14	50.00% 3	33.33% 2	0.00% 0	0.00% 0	16.67% 1	6	2.00
1	33.33% 2	16.67% 1	50.00% 3	0.00% 0	0.00% 0	6	1.67
2	33.33% 2	16.67% 1	33.33% 2	16.67% 1	0.00% 0	6	1.33
3	33.33% 2	66.67% 4	0.00% 0	0.00% 0	0.00% 0	6	2.67
11	33.33% 2	33.33% 2	16.67% 1	0.00% 0	16.67% 1	6	1.33
12	33.33% 2	33.33% 2	16.67% 1	0.00% 0	16.67% 1	6	1.33
13	33.33% 2	33.33% 2	16.67% 1	16.67% 1	0.00% 0	6	1.67
15	33.33% 2	33.33% 2	33.33% 2	0.00% 0	0.00% 0	6	2.00
4	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
5	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
6	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6	1.67
7	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
8	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6	1.67
9	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
10	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6	1.67

## Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 6 Skipped: 11

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
2	33.33% 2	33.33% 2	33.33% 2	0.00% 0	0.00% 0	6	2.00
1	16.67% 1	16.67% 1	66.67% 4	0.00% 0	0.00% 0	6	1.00
3	16.67% 1	16.67% 1	33.33% 2	16.67% 1	16.67% 1	6	0.00
4	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
5	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
6	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
7	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
8	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
9	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
10	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
11	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
12	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33
13	16.67% 1	33.33% 2	33.33% 2	0.00% 0	16.67% 1	6	0.67
14	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6	1.67
15	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6	1.33

## Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 2 Skipped: 15

#	RESPONSES	DATE
1	We need more schools inside of Lathrop to support all the housing	2/12/2024 2:30 PM
2	No more housing in Lathrop. We lack basically and mainly SCHOOLS. no nice trees or shades just parks. Schools in River Island don't allow Lathrop Kids. more homes,more traffic without basic facilities. less water and all trees are taken down and have fake grass, now more homes....	8/25/2023 9:17 PM

## Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 5 Skipped: 12

	<b>SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.</b>	<b>MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.</b>	<b>MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.</b>	<b>NO REHABILITATION: HOUSING IS IN GOOD CONDITION.</b>	<b>(NO LABEL)</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
4	20.00% 1	20.00% 1	20.00% 1	0.00% 0	40.00% 2	5	1.40
1	0.00% 0	20.00% 1	40.00% 2	0.00% 0	40.00% 2	5	0.80
2	0.00% 0	0.00% 0	60.00% 3	0.00% 0	40.00% 2	5	0.60
3	0.00% 0	0.00% 0	40.00% 2	20.00% 1	40.00% 2	5	0.40
5	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
6	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
7	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
8	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
9	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
10	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	1.00
11	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	5	0.20
12	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	5	0.20
13	0.00% 0	0.00% 0	40.00% 2	20.00% 1	40.00% 2	5	0.40
14	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	5	0.20
15	0.00% 0	0.00% 0	40.00% 2	20.00% 1	40.00% 2	5	0.40

**Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.**

Answered: 5 Skipped: 12

	<b>JOB IMPROVE TRANSIT</b>	<b>JOB: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)</b>	<b>SERVICES: INCREASE ACCESS TO HEALTHCARE</b>	<b>SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)</b>	<b>EDUCATION: INCREASE ACCESS TO SCHOOLS</b>	<b>RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE</b>	<b>TOTAL</b>
1	60.00% 3	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	5
2	60.00% 3	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	5
3	60.00% 3	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	5
4	20.00% 1	0.00% 0	0.00% 0	20.00% 1	40.00% 2	20.00% 1	5
5	20.00% 1	0.00% 0	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
6	20.00% 1	0.00% 0	0.00% 0	20.00% 1	40.00% 2	20.00% 1	5
7	20.00% 1	0.00% 0	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
8	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	0.00% 0	5
9	20.00% 1	0.00% 0	0.00% 0	20.00% 1	40.00% 2	20.00% 1	5
10	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	0.00% 0	5
11	20.00% 1	0.00% 0	20.00% 1	60.00% 3	0.00% 0	0.00% 0	5
12	20.00% 1	0.00% 0	40.00% 2	20.00% 1	20.00% 1	0.00% 0	5
13	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 1	40.00% 2	5
14	20.00% 1	20.00% 1	0.00% 0	60.00% 3	0.00% 0	0.00% 0	5
15	40.00% 2	40.00% 2	0.00% 0	0.00% 0	20.00% 1	0.00% 0	5



## Q28 What age range most accurately describes you?

Answered: 6 Skipped: 11

ANSWER CHOICES	RESPONSES	
0-17 years old	0.00%	0
18-23 years old	0.00%	0
24-39 years old	33.33%	2
40-55 years old	66.67%	4
56-74 years old	0.00%	0
75+ years old	0.00%	0
TOTAL		6

## Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 2 Skipped: 15

#	RESPONSES	DATE
1	We need to break ground on the proposed k-8 school to support all of the new housing family needs	2/12/2024 2:32 PM
2	Enough Housing. No basic development. Crime rate increeased. No enough schools for kids. Lack of water,even city center has fake grass...why and how can Lathrop accommodate new homes?	8/25/2023 9:19 PM

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously

Responses to Question 30 on pages 30 and 31 are deleted from the survey to maintain the privacy of respondents.