



# CITY OF LATHROP

## GENERAL PLAN UPDATE

FINAL

### HOUSING ELEMENT

ADOPTED DECEMBER 9, 2019



**Prepared for:**

City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330

**Prepared by:**

De Novo Planning Group



**DE NOVO PLANNING GROUP**

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

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

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



February 7, 2020

Stephen Salvatore, City Manager  
City of Lathrop  
390 Towne Center Drive  
Lathrop, CA 95330

Dear Stephen Salvatore:

**RE: Lathrop's 5<sup>th</sup> (2015-2023) Adopted Four-Year Housing Element Update**

Thank you for submitting Lathrop's Housing Element adopted December 9, 2019 and received for review on December 24, 2019. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted Housing Element in full compliance with state Housing Element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft Housing Element that HCD's November 12, 2019 review determined met statutory requirements.

Government Code section 65588, subdivision (e)(4) requires a jurisdiction that failed to adopt its Housing Element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The city is subject to the four-year revision requirement. Adoption of this Housing Element meets the requirements of the first four-year update. Provided the city adopts a Housing Element pursuant to the requirements of Gov. Code section 65585 on or before the due date for 6<sup>th</sup> cycle Housing Elements, it will meet the second four-year update requirement and return to an eight-year update schedule.

For your information, some General Plan element updates are triggered by Housing Element adoption. HCD reminds the city to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

[http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and  
[http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; the SB 2 Planning Grants as well as ongoing SB 2 funding (Permanent Local Housing Allocation) consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With Housing Element compliance, Lathrop meets the Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication Beth Thompson, De Novo Planning Group, provided throughout the course of the Housing Element review. HCD wishes Lathrop success in implementing its Housing Element and looks forward to following its progress through the General Plan annual progress reports pursuant to Gov. Code section 65400. If HCD can provide assistance in implementing the Housing Element, please contact Reid Miller, of our staff, at (916) 263-2707.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West  
Land Use & Planning Manager

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# 2019 HOUSING ELEMENT BACKGROUND REPORT

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Figure 2: Inventory of Residential Sites

Figure 3: River Islands VTM 3694

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Appendix A1: Inventory of Single Family Lots in River Island



# 2019 Housing Element

## 1. Introduction

The City of Lathrop recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the San Joaquin Area Council of Governments (SJCOG) for all jurisdictions in San Joaquin County. SJCOG established the Regional Housing Needs Plan (RHNP) to each city and unincorporated county its share of the regional housing need based on population growth and projections (Government Code 65584). Beyond these income-based housing needs, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The City of Lathrop Housing Element consists of two documents: the 2019 Housing Element Background Report and the 2019 Housing Element (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, and identifies resources available, including land and financial resources, for the production, rehabilitation,

and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document. This Housing Element policy document is divided into the following sections:

### **1. Introduction**

The Introduction provides a brief summary of the purpose of the Housing Element and describes the components of the Housing Element.

### **2. Public Participation**

This section describes the outreach efforts that were taken to achieve community input from all segments of the population and representatives from traditionally under-represented or disadvantaged populations in the development of the General Plan Update, including this Housing Element Update.

### **3. Housing Plan**

The Housing Plan identifies the City's housing goals and establishes a framework to address each goal. The policies and programs address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation programs to provide direction to decision-makers and assist in achieving the stated goal.

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:** Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central City issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- **Implementation Program:** An action, procedure, program, or technique that carries out the policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes 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 and based on general market conditions during the timeframe of the Housing Element
- "Affordable Housing" means housing affordable to extremely low, very low, and low income households.

## 2. Public Participation

During the preparation of the Lathrop Housing Element, a number of public outreach methods were employed. City officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities, land use (including residential) preferences, environmental justice and housing concerns:

- **Visioning Workshop #1** - Monday, April 16, 2018  
Council Chambers, Lathrop City Hall, 390 Towne Centre Drive
- **Visioning Workshop #2** - Wednesday, May 2, 2018  
Senior Center, 15707 5th Street
- **Environmental Justice Workshop** - June 27th, 2019  
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.
- **Housing Workshop – Wednesday, August 14, 2019**  
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.
- **Housing Element Workshop – Tuesday, October 8, 2019**  
Lathrop Senior Center, 15707 5<sup>th</sup> Street
- **Planning Commission Hearing – November 20, 2019**  
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.
- **City Council Hearing – December 9, 2019**  
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.

### Public Outreach

The City conducted public outreach for each meeting through a formal notice in the local newspaper, the Manteca Bulletin, notices posted on the notice or community boards at City Hall, the Lathrop Manteca Fire District, Lathrop Senior Center, and Lathrop parks and recreation facilities, notices and announcements were mailed to interested individuals, and housing developers and service providers were notified. It is noted that while translation services were not offered at the meetings, staff and others who are multi-lingual attended the meetings and were available to translate if



necessary. No translation services were requested for or at any of the meetings.

For the workshop focusing on housing needs, local apartment complexes, mobile home parks, and service providers were mailed notices and invited to attend the meeting and were also asked to post each notice in a visible location so their residents and client base could learn about the meetings. Organizations notified throughout this process included:

- Housing Authority of the County of San Joaquin
- San Joaquin Fair Housing
- First 5 San Joaquin
- Human Services Agency of San Joaquin County
- San Joaquin Department of Aging
- Habitat for Humanity of San Joaquin County
- Manteca Unified School District
- Second Harvest Food Bank of San Joaquin and Stanislaus Counties
- Catholic Charities, Diocese of Stockton, Environmental Justice Program
- Lathrop Chamber of Commerce
- HOPE Family Shelter
- 911 H Street Apartments
- Lathrop Sands Mobile Home Park
- Walnut Grove Mobile Home Park
- Camino Real Mobile Estates
- Housing developers for the West Lathrop Specific Plan and Central Lathrop Specific Plan
- Raymus House
- Head Start Child Development
- Lathrop Senior Center
- Lathrop Branch Library
- Blue Mountain Construction Services
- The Schussing Company, Inc.

### Visioning Workshops

Three General Plan Visioning Workshops were held in April and May, 2018 to obtain input from the community on the General Plan Update.

The intent of Workshop #1 was to begin a dialogue with the community regarding its priorities for the next 20 years. Following a brief presentation and Q&A period on the General Plan Update, the consultant team conducted two activities to help facilitate this conversation. Additionally, during the workshop the topic of Environmental Justice was raised, and the consultant team provided a brief overview of State requirements, and how this topic will be addressed in the General Plan.

The second Visioning Workshop was held on Wednesday, May 2, 2018 @

6:00 pm at the Senior Center. The focus of the Workshop #2 was the establishment and refinement of guiding principles, development of a comprehensive and cohesive community vision statement, and identification of community design and land use assets through the exploration of opportunities to enhance placemaking throughout the community.

The third Visioning Workshop was held on Thursday, May 17, 2018 @ 6:00 p.m. at River Islands Welcome Center. The intent of this workshop was to focus on circulation mobility issues and priorities.

Input from the workshops is available in the Lathrop Outreach Report on the General Plan Update website: [lathrop.generalplan.org](http://lathrop.generalplan.org). Community input related to housing, services for special needs populations, and issues associated with development included the following priorities and challenges:

- Need for growth without loss of community character
- Maintaining the small-town feel
- Ensuring access to healthy food and fresh produce
- Ensuring fair and equal treatment
- Addressing opposition to infill development
- Attracting more condominium/townhome apartments
- Encourage infill investment and development
- Desire to promote higher density housing and mixed-use development along key transportation corridors
- Ensure residents have access to affordable housing, education, opportunity, and economic advancement
- Ensure access to affordable healthcare, nutrition, and transportation
- Develop a high quality community with high quality housing standards and high quality transit, public safety, and services

### Environmental Justice Workshop

Due to the importance of local environmental justice issues, the City held a workshop focusing on June 27, 2019 focusing on environmental justice issues facing the community, including:

- Pollution Exposure and Air Quality
- Public Facilities
- Food Access
- Safe and Sanitary Homes
- Physical Activity
- "Civil" or Community Engagement

The City invited residents, service providers, the air district, farm bureau, and organizations that work with lower income populations and local community groups. Workshop participants were provided an overview of environmental justice issues, including ensuring access to safe, sanitary, and affordable housing, and then worked in small groups on several activities. The small groups were asked to prioritize a number of topics and provide potential policy solutions to each topic. Input received related to housing and special needs groups is summarized below:

**Availability of Safe and Sanitary Housing:** On average, small groups identified this topic as moderately important, with votes ranging from “very important” (2 groups) to “somewhat important” (1 group) to “not important” (1 group). Policy recommendations included:

- Ensuring protections are in place for existing residents.
- Increase the supply of affordable housing opportunities and housing for all residents.

**Civil or Community Engagement.** On average small groups identified this topic as very important and somewhat important. Recommendations to encourage equitable community engagement included:

- Ensure residents are noticed for any type of development that has impacts caused by development.
- Adopt notification policies for residents affected by projects including STAA routes and transportation improvement projects. Notifications should be mailed to residents prior to public hearing and provide residents adequate time for review.
- Enhance public participation through community outreach.
- Enhance community participation by having meetings at more accessible times for working people. Later times could accommodate those who commute home from the bay area.
- Include community members in committees formed from long range planning efforts.

**Needs of Disadvantaged Communities:** The needs of disadvantaged communities were identified as very important by most of the small groups. Recommendations to address needs of disadvantaged communities included:

- Pursue funding sources and grant opportunities that benefit disadvantaged communities.
- Enhance and pursue community programs related to counselling, advocacy, veteran and senior services.

- Improvements for family activities including opportunities for indoor recreational facilities, parks, community centers.
- Ensure nonprofits and programs such as WIC, Cal-Fresh, and Veterans etc. have affordable palaces to build or operate.

### Housing Workshop

The City held a housing-focused workshop on Wednesday, August 14, 2019 at City Hall. The businesses and organizations invited by the City included public service providers, churches, mobile home park owners and managers, developers, apartment managers, and non-profit housing advocates, as previously described.

The workshop included discussion of the requirements of State housing law for housing elements, Lathrop's housing needs by income group and associated requirement to designate adequate sites, and the need for housing for seniors, large households, persons with a disability, homeless (both emergency shelter and transitional housing), extremely low, very low, and low income households, and other special needs or at-risk groups. Residents and stakeholders attended the workshop.

Workshop attendees were asked to identify housing needs and priorities in Lathrop. The following needs and priorities were identified:

- Very low and low income housing
- More affordable homes for lower income
- Build affordable duplex
- Green housing communities
- Need affordable senior apartment
- Water and sewer allocations – are there enough available?
- Where will the spray fields be constructed to accommodate growth?
- More affordable housing for seniors
- Affordable senior housing
- Inclusionary housing
- Safe housing - appropriate areas
- Police fire and schools to accommodate growth prior to approving any development
- Transitional housing

Workshops attendees were asked to identify any barriers to housing production, particularly affordable housing, multifamily housing, and housing serving special needs groups. Participants identified the following barriers:

- More incentive for low income housing
- Need focus on attracting affordable housing with redevelopments
- Sufficient emergency response
- How will growth with traffic affect one environment
- Getting grants etc. for seniors, restricted, low income, transitional housing
- Police, fire, schools should be planned and funded prior to approval
- Are there efficient roads for the upcoming large population?
- Are the roads going to be repaved prior to new construction – Yosemite and McKinley are terrible
- Adequate resources – sewer, water
- Is natural gas and propane utilities going to be available for all this growth?
- All housing must have safe routes to school
- Not enough schools
- Circulation element need to go hand and hand with housing zoning

Following the public workshop and stakeholder interviews, City staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, sites for multifamily housing, and sites for emergency shelters and transitional/supportive housing, as well as the City's infrastructure plans and capacities to ensure that comments and input received in the workshop were fully addressed. The City staff and the consultant team also discussed the City's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing the Lathrop community to ensure that the Housing Element addresses the needs identified through the public participation process.

### **Public Review Draft Housing Element**

The Draft Housing Element was provided to the public for a review period from September 19 to October 21, 2019. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

No comments were provided at the Draft Housing Element Workshop held by the City on October 8, 2019.

The Housing Element was posted to the City's website and made available for public review at the City Community Development Department, Lathrop Library, and Lathrop Senior Center for public review from

September 19, 2019 through October 21, 2019.

The City prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. **Written comments were requested to be provided to the City by October 21, 2019.** In addition to the opportunity for written comments, **a community meeting was held on October 8, 2019** to provide the public and interested parties an overview of the Housing Element, including the Housing Plan and Background Report, and will be provided an opportunity to comment on the Housing Element.

### **Planning Commission**

Prior to adoption of the Housing Element, the Planning Commission held a noticed public hearing on November 20, 2019. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. The Planning Commission held a public hearing, considered public input, discussed the Housing Element, and recommended that the City Council adopt of the Housing Element.

### **City Council**

Prior to adoption of the Housing Element, the City Council will hold a noticed public hearing on December 9, 2019. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the City Council will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

### 3. Housing Plan

The Background Report of the Housing Element examines Lathrop's housing needs, opportunities, and constraints. To how to refine the goals, policies, and programs from the 2016 Housing Element, an examination of the previous housing element was done. A complete summary of the 2016 Housing Element's Policies can be found in *Section 6* of the Background Report.

#### Housing Needs

Table 1 summarizes the City's housing needs by income level, including the City's fair share of the 2014-2023 RHNA, the City's progress to date, the amount of units that can be accommodate on residential sites, the total units accommodated, and the surplus of units that can be accommodated.

**TABLE 1: LATHROP REGIONAL HOUSING NEEDS ALLOCATION**

	<b>Extremely Low, Very Low, and Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
<b>RHNA Allocation 2014-2023</b>	<b>1,778</b>	<b>957</b>	<b>2,421</b>	<b>5,156</b>
Progress to Date (Background Report Table 32)	0	29	1,571	1,600
Under Construction/Permitted	0	0	197	197
<b>RHNA Allocation not yet constructed, under construction, or permitted</b>	<b>1,778</b>	<b>928</b>	<b>653</b>	<b>3,359</b>
Housing Sites (Background Report Table 62)	2,121	2,715	8,742	13,578
<i>Surplus (Allocation less Progress less Housing Sites)</i>	<i>362</i>	<i>1,787</i>	<i>8,089</i>	<i>10,219</i>

*SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; CITY OF LATHROP, 2019; ZILLOW, 2015, AND 2019; DE NOVO PLANNING GROUP, 2019*

#### Quantified Objectives

State law requires that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing (Government Code Section 65583b). State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. Table 2 identifies the City's quantified objectives; it is noted that Table 2 assumes that there is interest in housing developers in providing lower income and moderate income housing and that the developers and/or City are successful with funding applications for lower

income housing. The quantified objectives establish the number of housing units by income category anticipated to be constructed, rehabilitated, and conserved during the planning period.

Through the San Joaquin Urban County consortium, the City of Lathrop provides a program to income eligible families to assist in rehabilitation of existing residential units. Funds are allocated each year from the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Table 2 anticipates that these funds will continue to be available to the City. While there is no assisted multifamily rental housing in the City, Table 2 anticipates conversion of existing affordable units that have been made affordable through homebuyer assistance or housing rehabilitation programs.

Table 2 provides a summary of income group breakdown in Lathrop during the previous Housing Element planning period for new construction, rehabilitation, conservation, and preservation. Table 3 summarizes the City's quantified objectives for the programs included in the Housing Plan

**TABLE 2: SUMMARY OF QUANTIFIED OBJECTIVES BY INCOME - 2015-2023**

Income Groups	New Construction	Rehabilitation	Conservation and Preservation*
Extremely Low	8	6	0
Very Low	33	8	4
Low	32	20	6
Moderate	462	10	10
Above Moderate	2,500	0	0
<b>TOTAL</b>	<b>3,035</b>	<b>61</b>	<b>20</b>

\*The City does not have any subsidized multifamily housing that is required to be affordable to lower and moderate income households. The City's conservation and preservation objectives are to encourage the continued preservation of market-rate housing that is affordable to lower and moderate income households.

**TABLE 3: SUMMARY OF QUANTIFIED OBJECTIVES BY PROGRAM - 2015-2023**

Income Groups	Extremely Low	Very Low	Low	Moderate	Above Moderate
<b>New Construction</b>					
Program 1a, 1b, 1c, 1f, 1k, 1n, 2a	0	20	20	450	2,500
Program 1d, 1e, 1g, 1l, 2b, 2o, 2q	6	10	10	0	0



## 2019 HOUSING ELEMENT

<b>Income Groups</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
Program 1m	2	1	0	0	0
Program 2f	0	2	2	12	0
<i>Subtotal New Construction</i>	8	33	32	462	2,500
<b>Rehabilitation</b>					
Programs 3a, 3c, 3e	6	8	10	0	0
Programs 3b	0	0	10	10	0
<i>Subtotal Rehabilitation</i>	6	8	20	10	0
<b>Conservation and Preservation*</b>					
Programs 3a, 3c, 3d, 3e	0	4	6	10	0
<i>Subtotal Conservation</i>	0	4	6	10	0
<b>TOTAL</b>	<b>19</b>	<b>36</b>	<b>50</b>	<b>462</b>	<b>2,500</b>

\*The City does not have any subsidized multifamily housing that is required to be affordable to lower and moderate income households. The City's conservation and preservation objectives are to encourage the continued preservation of market-rate housing that is affordable to lower and moderate income households.

## Goals, Policies, and Programs

The following presents the housing policies and implementation programs for the City of Lathrop. This is a description of the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the previous housing element and the progress of the City's implementation of the housing element. The updated Housing Element will incorporate what has been learned from the results of the previous element, (Government Code Section 65588). The Community Development Department is responsible for implementing the programs, with the City Council having the final responsibility to regularly review staff's efforts to ensure implementation.

### Goal 1      *Housing Opportunities And Accessibility*

*Promote the availability and quality of housing affordable to all income levels and households 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.*

- Policy 1-1:** Facilitate the construction of a variety of housing types affordable to all income levels.
- Policy 1-2:** Monitor the amount of land zoned for all types of housing, including multifamily, large group housing, single room occupancy, and emergency shelters, and initiate zone changes, if necessary to accommodate housing needs.
- Policy 1-3:** Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA through implementing the provisions of the Government Code by preventing the down zoning of a residential property without a commitment for up-zoning of a comparable property.
- Policy 1-4:** Seek assistance under federal, state, and other programs for eligible activities that address the City's affordable housing needs.
- Policy 1-5:** Encourage development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.
- Policy 1-6:** Provide home ownership opportunities whenever possible.
- Policy 1-7:** Seek funding and programs that assist First Time Homebuyers in purchasing their first home.

- Policy 1-8:** Encourage mixed-use developments that provide a high density residential component.
- Policy 1-9:** Encourage the development of housing and programs to assist special needs persons.
- Policy 1-10:** Support housing for the homeless, including emergency shelters, transitional housing, and supportive housing.
- Policy 1-11:** Support projects that provide accessible and mobility-enhancing development and services for persons with disabilities.
- Policy 1-12:** Support projects that address the City's need for farmworker housing, including permanent and migrant housing.
- Policy 1-13:** Support the efforts of the San Joaquin Housing Authority in its administration of Housing Choice vouchers, public housing, and farmworker housing.

See Table 4 for the implementation measures developed to support Goal 1 and associated policies.

### *Goal 2 Remove Constraints to Housing*

*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.*

- Policy 2-1:** Ensure that City codes, regulations, and policies encourage a variety of housing types and do not place undue constraints on the development of housing, including affordable and special needs housing.
- Policy 2-2:** Provide streamlined application processing, including filing concurrent/"piggyback" applications as a single application, and project incentives to encourage new affordable and special needs housing.
- Policy 2-3:** The Community Development Department is designated lead reviewer and shall continue to promote a coordinated review process among affected city departments to reduce delays and processing time.
- Policy 2-3:** Consider the impact on housing affordability of all regulatory and fee changes (e.g., development impact fee updates and

permit/application fee updates), General Plan amendments, Zoning Code updates, and other land use policies and regulations.

- Policy 2-4:** Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2-5:** Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.
- Policy 2-6:** Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs and grants.
- Policy 2-7:** Provide the Housing Element to developers to ensure that the development community (both non-profit and for profit) is aware of the City's housing programs and incentives as well as technical assistance available through the San Joaquin Urban County consortium and other local, state, and federal sources.
- Policy 2-8:** The City shall continue to review all housing projects in a quick and efficient manner. There shall be a coordinated process for City Departments to review and comment on all housing projects.

See Table 4 for the implementation measures developed to support Goal 2 and associated policies.

**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.*

See Table 4 for the implementation measures developed to support Goal 3 and associated policies.

- Policy 3-1:** Preserve and enhance existing neighborhoods.
- Policy 3-2:** Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3-3:** Establish code enforcement as a high priority and continue to provide adequate funding and staffing to support code

enforcement programs.

**Policy 3-4:** Maintain, preserve, and rehabilitate the existing housing stock.

**Policy 3-5:** Encourage the rehabilitation of multifamily units.

**Policy 3-6:** Procure housing rehabilitation funds to assist affordable single and multifamily housing, when available. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.

**Policy 3-7:** Prioritize rehabilitation and infrastructure improvements in disadvantaged areas and areas that are underserved in terms of high quality housing, complete streets, and access to services.

**Goal 4: Provide Housing Free from 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.*

**Policy 4-1:** Ensure availability of information on state and federal fair housing laws and encourage the enforcement of federal and state fair housing standards.

**Policy 4-2:** Support the letter and spirit of equal housing opportunity laws.

See Table 4 for the implementation measures developed to support Goal 4 and associated policies.

**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.*

See Table 4 for the implementation measures developed to support Goal 5 and associated policies.

**Policy 5-1:** Maximize the City's coordination and cooperation among regional housing providers and program managers.

**Policy 5-2:** Continue to support the San Joaquin Urban County consortium and the Housing Authority of the County of San Joaquin in their respective efforts to provide housing

assistance to extremely low, very low, low and moderate-income households.

**Policy 5-3:** Support non-profit development of affordable housing and encourage coordination between non-profits, the City, and regional housing assistance programs.

### Goal 6: Energy Conservation

*Encourage energy conservation measures in new and existing housing.*

See Table 4 for the implementation measures developed to support Goal 6 and associated policies.

**Policy 6-1:** Promote the use of energy conservation features in the design of new residential development.

**Policy 6-2:** Ensure that development projects meet or exceed state standards, including the California Energy Code and CalGreen, regarding energy conservation.

**Policy 6-3:** Promote energy conservation activities in all residential neighborhoods and encourage improved energy conservation in residential uses.

**Policy 6-4:** Promote weatherization and retrofit activities for existing housing units that fall below current state performance standards for energy efficiency.

For the Housing Element to serve as an effective guide to achieving the City's vision, it must be implemented and administered. The Housing Element includes a number of programs that serve as "action" items to provide direction regarding how the City will implement the goals and policies of the Housing Element.

The Community Development Department, Planning Division is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 4, Housing Element Implementation Plan, is intended to serve as a tool for tracking implementation of the Housing Element.

## Implementation Plan

Table 4 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action. The Planning division of the Community Development Department is responsible for coordinating with other departments regarding implementation of the individual measures.

- Ongoing means that the measure is ongoing and should be implemented for every applicable action. All ongoing measures will be reviewed and addressed in the Annual Report, which will be prepared annually in compliance with State law.
- Annual means that the measure is an annual measure and should be addressed every year. Implementation of annual measures will be reviewed and addressed in the Annual Report.

In other cases, the reader may notice the use of the term "ongoing" which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep in mind that many of these programs require both staff and financial resources to implement. Programs that require outside financial resources to achieve housing production, rehabilitation, or other measures addressed at the extremely low, very low, and low income groups as well as special needs populations are subject to the availability of outside funds, the City's eligibility to receive funds, and the interest and commitment of the affordable housing development community and special needs service providers in providing housing.

TABLE 4: HOUSING ELEMENT IMPLEMENTATION PLAN

Measure	Responsible Party	Funding	Priority/ Timing	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>	Community Development Department, Planning Commission, City Council	General Fund	Update inventory on a biennial basis and make inventory available at City Hall and on the City website.	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.</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> </ul>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing through the development review process	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:



**2019 HOUSING ELEMENT**

Measure	Responsible Party	Funding	Priority/Timing	Status
<ul style="list-style-type: none"> <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 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.</li> <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>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 setback 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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</p>	Community Development Department, Planning Commission,	General Fund	Ongoing on a project-by-project basis	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>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 environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.</p>	City Council			
<p><b>Program 1e:</b> Evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate to encourage affordable housing development or 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>	Community Development Department, Planning Commission, City Council	HOME, CDBG, and various State-administered programs	Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Program 1f:</b> Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, by reviewing SJCOG data and online resources to track regional development, and by providing input into the development of the methodology for allocating the region’s Regional Housing Needs Allocation.</p>	Community Development Department	General Fund, SB 2 funds	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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</p>	Community Development Department,	County-administered CDBG, HOME, and	Annual outreach coordinated	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

## 2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>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>	City Council	ESG funds	with Annual Action Plan public hearing notices	Comments:
<p><b>Program 1h:</b> Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City's website.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; distribute brochures on a monthly basis or as-needed	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning	General Fund	As needed	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
	Commission, City Council			
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; including Housing Authority in annual mailing under Program 1g	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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 techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

## 2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<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 disabled member to the Valley Mountain Regional Center for assistance.</p>	Community Development Department, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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> <p>1: 21331033            2: 21321006            3: 19121017            5: 19122032            6: 19122039            7: 19122040            8: 19122059            11: 19608021            12: 19608026            13: 19608072</p>	Community Development Department, City Council	General Fund	No later than December 1, 2022 due to statutory requirement to be completed within 3 years of Housing Element adoption.	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
<b>Goal 2: Remove Constraints</b>				
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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> <li>• Through the density bonus provisions of the Zoning Code, provide for a reduction in development standards (e.g., allowing narrower streets, variable setbacks, increased heights, etc.) for eligible projects providing housing for</li> </ul>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

## 2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/ Timing	Status
<i>extremely low-, very low-, and low income households.</i>				
<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>	Community Development Department, Planning Commission, City Council	General Fund	Biennial review (2021, 2023)	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Program 2d:</b> 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.</p>	Community Development Department, Planning Commission, City Council	General Fund	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	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
	Council			
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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 be achieved through a density bonus.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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 information on the City's website and through flyers at the Community Development Department and in all specific plan and subdivision application packets.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Program 2i:</b> Continue to support female-headed households in the City with the permitting of child day care facilities as outlined</p>	Community Development	General Fund	Ongoing	<input type="checkbox"/> Complete



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Measure	Responsible Party	Funding	Priority/Timing	Status
<i>in Chapter 17 of the Municipal Code.</i>	Department, Planning Commission, City Council			<input type="checkbox"/> In progress Comments:
<b>Program 2n:</b> <i>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.</i>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Program 2o:</b> <i>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.</i>	Community Development Department, Planning Commission, City Council	General Fund	January 2020	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Program 2p:</b> <i>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:</i>  1) <i>replacing an existing single family unit on a one for one basis,</i>  2) <i>on an existing lot of 8,000 square feet or less, or</i>  3) <i>are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.</i>	Community Development Department, Planning Commission, City Council	General Fund	January 2020	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Program 2q:</b> <i>Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required</i>	Community Development	General Fund	January 2020	<input type="checkbox"/> Complete

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>by Government Code Section 65852.3. The following revision shall be made to Section 17.68.010:</p> <p>“The provisions of this chapter shall apply to all single-family <del>dwelling</del><u>manufactured housing</u> and mobilehomes on permanent foundations, which shall be allowed subject to the <u>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</u><del>listed as permitted uses within any zoning district that permits residential uses.</del>”</p>	<p>Department, Planning Commission, City Council</p>			<p><input type="checkbox"/> In progress</p> <p>Comments:</p>
<p><b>Program 2r:</b> <i>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.:</i></p> <p>“Density. The allowable density for the RM multifamily residential districts shall be:</p> <p><u>RM-MH8: 1-8 units per acre</u>  <u>RM-3: 8-15 units per acre</u>  <u>RM-2: 16-25 units per acre</u>  <u>RM-1.5: 16-25 units per acre</u></p> <p><del>a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city’s general plan.”</del></p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>January 2020</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p>Comments:</p>

**2019 HOUSING ELEMENT**

Measure	Responsible Party	Funding	Priority/Timing	Status
<p><b>Program 2s:</b> <i>Revise the Zoning Code to implement the 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:</i></p> <ol style="list-style-type: none"> <li>1) <i>Identify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4;</i></li> <li>2) <i>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</i></li> <li>3) <i>Establish standards and requirements for processing supportive housing by right consistent with the requirements of State law, including Government Code Sections 65650 through 65656.</i></li> </ol>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>August 2020</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods</b></p>				
<p><b>Program 3a:</b> <i>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.</i></p> <p><i>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</i></p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund, CDBG/HOME</p>	<p>Annual review of housing needs and commitment of funds through Urban County process; ongoing efforts to ensure public awareness.</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>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>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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; 2019/2020 - incorporate incentives into SB 2 funding opportunities	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; biennial review of areas appropriate for targeted assistance and/or enforcement	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Program 3d:</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.</p> <p>In 2020/2021, conduct outreach to mobilehome park residents and qualified non-profits to determine if there is interest in the</p>	Community Development Department, Planning Commission,	General Fund	Ongoing; Mobilehome outreach in 2020 and 2021	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

## 2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p><i>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.</i></p>	City Council			
<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 repair, support the application for funding and, if appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; annual outreach to developers and property owners through the Annual Action Plan process	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
<b>Goal 5: Encourage and Enhance Housing Coordination</b>				
<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 Housing Authority programs to interested residents.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; annual coordination and outreach to Housing Authority to encourage increased assistance	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Goal 6: Energy Conservation</b>				
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

## 2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<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 improvements. Ensure information is available at City Hall and on the City’s website.</p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Program 6d:</b> Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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- Figure 1: General Plan Sub-Plan Areas
- Figure 2: Inventory of Residential Sites
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Figure 4: Flood Hazard Areas

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

Appendix A1: Inventory of Single Family Lots in River Island

# 1. Introduction

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The City of Lathrop was incorporated in 1989 and is a part of the Stockton - Lodi metropolitan area located in San Joaquin County. Lathrop is located approximately 58 miles south of Sacramento and 47 miles northeast of San Jose along Interstate Highway 5. The City is within a 50-minute of Tracy, Manteca, Stockton, Lodi, Modesto, Livermore, and Pleasanton. Lathrop has a population of approximately 24,936.

Lathrop is experiencing a unique opportunity to plan and manage its future development in a way that is seldom available to other communities throughout the State. The City is one of Northern California's fastest growing master planned communities. Three of the City's largest developments include River Islands (up to 12,700 units, under construction), Mossdale Village Master Planned Community (up to 3,200 units, under construction), and Central Lathrop Specific Plan (approximately 6,790 dwelling units).

The community is known for its central location to major transportation nodes and has become a desirable place to live due to its housing availability and affordability. The area has four elementary schools that include Joseph Widmer Jr. Elementary, Lathrop Elementary, Mossdale Elementary, STEAM Academy at River Islands, and River Islands Technology Academy. The City's first high school, Lathrop High, was completed in 2008. Lathrop's family-oriented atmosphere is especially appealing to those with younger children.

State Housing Law (Government Code Section 65583) requires that a "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, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." This report is an update of the Housing Element adopted by the City in 2016.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- 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.
- 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 any locally adopted ordinances that directly impact the cost and supply of residential development.
- 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, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.
- Analysis of any 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.

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- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

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, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan 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.

Since the update of the City's last Housing Element in 2016, statutory changes have occurred that must be included in the 2015-2023 Lathrop Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

## 2. Accomplishments under 5th Cycle Housing Element

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The following section reviews and evaluates the City's progress in implementing the 2015 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2023. Review of the 4<sup>th</sup> Cycle Housing Element is provided in the 2015 Housing Element. This section also analyzes the difference between projected housing need and actual housing production.

### REVIEW OF 2015 HOUSING ELEMENT

The 2015 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate sites, encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2015 Housing Element identified the following goals:

#### *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 FROM 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

The 2015 Housing Element included policies and programs to assist the City in achieving the identified goals. Table 66 analyzes each implementation program provided in the 2015 Housing Element, describes the results of the program and recommends whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

### HOUSING PRODUCTION DURING 5TH CYCLE RHNA PERIOD

The City's 5<sup>th</sup> Cycle Housing Element specifically addressed housing needs for the City from 2014 through 2023. This 5<sup>th</sup> Cycle Housing Element began to be implemented in 2016 and will continue to be implemented, under this revised 5<sup>th</sup> Cycle Housing Element, through 2023.

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Table 1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation (RHNA) provided by the San Joaquin Council of Governments. Housing development in the City has increased significantly since the 4<sup>th</sup> cycle, with the City reaching almost 42% of its overall RHNA.

During the 2014-2023 RHNA period, 1,606 units were constructed in the City, including 1,571 above moderate market-rate single family homes and 29 moderate income units (27 homes sold at market rate prices affordable to moderate income households and 2 accessory dwelling units) as shown in Table 1. While no multifamily units were constructed, the City approved three multifamily projects, representing a total of 350 multifamily units, and anticipates that all three projects will be constructed in this planning period. While none of the multifamily projects propose affordable housing, it is anticipated that the developments will provide rentals affordable to moderate income households based on the market rates of multifamily rentals in the City:

- **Mossdale Landing Apartments (formerly Fairfield Apartments)** - This project was initially approved the Fairfield Apartments in 2007 for 208 units. On June 28, 2016, the City approved a Minor Site Plan Review to reduce the project size to 204 units and replace the garages with carports. The project has not requested issuance of building permits yet. The City extended the Development Agreement for the Mossdale Landing Apartments project and the Towne Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects.
- **Towne Centre Apartments Phase I** – The City approved the Site Plan Review for this 62-unit multifamily project on a 2.46-acre site (two separate parcels) in 2017. The project has not requested issuance of building permits yet. Building permit plan check has been completed and issuance of building permits is pending payment of fees.
- **Towne Centre Apartments Phase II** – The City approved the Site Plan Review for this 84-unit multifamily project on a 3.4-acre site (two separate parcels) project on September 19, 2018. Building permit plan check has been completed and issuance of building permits is pending payment of fees.

The 2014-2023 RHNA time period saw less variety in housing types than earlier cycles due to economic conditions that support single family housing and limited sources of funding to encourage multifamily housing. Overall, the 2009-2014 Housing Element continued many of the City's programs that were effective in housing production despite the economic downturn.

**TABLE 1: REGIONAL HOUSING NEEDS ALLOCATION (2014-2023) PROGRESS**

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	526	493	759	957	2,421	5,156
Built	0	0	0	29 <sup>1</sup>	1,571	1,600
Under Construction/ Permitted	0	0	0	0 <sup>2</sup>	197	197
<b>Remaining Allocation</b>	<b>526</b>	<b>493</b>	<b>759</b>	<b>928</b>	<b>653</b>	<b>3,359</b>

<sup>1</sup>INCLUDES 18 HOMES BUILT IN 2014 AND 9 HOMES BUILT IN 2015 SOLD AT MARKET-RATE PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS AND INCLUDES 2 ADUs BUILT IN 2017 AND 2018

<sup>2</sup>104 BUNGALOW UNITS ARE UNDER CONSTRUCTION IN RIVER ISLANDS; THESE UNITS WILL BE MONITORED AS THE DENSITY AND SIZE OF THE UNITS MAY YIELD MARKET-RATE SALES PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS.

<sup>3</sup>THERE IS THE POTENTIAL FOR SOME OR ALL OF THE APPROVED 350 MULTIFAMILY UNITS TO BE DEVELOPED AS AFFORDABLE UNITS, IF THE DEVELOPER SEEKS ADDITIONAL FUNDING OR SELLS ONE OR MORE OF THE PROJECTS TO AN AFFORDABLE HOUSING DEVELOPER.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2019

## APPROPRIATENESS AND EFFECTIVENESS OF 2015 HOUSING ELEMENT

The overarching goals and policies of the 2015 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2015 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2, the majority of housing programs have been effective or are necessary. 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 City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

The City has made significant progress towards its overall RHNA and has approved multiple projects that would increase the variety of housing stock, including three multifamily projects. In 2019, to ensure the long-term viability of the three approved multifamily projects, the City extended the Development Agreement for the Mossdale Landing Apartments project and the Towne Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects and to encourage the implementation of the projects.

Since adoption of the Housing Element in 2016, the City has dedicated portions of its CDBG and HOME funds for homebuyer assistance and housing rehabilitation programs. During the planning period, the City provided one housing rehabilitation loan to a very low income household through the Urban County. Due to the limited amount of funds available on an annual basis, it can require several years of accrued funds to assist a single project. The City also used CDBG and HOME funds to provide fair housing services as well as services to special needs and at-risk populations (homeless, persons at-risk of homelessness, seniors, and low income youth).

New lower income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are very limited and extremely competitive to receive.

The Housing Plan included in this 2015-2023 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

The City implemented programs to ensure that high density residential opportunities would not be lost due to downzoning. The City is in the process of implementing three remaining programs to remove housing constraints. Those updates will be adopted concurrently or by January 2020, as described in the Housing Element Background Report. Programs that encourage use of regional funds, such as HOME and CDBG funds administered by the Urban County, to address the City's housing needs continue to be appropriate. However, such funds are extremely limited.

While the City took a number of significant steps to promote housing, the experience of Lathrop and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. Small cities, such as Lathrop, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

## 2019 HOUSING ELEMENT BACKGROUND REPORT

**TABLE 2: EVALUATION OF THE 2015 LATHROP HOUSING ELEMENT PROGRAMS**

Program	Accomplishments
<p><b>Program 1a:</b> To ensure adequate sites for extremely low, very low, low, moderate, and above 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 residential sites (Appendix A). The update shall remove sites that have been developed and add any newly designated residential sites. The biennial update shall identify the amount of extremely low, very low, low, moderate, and above moderate income units developed during the planning period and shall identify the remaining need.</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. It is noted that group quarters for 6 or fewer persons, transitional housing, and supportive housing are allowed by right in residential zones and that farmworker housing is considered an agricultural use that is allowed by right in zones that allow agricultural uses.</p> <p>If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p>	<p><b>Result/Evaluation:</b> The City has maintained the inventory of residential sites on a regular basis. The City has maintained adequate capacity to accommodate its RHNA and to accommodate housing for special needs populations.</p> <p><b>Continue/Modify/Delete:</b> Modify. This program provides relevant information to ensure that the City is able to accommodate its RHNA and to inform developers of potential sites appropriate for multifamily and special needs housing. As part of this update, 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 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. This program will be modified to include updating the figure focusing on multifamily housing sites so that the information is meaningful and easy to understand.</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>• Continue to require development to meet the minimum development densities established for each residential zoning district.</li> <li>• To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will evaluate each development project consistent with Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower or moderate income households, the City will identify and zone sufficient sites to accommodate the shortfall. Any replacement sites identified and rezoned as part of this program shall not be sites that already allow mixed use or high density residential at 15-40 du/ac.</li> <li>• The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will</li> </ul>	<p><b>Result/Evaluation:</b> The City has monitored land available for single family and multifamily development and City staff reviews development applications to ensure that land use and zoning decisions have not reduced sites available for affordable housing. As River Islands develops, the City has ensured that the minimum mixed use/high density residential acreage is maintained (there are currently 17.7 acres designated R-MU-RI planned for multifamily units and 34.7 acres designated RH-RI). While the potential site identified at Manthey Road and Brockhurst Blvd was developed with a detention basin, the City approved two multifamily residential projects during the planning period (Towne Centre Apartments Phases 1 and 2) and 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 and to require the higher density sites to be divided into multiple smaller sites, through the current General Plan Update process. No land use decisions have resulted in a determination that the City would not have available capacity to accommodate its RHNA.</p> <p><b>Continue/Modify/Delete:</b> Modify. This program ensures that the City is able to accommodate its RHNA, but is overly lengthy and should be revised to specifically address potential changes in West Lathrop Specific Plan/River Islands and Central Lathrop Specific Plan This program will be revised to remove the Brockhurst/Manthey site, to increase the viability of existing high density and mixed use sites by 1) ensuring that the any changes to the West Lathrop and Central</p>

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.</p> <ul style="list-style-type: none"> <li>As part of any new entitlements for River Islands/West Lathrop Specific Plan or amendments to River Islands projects entitlements, ensure that the amendments maintain a minimum of 45.2 acres of mixed use and/or high density residential sites in River Islands that allow development at 15 to 40 du/ac and will accommodate from 1,025 to 1,200 multifamily units.</li> <li>As part of the development review process for any new specific plans and for any amendment to existing specific plans or the General Plan that address 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 require a minimum percentage of development at 20 du/ac.</li> <li>Encourage the redesignation of the approximately 6.89-acre parcel at the southwest corner of Brookhurst Boulevard and Manthey Road from Service Commercial to High Density Residential to accommodate and support multifamily housing opportunities.</li> </ul>	<p>Lathrop Specific Plans do not reduce the multifamily capacity and ensure that the City continues to accommodate its lower income RHNA.</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>Result/Evaluation:</b> The City continues to encourage well-designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan has resulted in significant development and continues to progress toward build out and continues to provide a variety of single family housing products and has maintained its medium and high density sites. The River Islands town center area has begun developing and the City anticipates that higher density units will begin to be constructed as the mixed use/multifamily area has begun to develop. Three multifamily projects within the Mossdale Village component of the West Lathrop Specific Plan have been approved.</p> <p>During the current cycle, 1,795 single family units and 2 ADUs have been constructed. An additional 197 single family units have building permits. Three multifamily projects, totaling 350 units, have been approved and are ready for building permits to be requested. As discussed in Appendix A, the City has approved Vesting Tentative Maps in each of its specific plan areas that include additional single family, including attached single family townhomes and cluster housing, and multifamily apartments.</p> <p><b>Continue/Modify/Delete:</b> Continue. This program supports the implementation of the City's specific plans and encourages the plans to be implemented to provide a range of housing types and uses.</p>
<p><b>Program 1d:</b> Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female</p>	<p><b>Result/Evaluation:</b> The City has not had any requests for assistance with securing funding for affordable housing. The City has discussed the potential for affordable housing with its active developers, but</p>



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Program	Accomplishments
<p>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 environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.</p>	<p>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 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. 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>Continue/Modify/Delete:</b> Continue: While this program has not resulted in affordable or special needs housing, this program continues to be appropriate to encourage developers to consider Lathrop as an opportunity area and to demonstrate the City's support for available affordable housing assistance program applications, including CDBG, HOME, and tax credits.</p>
<p><b>Program 1e:</b> Retain available County-administered HOME and CDBG funds to operate a First Time Homebuyer program for lower income households.</p> <p>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. If funds are identified, request funding to develop a First Time Homebuyer program.</p>	<p><b>Result/Evaluation:</b> This program has been considered annually for each round of CDBG/HOME funding (2015/16 through 2019/20) that is administered through the Urban County. The City allocated funds for First Time Homebuyer assistance in 2016/17. However, the City's HOME and CDBG funds are limited and not adequate to fund a meaningful First Time Homebuyer program. No units have been assisted, despite the City's action to allocate funds. The City reviewed State programs available for assisting homebuyers – the CalHome program was considered, but has limited funding to disaster assistance programs in recent years. While the City has not identified any State programs to provide additional assistance, 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 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>Continue/Modify/Delete:</b> Modify: This program will be revised to remove the review of CDBG/HOME funds for a First Time Homebuyer program as the City is not anticipated to have an appreciable increase in the limited CDBG/HOME funds available to the City and, thus, adequate funds are not anticipated to be available to support this program. This program will be retained to continue to evaluate State funding programs on a biennial basis to seek funds to develop a First Time Homebuyer program. These changes streamline Housing Element implementation and better reflect availability of funds and anticipated uses.</p>

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p><b>Program 1f:</b> Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, and by reviewing SJCOG data and online resources to track regional development.</p>	<p><b>Result/Evaluation:</b> The City has coordinated with SJCOG and local jurisdictions through the SJCOG's various planning process, including the current effort to update the Sustainable Communities Strategy and Regional Transportation Plan. Since adoption of the 5<sup>th</sup> 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. This continues to be an important program to ensure the City is engaged in regional efforts to address affordable housing.</p> <p><b>Continue/Modify/Delete:</b> Continue: Revise program to include participation in the development of SJCOG's planned methodology for the distribution of the 6<sup>th</sup> Housing Element cycle regional housing needs.</p>
<p><b>Program 1g:</b> Continue to address housing and services for homeless persons on a regional level through participation in the County Continuum of Care.</p>	<p><b>Result/Evaluation:</b> The City participates on an annual basis in the review of housing needs, including 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 homeless needs. 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program is appropriate to ensure that homeless needs are considered on a regular basis. Combine with Program 1h.</p>
<p><b>Program 1h:</b> Actively support efforts of homeless service providers in establishing a short-term bed facility for segments of the homeless population, including specialized groups such as the mentally ill, and chronically disabled, and work with homeless housing/service providers to apply for Emergency Shelter Grant funds, administered through the County Continuum of Care. Continue to make information regarding Continuum of Care funds and the process available to homeless service providers.</p>	<p><b>Result/Evaluation:</b> The City continues to participate in the County Continuum of Care with surrounding cities and the county to support the provision of homeless shelters. The City has coordinated with homeless service providers through the Urban County/Continuum of Care efforts, which include determining funding for shelters and programs serving the homeless. To date, no homeless providers have expressed interest in developing a shelter in the City.</p> <p><b>Continue/Modify/Delete:</b> Modify: This program will be consolidated with other Program 1g and other to address homeless and lower income housing needs. The program will be modified to specifically solicit interest in developing affordable housing and homeless facilities to meet the needs of the City and to provide developers and service providers with a figure and associated table that identifies sites suitable for lower income housing and homeless shelters and identifies the entitlement/permitting requirements for each site.</p>

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<p><b>Program 1i:</b> Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City's website.</p>	<p><b>Result/Evaluation:</b> The City 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program continues to be appropriate.</p>
<p><b>Program 1j:</b> Continue to address regional housing issues, including lower income and special needs housing, in coordination with San Joaquin County and neighboring jurisdictions. The City shall participate with San Joaquin County's efforts to establish a task force or committee to oversee the development of a County Farmworker Housing Plan. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.</p>	<p><b>Result/Evaluation:</b> Each year the City reviews the Countywide housing programs and priorities, including activities and funds allocated to address regional homeless needs. 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.</p> <p>While the County has not yet prepared the County Farmworker Housing Plan, 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.</p> <p><b>Continue/Modify/Delete:</b> Modify: This program will be revised to focus on farmworker housing coordination with the County. The component addressing regional coordination will be incorporated into the updated Program 1g.</p>
<p><b>Program 1k:</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>Result/Evaluation:</b> 18 housing vouchers from the San Joaquin Housing Authority are in use in Lathrop. The City has very few apartment units for rent. When rental units become available, the City through County services will 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 should continue to encourage the use of vouchers in single-family homes, working with the County on how to best administer this program.</p> <p><b>Continue/Modify/Delete:</b> Continue.</p>
<p><b>Program 1l:</b> 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.</p>	<p><b>Result/Evaluation:</b> The City continues to permit Planned Development zoning to promote a variety of housing types. While the City has not had many PD 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><b>Continue/Modify/Delete:</b> Continue.</p>
<p><b>Program 1m:</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</li> </ul>	<p><b>Result/Evaluation:</b> 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. The City encourages concurrent applications as a time saving program as part of the entitlement process. While the City prioritizes affordable housing applications, the City has not received</p>

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<p>processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and</p> <ul style="list-style-type: none"> <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>any during the 2015-2023 planning period. All housing projects are fast-tracked. The City has approved the Central Lathrop and West Lathrop Specific Plans and has approved large vesting tentative maps within these specific plans that include several multifamily sites. Through Program 1d, 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 but not yet developed, 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><b>Continue/Modify/Delete:</b> Continue. This program continues to be relevant and appropriate to facilitating housing development.</p>
<p><b>Program 1n:</b> Through the San Joaquin Urban County consortium, continue to coordinate in contacting developers on a regular basis and provide the Urban County consortium with a list of available sites that are ready for development.</p>	<p><b>Result/Evaluation:</b> The City has continued to coordinate with the County to document Countywide housing needs and priorities through the Urban County consortium. The City provides housing information and input during development of the Consolidated Plan and holds an annual hearing to receive community input on the housing, services, and other programs to benefit lower income households and individuals through the Annual Action Plan process. As part of this process, the City coordinates with developers and service providers to address housing and community development priorities each fiscal year.</p> <p><b>Continue/Modify/Delete:</b> Modify. This program will be combined with Program 1g to simplify Housing Element implementation.</p>
<p><b>Program 1o:</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 disabled member to the Valley Mountain Regional Center for assistance.</p>	<p><b>Result/Evaluation:</b> 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><b>Continue/Modify/Delete:</b> Continue: This program continues to be relevant and appropriate to assist in addressing needs of the developmentally disabled population.</p>
<p><b>Program 1p:</b> Encourage development of affordable and multifamily housing, including housing for special needs and/or extremely low, very low, and/or low income</p>	<p><b>Result/Evaluation:</b> The City continues to participate in the County-administered Urban County program for CDBG, HOME, and ESG funding. Funds from these programs that are available to Lathrop are</p>

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<p>households through outreach to affordable housing developers.</p> <p>The City shall contact affordable housing developers on an annual basis to solicit interest in developing affordable and/or special housing. The outreach materials shall include a list of incentives for affordable housing, a summary of the City's housing needs, including the City's RHNA, the City's inventory of housing sites, and the map of the City's housing sites. Affordable housing developers contacted should include Bridge Housing, Mercy Housing, St. Anton Partners, Domus Development, and Eden Housing.</p>	<p>used primarily for housing rehabilitation as the City's funding allocation is too small to be a significant source of funding for new housing construction. While the City has included affordable housing developers as part of its outreach for CDBG and HOME funding opportunities, the City does not have significant funding available to attract affordable housing.</p> <p><b>Continue/Modify/Delete:</b> Modify. This program will be combined with Program 1g to streamline Housing Element implementation.</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>Result/Evaluation:</b> The City continues to offer pre-application meetings to assist developers with submitting applications that meet the City's requirements and to reduce the length of time for the application review and approval process. 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 and Fire Departments during pre-application process to identify pertinent issues. The Planning Department staff will work 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. Developers are encouraged to meet with pertinent staff to discuss funding strategies, project design, etc. The applicant may go through a pre-application process to receive feedback on a prospective project.</p> <p><b>Continue/Modify/Delete:</b> Continue: This project streamlines the housing application review process and assists in removing constraints by ensuring that developers have the opportunity to understand City requirements in advance of submitting an application and can thus craft their application to address City requirements and reduce the need for revisions to application materials.</p>
<p><b>Program 2b:</b> Provide incentives to encourage the development of special needs and affordable housing. 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> </ul>	<p><b>Result/Evaluation:</b> The City makes these programs available to affordable housing developers. While the City has contacted multiple affordable housing developers to encourage construction of new affordable and special needs housing, developers have not demonstrated any interest in developing in Lathrop. Developers have indicated that direct funding or land is desirable to pursue a project. The City does not own sites designated for multifamily housing and the does not have affordable housing funds available to subsidize affordable projects (the City's annual allocation of HOME funds is approximately \$20,000). It is anticipated that the modification to Program 1b may result in multifamily sites that are more suitably sized (less than 10 acres) 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</p>

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<ul style="list-style-type: none"> <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> <li>• 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.</li> </ul>	<p>special needs housing development</p> <p><b>Continue/Modify/Delete:</b> Continue. This program continues to be applicable to encourage lower income housing.</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>Result/Evaluation:</b> The City continues to monitor its processing time for discretionary permits as well as ministerial permits. 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>Continue/Modify/Delete:</b> Continue: This program continues to be applicable to ensuring timely processing of housing projects.</p>
<p><b>Program 2d:</b> Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review.</p>	<p><b>Result/Evaluation:</b> The City 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. It is noted that 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 will exempt 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.</p> <p><b>Continue/Modify/Delete:</b> Modify: Revise this program to update the inventory of sites maintained by Program 1a to identify the required approvals and CEQA review for the lower income housing sites. This will assist affordable and special needs housing developers in understanding that the majority of sites in Lathrop can be developed with a Site Plan Review and do not require public hearings or costly CEQA analysis.</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.</p>	<p><b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to include reasonable accommodation procedures. The City 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.</p> <p><b>Continue/Modify/Delete:</b> Continue:</p>
<p><b>Program 2f:</b> Amend Title 17 to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in Multiple Family Residential (RM) district and adopt</p>	<p><b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to implement this program. The Zoning Code now provides clear</p>

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<p>development standards that allow and accommodate the inclusion of new SRO's. Development standards may include:</p> <ul style="list-style-type: none"> <li>• Ensure development standards do not constrain the development of SROs, the City will adopt development standards which may include:</li> <li>• Requirements for a management plan outlining policies and procedures.</li> <li>• 24- hour on- site management</li> <li>• Room limitation to single occupancy, with allowance for overnight guests</li> <li>• Requirements for monthly tenancies</li> <li>• Units must be 250–300 square feet in size and include kitchen or bathroom</li> <li>• Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units</li> </ul>	<p>requirements for SRO uses.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented and no further action is necessary.</p>
<p><b>Program 2g:</b> Continue to encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.</p>	<p><b>Result/Evaluation:</b> Since adoption of the 2015 Housing Element, 2 ADUs have been constructed. In 2019, the City updated the Zoning Code 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. In 2019, the City 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.</p> <p><b>Continue/Modify/Delete:</b> Modify: The City shall continue this program and revise it to include language that ADUs will continue to be permitted in all residential zones and that the City will continue to provide a reduced fee structure for ADUs. The City's efforts to encourage ADU-type units have been successful, with recent homes including second master suites, casitas, and similar options that expand the potential to accommodate additional households. The City's effort to reduce fees for ADUs, through exempting ADUs from water and sewer fees and ensuring any applicable fees are collected at the reduced multifamily rate, is anticipated to increase the demand for ADUs. Continuation of this program and the City's efforts to encourage ADUs should yield additional stand-alone ADUs or attached ADUs.</p>
<p><b>Program 2h:</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. T</p>	<p><b>Result/Evaluation:</b> At this time, developers have not requested to utilize the density bonus program provided under State law. In 2016, the City updated the Zoning Code to provide for density bonuses and incentives for affordable and senior housing program in compliance with State law.</p> <p><b>Continue/Modify/Delete:</b> Modify: The City shall continue to encourage developers to utilize available density bonuses and incentives for affordable, senior, and special needs housing. The program will be revised to remove the language to update the Zoning Code since that effort was completed in 2016. The program will also</p>

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	be updated to include information on the maximum densities allowed with density bonuses in the City's zoning districts, which will be distributed to housing developers as part of the information provided through Programs 1a and 1g.
<b>Program 2i:</b> Amend the Zoning Code to allow emergency shelters by right in the City's Multiple Family Residential (RM) and Professional Office (PO) zone districts without any discretionary action. Standards for emergency shelters shall be consistent with standards permitted by Government Code Section 65583 (a)(4)(A).	<p><b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to identify emergency shelters as a permitted use in the RM and PS districts. No discretionary approvals are required and the City's standards for emergency shelters are consistent with the standards allowed under State law.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been fully implemented and will be removed from the Housing Element.</p>
<b>Program 2j:</b> Amend the Zoning Code to allow transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by State law and to define supportive housing, supportive services, target population, and transitional housing consistent with Government Code Section 65582.	<p><b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to define transitional and supportive housing and related terms consistent with the definitions in Government Code Section 65582 and to identify that requirements for transitional and supportive housing are the same as would apply to other residential uses of the same type in the same zone (e.g., single family transitional or supportive housing developments are treated in the same manner as a standard single family development; multifamily transitional or supportive housing developments are treated in the same manner as a standard multifamily housing project).</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been fully implemented and will be removed from the Housing Element.</p>
<p><b>Program 2k:</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><b>Result/Evaluation:</b> The City has encouraged development of affordable housing, including housing with 3 or more bedrooms. 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>Continue/Modify/Delete:</b> Continue: The need for affordable housing for all special needs groups including large households, continues to be of vital importance.</p>
<b>Program 2l:</b> 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><b>Result/Evaluation:</b> The City continues to permit child day care facilities, including small family day cares and large family day cares, in its residential zoning districts. This program provides for a variety of in-home care options for families.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program continues to be appropriate to support households with children, including female-headed households.</p>
<b>Program 2m:</b> Amend the Municipal Code to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair	<b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to include reasonable accommodation procedures as described by



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<p>housing and disability laws. Include provisions for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.</p>	<p>Program 2m.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented. Program 2e will continue to address reasonable accommodation for persons with disabilities.</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>Result/Evaluation:</b> The City requires new development to offer universal design measures to ensure new homes include accessible features.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program continues to be appropriate to ensure accessible housing.</p>
<p><b>Program 2o:</b> Revise the Zoning Code to allow manufactured housing to be constructed on a permanent foundation in all zoning districts that allow residential uses and to remove the minimum floor area and minimum width requirements from Section 17.68.020.</p>	<p><b>Result/Evaluation:</b> This program was implemented by the City in 2019. The standards for manufactured housing are consistent with State law. This program was successful in removing constraints to manufactured housing and ensuring that manufactured housing is permitted in the same manner as conventional residential construction in all districts that allow residential uses.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented and will be removed from the Housing Element.</p>
<p><b>Program 2p:</b> Revise the Zoning Code to accommodate employee housing, including housing for agricultural employees consistent with State law.</p> <p>The Zoning Code shall be revised to: 1) permit employee housing providing accommodations for six or fewer employees as a single-family structure, and 2) identify that employee housing serving six or fewer employees shall be subject to the same standards and requirements for a family dwelling (residential unit) of the same type in the same zone.</p> <p>The Zoning Code shall 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 a permitted agricultural use. As required by Health and Safety Code Section 17021.6, no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p><b>Result/Evaluation:</b> This program was implemented by the City in 2016, revising the Zoning Code to permit employee housing and agricultural employee housing consistent with State law. This program ensures that employee housing for 6 or fewer employees is treated as a single family residential use and that agricultural housing consisting of up to 36 beds in group quarters or 12 units is considered an agricultural use and permitted subject to the same standards and permit requirements as an agricultural use.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented and will be removed from the Housing Element.</p>
<p><b>Program 2q:</b> Revise the Zoning Code to allow the</p>	<p><b>Result/Evaluation:</b> In 2016, the City updated the Zoning Code to</p>

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<p>approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) to reduce parking requirements for projects serving disabled persons where there is a demonstrated reduction in parking need.</p>	<p>provide for reduced parking requirements as provided by this program. This change removes potential constraints to housing by reducing development costs and providing the potential for additional units, depending on project design.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented and no further changes to the Zoning Code are necessary.</p>
<p><b>Program 2r:</b> Revise the Zoning Code to define 'family' and 'household' as two or more related persons living in a dwelling unit or a group of individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of small group homes for seniors or persons with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or convents. "Household" has the same definition as "family".</p>	<p><b>Result/Evaluation:</b> The City updated the Zoning Code to define family and household as described by this program. This change removes potential constraints for non-family households and implements fair housing best practices.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program has been implemented and no further changes to the Zoning Code are necessary.</p>
<p><b>Program 2s:</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>Result/Evaluation:</b> The City did not implement this program. 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. These policies and procedures are anticipated to be adopted concurrently with the Housing Element or within one month of Housing Element adoption.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program continues to be necessary.</p>
<p><b>Program 2t:</b> Update the West Lathrop Specific Plan to permit heights of up to 40 feet in the RM-MV zone.</p>	<p><b>Result/Evaluation:</b> The City did not implement this program. The revision to the West Lathrop Specific Plan was identified in error and the height increase is not necessary to accommodate the 8 to 15 units per acre densities allowed in the RM-MV zone. The RH-MV zone, which was not addressed in the previous analysis, allows 15 to 40 units per acre with maximum heights up to 50 feet.</p> <p><b>Continue/Modify/Delete:</b> Delete: This program is not necessary.</p>
<p><b>Program 2u:</b> Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to only permit development of single family units on lower income sites, including all of the sites identified in Table 62, if the single family unit(s) are:</p> <ol style="list-style-type: none"> <li>1) replacing an existing single family unit on a one for one basis,</li> <li>2) on an existing lot of 8,000 square feet or less, or</li> <li>3) are part of a housing development with the majority of</li> </ol>	<p><b>Result/Evaluation:</b> The City did not implement this program. The revision to the Zoning Ordinance is being drafted and is anticipated to be adopted concurrently with the Housing Element or within one month of Housing Element adoption.</p> <p><b>Continue/Modify/Delete:</b> Modify: This program continues to be necessary, but will be modified to address detached single family housing rather than all single family housing and to revise the 3<sup>rd</sup> exception to allow single family housing when part of a housing development with a minimum of 20% of the units affordable to</p>

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Program	Accomplishments
units affordable to extremely low, very low, and/or low income households.	extremely low, very low, and/or low income households.
<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. 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>Result/Evaluation:</b> 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 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. This program has been effective.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program has been successful in providing services to lower income and special needs populations and assisting lower income households with housing rehabilitation. The City will continue to partner with the San Joaquin County Consortium.</p>
<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>Result/Evaluation:</b> 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>Continue/Modify/Delete:</b> Continue: Continue this program.</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><b>Result/Evaluation:</b> The City continues to actively enforce 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. This program is effective.</p> <p><b>Continue/Modify/Delete:</b> Continue: The City shall continue this program.</p>
<p><b>Program 3d:</b> Continue to coordinate 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 and update the housing stock condition data</p>	<p><b>Result/Evaluation:</b> The City continues to coordinate code enforcement with its housing rehabilitation program. The need for code enforcement has been highest in the Lathrop core area, due to the age of housing stock in the core area and east of I-5 in general. As described previously, the City has limited amounts of funding</p>

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
gathered for the Housing Element Update 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>available for a housing rehabilitation program which limits the ability for this program to result in significant rehabilitation activities. 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>Continue/Modify/Delete:</b> Modify. This program will be combined with Program 3c.</p>
<p><b>Program 3e:</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.</p>	<p><b>Result/Evaluation:</b> The City has continued to participate in the San Joaquin Urban County consortium. In 2017, 2108, 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.</p> <p><b>Continue/Modify/Delete:</b> Modify: Continue this program and expand to review the potential use of the State’s Mobilehome Park Rehabilitation and Resident Ownership Program to encourage long-term affordability of the City’s existing mobilehome parks.</p>
<p><b>Program 3f:</b> Support the application of multifamily housing owners for federal or state funds to rehabilitate existing dwelling units. When appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p>	<p><b>Result/Evaluation:</b> The City has not received any requests for assistance from multifamily housing owners or other entities for housing rehabilitation programs. During the planning period, the City did support the application for a rezone and site plan review in order to facilitate the conformance of a multifamily use and subsequent substantial rehabilitation of 6 dilapidated fourplexes (24 multifamily units) in the City’s core area.</p> <p><b>Continue/Modify/Delete:</b> Modify: Continue this program and expand to review the potential use of the State’s Mobilehome Park Rehabilitation and Resident Ownership Program to encourage long-term affordability of the City’s existing mobilehome parks.</p>
<p><b>Program 3g:</b> Regularly review the City’s eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.</p>	<p><b>Result/Evaluation:</b> The City has 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 did not identify any additional funding programs, apart from the 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>Continue/Modify/Delete:</b> Continue. This program will be consolidated with Program 3e to continue to encourage and support</p>

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
	rehabilitation and repair of the City's existing housing stock.
<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>Result/Evaluation:</b> 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 DFEH 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program is important to ensure that access to fair housing information and fair housing services is available to the City's residents as well as property owners.</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>Result/Evaluation:</b> The City did not have any locally-administered housing funds during the reporting period.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program is important to ensure that housing projects comply with fair housing laws.</p>
<p><b>Program 5a:</b> Continue to maintain membership in the San Joaquin Housing Authority to qualify City residents for Section 8 Housing Choice Vouchers and other assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to interested residents.</p>	<p><b>Result/Evaluation:</b> 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, this program continues to be an important source of assistance, particularly to extremely low and very low income households.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program provides essential support for lower income households.</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>Result/Evaluation:</b> The City makes its housing funding (CDBG and HOME) information readily available through annual outreach to developers and service providers regarding funding availability and annual public hearings to determine the allocation of such funds. The City provides information on its development requirements (General Plan, Zoning, and Specific Plans) on-line and provides in-person assistance at the Planning counter. As described previously, the City also offers pre-application meetings to developers to ensure the development community understands the City's requirements and to facilitate housing applications. The City is currently updating its outreach list and supporting materials to ensure that the annual outreach is meaningful and offers up-to-date information on the City's housing sites and opportunities.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program ensures information is available regarding the City's housing programs.</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>Result/Evaluation:</b> 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.</p> <p>In 2018, the City joined the California Municipal Finance Authority</p>

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
	<p>(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 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program ensures information is available regarding the City's housing programs.</p>
<p><b>Program 6b:</b> Encourage pre-application meetings to address site layout and design 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>Result/Evaluation:</b> 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>Continue/Modify/Delete:</b> Continue: This program encourages addressing energy-efficient design as part of the pre-application process.</p>
<p><b>Program 6c:</b> Continue to provide the community energy conservation information, including information on programs available to fund energy conservation improvements and information on CalGreen standards, available at City Hall and on the City's website.</p>	<p><b>Result/Evaluation:</b> 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program encourages energy-efficiency.</p>
<p><b>Program 6d:</b> Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p>	<p><b>Result/Evaluation:</b> 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 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.</p> <p><b>Continue/Modify/Delete:</b> Continue: This program encourages energy-efficiency.</p>

### 3. Housing Needs Assessment

#### INTRODUCTION AND BACKGROUND

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.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Data from the 2000 and 2010 U.S. Census, 2103-2017 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Regional information from the San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014).
- Other sources of economic data such as information from the website rental listings, multiple listing service, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.

#### POPULATION TRENDS AND CHARACTERISTICS

Table 3 shows population growth for Lathrop and San Joaquin County from 1990 through 2019. According to data prepared by the California DOF, the population of Lathrop in 2019 was 24,936 persons, an increase of approximately 38% since 2010. During the previous decade (2000 to 2010), the City’s population increased 81.2% to total 18,023 in 2010. Lathrop’s growth has outpaced Countywide growth, with San Joaquin County experienced significantly lower population growth rates during both the 2000 to 2010 and 2010 to 2019 periods, as shown in Table 3. The City’s population is anticipated to increase to approximately 85,292 persons upon buildout of lands within the City limits.

**TABLE 3 POPULATION GROWTH**

	1990	2000	2010	2019
<b>Lathrop</b>				
Population	6,841	10,445	18,023	24,936
Percent Change	-	52.7%	81.2%	38.4%
Annual Percent Change	-	5.3%	8.1%	4.7%
<b>San Joaquin County</b>				
Population	480,628	563,598	685,306	723,761
Percent Change	-	17.3%	21.6%	5.6%
Annual Percent Change	-	1.7%	2.1%	0.6%

SOURCE: U.S. CENSUS, 1990, 2000, AND 2010; DOF, 2019

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Table 4 compares the growth rate of Lathrop to other cities in San Joaquin County from 2000 to 2019. While Stockton had the greatest numeric change in population (72,639 persons), Lathrop had the largest percentage change in population (138.7%).

**TABLE 4: POPULATION TRENDS - NEIGHBORING JURISDICTIONS**

Jurisdiction	2000	2019	Change	% Change
Escalon	5,963	7,765	1,802	30.2%
Lathrop	10,445	24,936	14,490	138.7%
Lodi	57,011	68,272	11,261	19.8%
Manteca	49,255	83,781	34,526	70.1%
Ripon	10,158	16,613	6,455	63.5%
Stockton	243,771	316,410	72,639	29.8%
Tracy	56,929	92,800	35,871	63.0%

*SOURCE: US CENSUS, 2000; DOF, 2019*

Changes in the age groups can indicate future housing needs. Table 5 compares age group sizes in 2000 and 2017 for Lathrop. Children under fifteen comprise 24.3% of the City's population, teens and young adults (15 to 24) represent 13.7%, and adults in family-forming age groups (25 - 44) comprise 29.4%. Adults aged 45 to 64 represent 24.2% of the population and seniors (65 and over) comprise 8.5%. In 2017, the median age in Lathrop (33.0 years) is slightly lower than that of San Joaquin County, 33.9 years, and 3 years less than the Statewide median age of 36.1 years. The median age of City residents has increased from the 2010 median age of 30.1 years.

**TABLE 5: POPULATION BY AGE**

Age	2017	
	Number	Percent
Under 5 Years	1,487	7.1%
5 to 9	1,954	9.3%
10 to 14	1,663	7.9%
15 to 19	1,588	7.5%
20 to 24	1,315	6.2%
25 to 34	3,126	14.9%
35 to 44	3,044	14.5%
45 to 54	2,615	12.4%
55 to 64	2,478	11.8%
65 to 74	1,149	5.5%
75 to 84	511	2.4%
85 and Over	120	0.6%
<b>TOTAL</b>	<b>21,050</b>	<b>100%</b>

*SOURCE: US CENSUS, 2013-2017 ACS*

Table 6 shows the ethnic composition of Lathrop's population. The slight majority of the City's population are White (44.9%). The next largest racial group is Asian (26%), followed by 'other race' (12.9%), 'two or more races' (9.1%), Black and African American (6.4%), and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.4%). Just over two-fifths of the population (40.7%) is of Hispanic origin.



## 2019 HOUSING ELEMENT BACKGROUND REPORT

**TABLE 6: RACE AND ETHNICITY**

Race/Ethnicity	Number	Percent
White	9,449	44.9%
Black and African American	1,339	6.4%
American Indian and Alaskan Native	90	0.4%
Asian	5,463	26%
Native Hawaiian and Pacific Islander	75	0.4%
Some Other Race	2,720	12.9%
Two or More Races	1,914	9.1%
TOTAL	21,050	100%
Hispanic Origin (of any race)	8,560	40.7%

SOURCE: US CENSUS ACS, 2013-2017

### EMPLOYMENT CHARACTERISTICS

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 7 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2000 and 2017. The number of employed residents has more than tripled since 2000, increasing from 4,622 in 2000 to 15,624 in 2017. In 2017, ACS data indicated that the unemployment rate in Lathrop was approximately 8.9%, an increase from 7.2% in 2000. According to the labor report data compiled by the California EDD, Lathrop's average annual unemployment rate in 2018 was estimated at 5.2%, while San Joaquin County's rate was 6.0%, and California's was 4.2%.

**TABLE 7: JOB GROWTH AND EMPLOYMENT STATUS**

	2000		2017	
	Number	Percent	Number	Percent
Total Persons in Labor Force	4,622	100%	15,624	100%
Employed	4,291	92.8%	14,233	91.1%
Unemployed	331	7.2%	1,391	8.9%

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017

### Industry and Occupation

The 2013-2017 ACS data identified 8,813 employed persons in the Lathrop labor force. Table 8 shows 2017 employment by industry for the City and San Joaquin County. Of Lathrop's employed residents, the "Educational, Health and Social Services" industry employed the most people at 17.5%. The second largest employment sector was the "Professional, scientific, and management, and administrative and waste management services" industry, which had 13.8% of the total employed persons in Lathrop. The top employment category in San Joaquin County was also the "Educational, Health and Social Services" industry at 20.6% with "Retail Trade" at 12% as the second largest employment industry. The City's workforce holds a variety of types of jobs as shown in Table 9, with the largest sector (24.4%) working in management, business, science, and arts occupations, followed by 22.7% in the production, transportation, and material moving occupations.

**TABLE 8: JOBS BY INDUSTRY (2017)**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	198	2.2%
Construction	640	7.3%
Manufacturing	965	10.9%
Wholesale trade	169	1.9%
Retail trade	1,031	11.7%

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Industry	Number	Percent
Transportation, warehousing, and utilities	986	11.2%
Information, finance, insurance, real estate, rental and leasing	523	5.8%
Professional, scientific, management, administration	1,215	13.8%
Educational, health and social services	1,439	17.5%
Arts, entertainment, recreation, and services	819	9.3%
Other services	393	4.5%
Public administration	435	4.9%
TOTAL	8,813	100%

SOURCE: US CENSUS, 2013-2017 ACS

**TABLE 9: JOBS BY OCCUPATION (2017)**

	Number	Percent
Management, business, science, and arts occupations	2,153	24.4%
Service occupations	1,590	18.0%
Sales and office occupations	1,934	21.9%
Natural resources, construction, and maintenance occupations	1,133	12.9%
Production, transportation, and material moving	2,003	22.7%

SOURCE: US CENSUS, 2013-2017 ACS

### Travel to Work

Just over half of Lathrop residents, 50.4%, travelled less than 30 minutes to work. Over 32.5% of residents drive more than 60 minutes to work. Most Lathrop workers, 76.7%, drive alone to work and 15.3% carpool. Table 10 identifies travel time to work and Table 11 identifies commute methods for Lathrop workers in 2017.

**TABLE 10: TRAVEL TIME TO WORK (2017)**

	Number	Percent
Less than 10 minutes	462	5.7%
10-19 minutes	2,286	28.2%
20-29 minutes	1,341	16.5%
30-44 minutes	761	9.4%
45-59 minutes	628	7.7%
60 + minutes	2,638	32.5%

SOURCE: US CENSUS, 2013-2017 ACS

**TABLE 11: COMMUTE METHOD (2017)**

	Number	Percent
Drive Alone	6,499	76.7%
Carpooled	1,296	15.3%
Public Transportation	155	1.9%
Walk	50	0.6%
Other	102	1.2%
Work at Home	356	4.2%

SOURCE: US CENSUS, 2013-2017 ACS

## 2019 HOUSING ELEMENT BACKGROUND REPORT

### EXISTING HOUSING NEEDS

#### Housing Trends

Table 12 identifies population, housing, and household characteristics in Lathrop from 2005 through 2019. During the 2005-2019 timeframe, the average rate of increase in population was 4.5%, compared with a 5.2% increase in housing units and a 0.2percent increase in persons per household. As shown, housing production has kept pace with population growth, with the total increase in housing units occurring at a greater average rate than the increase in population and households. At buildout (based on the existing City limits), the City is anticipated to have approximately 85,292 persons and 23,356 housing units (City of Lathrop Municipal Services Review and Sphere of Influence Plan, 2016).

**TABLE 12: POPULATION AND HOUSEHOLD TRENDS**

	2005	2010	2019	Average Annual Growth Rate: 2005-2019
Population	12,813	18,023	24,936	4.5%
Total Housing Units	3,577	5,261	6,895	5.2%
Households	3,467	4,782	6,160	4.2%
Household Population	12,803	18,011	24,924	4.5%
Group Quarters Population	10	12	12	2.2%
Persons Per Household	3.69	3.77	4.05	0.2%

SOURCE: STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, 2009, 2019.

The U.S. Census divides households into categories based on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 13, Lathrop primarily has married couple families (62.9%), followed by female householders (14.7%) and non-family households (13.6%).

**TABLE 13: HOUSEHOLD TYPE (2017)**

Category	Number	Percent
Married Couple Family	3,447	62.9%
Male Householder, No Wife Present	485	8.8%
Female Householder, No Husband Present	807	14.7%
Non-family Household	744	13.6%

SOURCE: US CENSUS, 2013-2017 ACS

Table 14 shows the rate of home ownership in Lathrop was nearly 78.5% in 2000. While there has not been an increase in multifamily housing, the ownership rate has decreased to 70.1% in 2017, with a commensurate increase in renters to from 21.5% to 29.9%.

**TABLE 14: HOUSEHOLDS BY TENURE**

	2000		2017	
	Number	Percent	Number	Percent
Owner	1,512	78.5%	3,844	70.1%
Rental	415	21.5%	1,639	29.9%

SOURCE: US CENSUS ACS, 2013-2017

**Household Income**

From 2000 to 2017, the median household income increased by 24.0% to \$72,094 and the per capita income increased by almost 31.9% to \$21,710. From 2010 to 2017, there was an increase in both median per capita and median household incomes. Table 14 identifies the per capita and median household income.

**TABLE 15: MEDIAN HOUSEHOLD AND PER CAPITA INCOME**

	2000	2010	2017
Median Household Income	\$55,037	\$68,226	\$72,094
Per Capita Income	\$16,032	\$21,139	\$21,710

SOURCE: US CENSUS, 2000; US CENSUS, 2006-2010 ACS; US CENSUS, 2013-2017 ACS

In 2017, the majority (52.6%) of Lathrop’s households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was higher among owner households (11.7%) than renter households (9.2%). Table 14 identifies household income by tenure. As shown in Table 16, the average income of owner households is almost \$20,000 more than renter households.

**TABLE 16: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2017)**

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	146	2.7%	97	1.8%	49	0.9%
\$5,000 to \$9,999	54	1.0%	14	0.3%	40	0.7%
\$10,000 to \$14,999	195	3.6%	129	2.4%	66	1.2%
\$15,000 to \$19,999	141	2.6%	65	1.2%	76	1.4%
\$20,000 to \$24,999	227	4.1%	105	1.9%	122	2.2%
\$25,000 to \$34,999	384	7.0%	230	4.2%	154	2.8%
\$35,000 to \$49,999	465	8.5%	322	5.9%	143	2.6%
\$50,000 to \$74,999	1259	23.0%	866	15.8%	393	7.2%
\$75,000 to \$99,999	979	17.9%	673	12.3%	306	5.6%
\$100,000 to \$149,999	1173	21.4%	933	17.0%	240	4.4%
\$150,000 or more	460	8.4%	410	7.5%	50	0.9%
Median Household Income	\$72,094		\$78,528		\$59,725	

SOURCE: US CENSUS, 2013-2017 ACS

Table 17 shows the distribution of household incomes for Lathrop in 2017 compared to 2000. The median income increased by 31.0% from \$55,037 (2000) to \$72,094 (2017). The income groups that experienced the most growth were at the opposite ends of the spectrum with households earning \$150,000 or more increasing by 1,079.5%, \$100,000 to \$149,999 increasing by 399.1%, and households earning less than \$10,000 increasing by 159.7%. The increase in the upper income groups is attributed largely to households living in expensive communities or regions, such as the Bay Area, moving to Lathrop where they can enjoy a comfortable home that is affordable relative to the community they relocated from and a high quality of life.

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**TABLE 17: HOUSEHOLD INCOME DISTRIBUTION**

	2000		2017		Percent Change
	Households	Percent	Households	Percent	
Less than \$10,000	77	2.7%	200	3.6%	159.7%
\$10,000 to \$14,999	117	4.1%	195	3.6%	66.7%
\$15,000 to \$24,999	272	9.6%	368	6.7%	35.3%
\$25,000 to \$34,999	271	9.5%	384	7.0%	41.7%
\$35,000 to \$49,999	510	17.9%	292	5.3%	-42.7%
\$50,000 to \$74,999	813	28.6%	1,259	23.0%	54.9%
\$75,000 to \$99,999	510	17.9%	979	17.9%	92.0%
\$100,000 to \$149,999	235	8.3%	1,173	21.4%	399.1%
\$150,000 or more	39	1.4%	460	8.4%	1,079.5%
Median Household Income	\$55,037		\$72,094		31.0%

SOURCE: U.S. CENSUS BUREAU, 2000; US CENSUS, 2013-2017 ACS

### Poverty Levels

The 2013-2017 ACS data indicates that 568 (10.9%) of all Lathrop families and 2,634 individuals (12.6%), had incomes at or below the poverty level. Approximately 13.6% of all San Joaquin County families were classified at or below the poverty level in 2017. While the San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014) does not provide data specific to Lathrop it does provide an overview of economic challenges in the 8-county San Joaquin Valley region. The Assessment notes that poverty rates are disparate between races and economic indicators are particularly severe for non-White populations. In 2010, non-Hispanic Whites had a Countywide poverty rate of 9.0% compared to 22.1% for Hispanics/Latinos, 22.0% for African Americans/Blacks, and 15.6% for Asians/Pacific Islanders.

### Households by Income Group

A special aggregation of 2011-2015 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 16. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 18. The majority of households (56%) are above median income. The HUD CHAS data indicates the extremely low income group represents 8.4% of households and a higher proportion are renters (220) than owners (205). The very low income group represents 9.4% of households and the low income group represents 13.6% of households. The small amount of extremely low and very low income households in the City is likely due to the limited housing opportunities for the lower income groups in the City, including a lack of housing with restricted affordable rents. The City's RHNA (see Table 32) identifies the City's share of regional housing needs of the extremely low, very low, and low income households, as well as for moderate and above moderate income households. As shown in Table 16, there is a larger proportion of renters in the extremely low, very low, and low income groups, while there is a larger rate of moderate and above moderate income groups in owner households.

**TABLE 18: HOUSEHOLDS BY INCOME GROUP (2015)**

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	425	8.4%	205	5.8%	220	14.5%
Very Low	475	9.4%	210	6.0%	265	17.5%
Low	685	13.6%	470	1.3%	215	14.2%
Moderate and Above Moderate	3,455	68.6%	2,640	74.9%	815	53.8%
TOTAL	5,040	100%	3,525	100%	1,515	100%

SOURCE: HUD (SPECIAL AGGREGATION OF US CENSUS ACS 2011-2015 DATA)

AVAILABLE: [HTTPS://WWW.HUDUSER.GOV/PORTAL/DATASETS/CP.HTML](https://www.huduser.gov/portal/datasets/cp.html)

**Overpayment**

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Lathrop is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

As shown in Table 19, 80% of renters in Lathrop and 74% of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 80% in the extremely low income group and 57% in the very low income group severely overpaying for housing (over 50% of their monthly income), compared to 54% of extremely low income owners and 55% of very low income owners severely overpaying. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households, with 43% of all homeowners and 46% of all renters in Lathrop overpaying. More than three-quarters of all very low, low, and moderate income households overpay for housing.

**TABLE 19: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2015)**

Household Overpayment	Renters	Owners	Total	% of Income Category
Extremely Low Income Households	220	205	425	100%
With Cost Burden 30%-50%	0 / 0%	50 / 24%	50	12%
With Cost Burden >50%	175 / 80%	110 / 54%	285	67%
Very Low Income Households	265	210	475	100%
With Cost Burden 30%-50%	75 / 28%	55 / 26%	80	17%
With Cost Burden >50%	150 / 57%	115 / 55%	365	77%
Low Income Households	215	470	685	100%
With Cost Burden 30%-50%	125 / 58%	120 / 262%	245	36%
With Cost Burden >50%	40 / 19%	210 / 45%	250	36%
<b>Total Extremely Low, Very Low, and Low Income Households Paying &gt;30%</b>	<b>565 / 80%</b>	<b>660 / 74%</b>	<b>1,225</b>	<b>77% of lower income households</b>
Moderate and Above Moderate Income Households	815	2,640	3,455	100%
With Cost Burden 30%-50%	115 / 14%	690 / 32%	690	20%
With Cost Burden >50%	10 / 1%	165 / 6%	175	5%
<b>Total Households</b>	<b>1,515</b>	<b>3,525</b>	<b>5,040</b>	<b>100%</b>
With Cost Burden 30%-50%	315 / 21%	915 / 26%	1,020	20%
With Cost Burden >50%	375 / 25%	600 / 17%	1,074	21%

\*NOTE: DATA IS ROUNDED TO THE NEAREST 5.

SOURCE: HUD, 2015 (SPECIAL AGGREGATION OF 2011-2015 ACS DATA)

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### HOUSING CHARACTERISTICS

Table 20 identifies the types of housing units in Lathrop in 2019. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in Lathrop is single-family detached housing, which accounted for 91.3% of units in 2019. Mobile homes represent 5.5% of the housing stock. Multifamily units represent 1.6% of the housing stock, with duplex through fourplex units accounting for less than 1% and multifamily developments with five or more units accounting for 1.0%. Single family attached homes represent 1.6% of housing units.

**TABLE 20: HOUSING STOCK BY TYPE AND VACANCY (2019)**

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 - 4	5 + Units			
Units	6,895	6,296	108	42	71	378	6,160	738
Percent	100%	91.3%	1.6%	0.6%	1.0%	5.5%	89.3%	10.7%

SOURCE: STATE OF CALIFORNIA DEPARTMENT OF FINANCE (DOF), 2019.

### Vacancy Rate

Table 20 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Lathrop is shown as relatively steady vacancy rate over the last five years, at 10.7% in 2017 compared to 9.1% in 2010.

The 2017 ACS data indicates that there were 235 vacant units in 2017 (4.1%). As shown in Table 21, of the total vacant units in 2017, none were for rent, 74 were for sale, 52 were rented or sold but not yet occupied, 81 were classified as other vacant, and 28 were for seasonal, recreational, or migratory worker use. According to DOF data, the overall vacancy rate in Lathrop in 2019 was 10.7%. Another 11.9% are for seasonal, recreational, or occasional use and 34.5% are other types of vacant units.

It is noted that the vacancy rate reported by DOF over the past several years is much higher than the vacancy rate identified by the ACS data, with DOF-reported vacancy rates increasing from 8.6% in 2015 to 10.7% in 2019. This is likely due to the increase in residential construction and a high number of residential homes that are recently constructed and either sold or for sale, but not yet occupied.

**TABLE 21: VACANCY BY TYPE**

Vacancy Type	Number	Percent
For rent	0	0.0%
Rented or sold, not occupied	52	22.1%
For sale only	74	31.5%
For seasonal, recreational, or occasional use	28	11.9%
For migrant workers	0	0.0%
Other vacant	81	34.5%
TOTAL	235	100%

SOURCE: US CENSUS, 2013-2017 ACS

### Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Lathrop's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. The 2013-2017 ACS data indicates that most of the housing in the City is less than 50 years old; 92.9% of units have been built in 1970 or later. Due to the relatively young age of the City's housing stock, overall housing conditions are good. While units built after 1970 may require new roofs and windows, it is anticipated that most units after 1970 would not need significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built prior to 1970 may

## 2019 HOUSING ELEMENT BACKGROUND REPORT

require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, roof, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 22 indicates that all but 17 rental units had complete plumbing facilities in 2017.

**TABLE 22: HOUSING STOCK CONDITIONS (2017)**

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<b>Year Structure Built</b>						
2014 or later	207	5.4%	32	2.0%	239	4.4%
2010 to 2013	207	5.9%	59	3.6%	286	5.2%
2000 to 2009	227	37.9%	599	36.5%	2055	37.5%
1999 to 1999	1,456	20.9%	305	18.6%	1110	20.2%
1980 to 1989	805	13.3%	252	15.4%	764	13.9%
1970 to 1979	512	9.5%	225	13.7%	589	10.7%
1960 to 1969	364	3.0%	63	3.8%	179	3.3%
1950 to 1959	116	2.1%	44	2.7%	126	2.3%
1940 to 1949	82	1.0%	29	1.8%	66	1.2%
1939 or earlier	37	1.0%	31	1.9%	69	1.3%
<b>TOTAL</b>	<b>3,844</b>	<b>100%</b>	<b>1,639</b>	<b>100%</b>	<b>5,483</b>	<b>100%</b>
<b>Plumbing Facilities</b>						
Units With Complete Plumbing Facilities	3,844	100%	1,622	100%	5,483	100%
Units Lacking Complete Plumbing Facilities	0	-	17	1.0%	17	0.3%

*SOURCE: US CENSUS, 2013-2017 ACS*

### 2015 Housing Conditions

The City's planning staff has indicated that rehabilitation is needed in the older neighborhoods. As part of the 2015 Housing Element Update, a review of housing conditions was performed in December 2015 that focused on the condition of the roof, siding, windows, and doors; most foundations and electrical systems were not significantly visible from the street and thus were not considered in the review. While the review considered housing conditions Citywide, the survey intentionally focused on older neighborhoods east of I-5 that were likely to have some units in need of repair. The results of the 2015 survey indicated that the majority of the City's housing stock (392 units surveyed, 87%) are in good or fair condition and the repairs needed are primarily aesthetic.

Approximately 8% of the units surveyed (35 units) needed at least one major improvement (roof replaced, windows replaced, siding replaced, etc). The remaining 22 units (5%) need substantial rehabilitation of the majority of the unit and some of these units may need to be demolished. It was not possible from the windshield survey to determine whether any entire housing unit should be demolished, or if there is a portion of the units in need of significant repair that remains structurally sound.

By applying the results of the 2015 survey to the City's housing stock that was built prior to 1990 (2,496 units), it can be estimated that approximately 200 units in the City are in need of major repair and 125 units need substantial repairs or demolition.

Results from the 2015 survey will be incorporated with findings from the Building and Code Enforcement Divisions to target homes that may benefit the most from the use of CDBG and other potential funds for housing rehabilitation, as described in Housing Plan Program.



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**TABLE 23: LATHROP HOUSING STOCK CONDITIONS, 2015**

Condition	Single Family		Multi Family		Mobile Homes		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Good/Fair	327	93%	22	42%	43	96%	392	87%
Needs Major Improvement	22	6%	11	21%	2	4%	35	8%
Needs Substantial Improvements	2	<1%	20	38%	0	0%	22	5%
TOTAL	352	100%	53	100%	45	100%	449	100%

SOURCE: DE NOVO SURVEY, 2015

### 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. Table 24 summarizes overcrowding data for Lathrop. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2017, 399 housing units (7.3% of the total occupied units) were overcrowded, which represents 5.5% of owner units and 11.5% of renter units.

**TABLE 24: OVERCROWDING BY TENURE (2017)**

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	3,633	94.5%	1,451	88.5%	5,084	92.7%
1.01 to 1.50	173	4.5%	138	8.4%	311	5.7%
1.51 or more	38	1.0%	50	3.1%	88	1.6%
TOTAL	3,844	100%	1,639	100%	5,483	100%
Overcrowded	211	5.5%	188	11.5%	399	7.3%

SOURCE: US CENSUS, 2013=2017 ACS

As shown in Table 25, the average household size in Lathrop was 3.83 persons, which is a slight increase from the average household size of 3.77 persons in 2010. Table 25 shows Lathrop's household sizes for owner, renter, and all households. The average household size is higher for renters (4.20 persons). Owner households have an average size of 3.68 persons, with the majority of owner and renter households having three to five persons (52% for owners, 54% for renters). Approximately 36.3% of owner households and 30.7% of renter households are two persons or less in size. Table 26 identifies bedrooms by tenure. While renter households are generally larger than owner households, the proportion of larger (4 or more bedroom homes) is higher for owner households.

**TABLE 25: HOUSEHOLD SIZE BY TENURE (2017)**

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	367	9.5%	133	8.1%	500	9.1%
2-person	1,030	26.8%	371	22.6%	1,401	25.6%
3-person	585	15.2%	297	18.1%	882	16.1%
4-person	861	22.4%	243	14.8%	1,104	20.1%
5-person	552	14.4%	346	21.1%	898	16.4%
6-person	258	6.7%	130	7.9%	388	7.1%
7-or-more-person	191	5%	119	7.2%	310	5.7%
TOTAL	3,844	100% (70.1% of total)	1,639	100% (29.9% of total)	5,483	100%
Median Household Size	3.68		4.20		3.83	

SOURCE: US CENSUS, 2013-2017 ACS

**TABLE 26: NUMBER OF BEDROOMS BY TENURE**

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	42	1.1%	8	0.5%	50	0.9%
1-bedroom	14	0.4%	98	6.0%	112	2.0%
2-bedroom	258	6.7%	274	16.7%	532	9.7%
3-bedroom	1,556	40.5%	612	37.3%	2,168	39.5%
4-bedroom	1,485	38.6%	427	26.1%	1,912	34.9%
5 or more bedroom	489	12.7%	220	13.4%	709	12.9%
TOTAL	3,844	100%	1,639	100%	5,483	100%

SOURCE: US CENSUS, 2013-2017 ACS

**For Sale Housing Market**

Home sales in Lathrop have fluctuated significantly over the past decade. As shown in Chart 1, median housing prices in Lathrop have risen over the past seven years, increasing from approximately \$176,200 in September 2009 to a high of \$465,000 in March 2017.

In August 2019, there were 72 homes listed for sale on Zillow.com with prices ranging from \$59,000 to \$720,000 in price. Of these homes, there were 66 detached single family homes, with sales prices beginning at \$349,900 and 6 mobile homes ranging from to \$59,000 to \$95,000. As

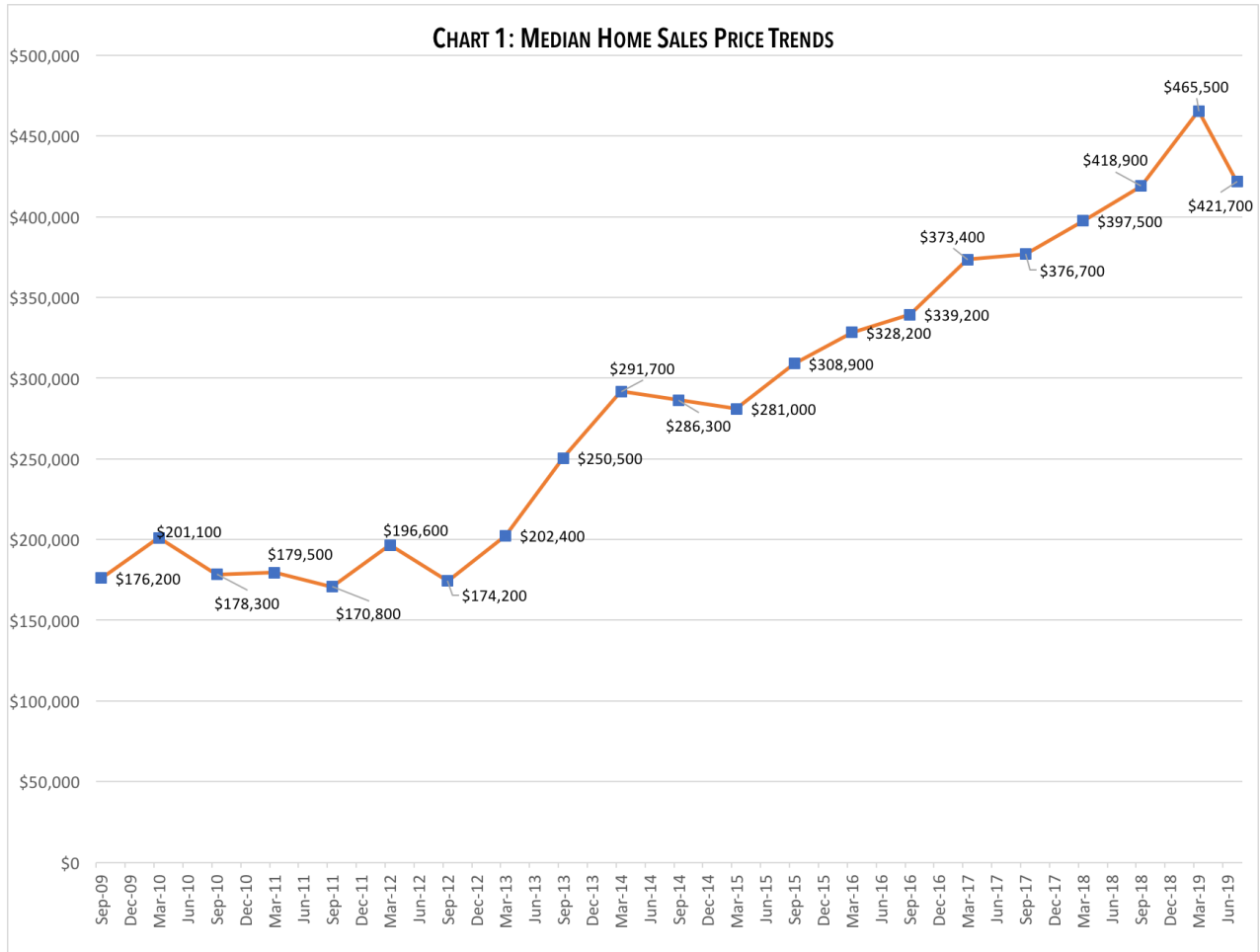
shown in Table 27, the majority of homes for sale are in the \$400,000 to \$499,999 and \$500,000+ price ranges, with 15.3% of homes in the \$300,000 to \$399,999 range and 6 priced under \$100,000. Zillow identifies the July 2019 median sales prices as \$421,470. While the median sales price is not affordable to lower and moderate income households, the City’s home sales prices are relatively low compared to the Bay Area (Zillow reported a median home sales price of \$1,040,000 for the San Jose metropolitan area in July 2019), which results in demand for the City’s higher priced housing units, which offer more amenities and are significantly more affordable than comparable homes in the Bay Area.

**TABLE 27: HOMES FOR SALE (AUGUST 2019)**

Price	Homes	Percent
\$500,000 and more	24	33.3%
\$400,000 - \$499,999	31	43.1%
\$300,000 - \$399,999	11	15.3%
\$200,000 - \$299,999	0	0%
\$100,000 - \$199,999	0	0%
\$0 - \$99,999	6	8.3%

SOURCE: ZILLOW.COM, 2019;

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SOURCE: ZILLOW, 2019

## Rental Housing Costs

Table 28 summarizes rents paid in Lathrop by rental range. There were no units renting for less than \$250 dollars and the majority of units rented for \$1,500 or more. Only 1.8% of rentals were in the \$200 to \$299 range and another 4.5% were in the \$300 to \$749 range. Almost one-quarter of rentals were in the \$1,000 to \$1,499.

Based on a review of rental ads in the Lathrop Times, Craigslist.org, and Zillow.com, the median rent in Lathrop is \$1,995 per month. Very few rentals were available in June, 2019. Rents range from \$1,400 to \$2,000 for 3 bed/2 bath homes to \$2,095 to \$3,100 for a four bedroom homes. Table 29 summarizes rental rates Citywide in 2017, based on ACS data as well as a survey of units advertised for rent in June 2019.

**TABLE 28: RENTAL COSTS (2017)**

Rent Range	Number	Percent
Less than \$200	0	-
\$200 to \$299	29	1.8%
\$300 to \$499	11	0.7%
\$500 to \$749	63	3.8%
\$750 to \$999	157	9.6%
\$1,000 to \$1,499	395	24.1%
\$1,500 or more	883	53.9%
Median (dollars)	\$1,604	

SOURCE: 2013-2017 ACS

**TABLE 29: RENTAL RATES BY NUMBER OF BEDROOMS**

Bedroom Type	2019 Rental Survey		Census Data	
	Units Available	Range	Median Rent (2017)	Median Rent (2000)
Studio	0	N/A	-	\$500
1 bed	0	N/A	\$745	\$625
2 bed	2	\$1,395	\$979	\$750
3 bed	7	\$1,400 - \$2,500	\$1,518	\$800
4 bed or more	11	\$2,095 - \$3,650	\$1,846 (4)/ \$2,380 (5+)	N/A

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017; ZILLOW.COM, 2019, CRAIGSLIST.COM, 2019

## Housing Affordability

### Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 30 shows the maximum annual income level for each income group adjusted for household size for San Joaquin County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

**TABLE 30: STATE INCOME LIMITS –SAN JOAQUIN COUNTY (2019)**

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$14,700	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
Low	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$74,950
Moderate	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Above Moderate	\$60,000+	\$68,550+	\$77,150+	\$85,700+	\$92,550+	\$99,400+	\$106,250+	\$113,100+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2019

### Housing Affordability

Table 31 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 30). The annual income limits established by HCD are similar to those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one, two, four, and six person households (see Table 29). Maximum affordable sales price is based generally on the following assumptions: 5% interest rate, 30-year fixed loan, and downpayments that vary with income level, as described in Table 31.

Comparing the maximum affordable housing costs in Table 31 to the rental rates in Tables 28 and 29, rental rates in Lathrop are generally affordable to moderate income households of two or more persons and to above moderate income

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households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2013-2017 ACS (Table 29) are in the affordability range of low, moderate, and above moderate income households. The 2019 rental survey indicated that there are currently a limited number of smaller rental units (studio, 1 bedroom, and 2 bedroom units) in Lathrop that are affordable to very low and low income households, but that there are units affordable to low income households with 4 or more persons as well as to moderate and above moderate income households of all sizes. The majority of available rentals were larger units; there were no studio or 1 bedroom units listed for rent and only two 2-bedroom units. Moderate and above moderate income households can afford a broad range of available housing.

Similarly, homes for sale in Lathrop are affordable to moderate and above moderate income households, based on a comparison of Tables 27 and 31. There is a small number of units, all mobile homes, affordable to very low and low income households. Current home sales prices are not affordable to extremely low income households.

**TABLE 31: HOUSING AFFORDABILITY BY INCOME GROUP**

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$51,100	\$367	\$58,100	\$422	\$86,000	\$643	\$114,900	\$864
Very Low	\$89,000	\$612	\$100,400	\$700	\$123,100	\$875	\$141,200	\$1,015
Low	\$138,000	\$980	\$155,600	\$1,120	\$190,900	\$1,400	\$219,200	\$1,625
Moderate	\$226,600	\$1,500	\$255,500	\$1,713	\$313,400	\$2,142	\$359,600	\$2,485
Above Moderate	\$226,600+	\$1,500+	\$255,500+	\$1,713+	\$313,400+	\$2,142+	\$359,600+	\$2,485+

\*MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$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), 28% OF MONTHLY HOUSING COST (LOW), AND 25% OF MONTHLY HOUSING COST (MODERATE/ABOVE MODERATE). HOMES SALES PRICES ARE ROUNDED TO NEAREST \$100.  
SOURCE: DE NOVO PLANNING GROUP, 2019

### Affordable Housing Inventory

There are no subsidized or otherwise rent-restricted affordable multifamily complexes in Lathrop.

### Mobile Home Parks

Lathrop has four mobilehome parks with a total of 259 spaces, as listed below. None of the mobilehome parks are restricted to lower income households, however, mobilehomes typically present a lower cost housing option.

- Lathrop Sands, 15550 S. Harlan Road – 36 spaces
- Walnut Grove Mobile Home Park, 365 E. Louise Avenue – 54 spaces
- Camino Real Mobile Estates, 15820 S. Harland Road – 167 spaces
- Harlan Park, 11424 S. Harlan Road – 2 spaces

### FUTURE HOUSING NEEDS

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for San Joaquin County is developed by the San Joaquin Council of Governments (SJCOCG), and allocates a “fair share” of regional housing needs to individual cities and unincorporated county. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

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This Housing Element addresses SJCOG’s Regional Housing Need Allocation (RHNA) schedule from 2014 through 2023. The City will need to plan to accommodate 5,156 new units, which includes 526 extremely low income units, 493 very low, 759 low, 957 moderate, and 2,421 above moderate income units. SJCOG determined the City’s extremely low and very low income housing needs as part of the allocation process, which resulted in a higher number of extremely low income units than very low low income units. To date, 29 moderate and 1,571 above moderate income units have been constructed and another 197 above moderate income units are under construction. Table 32 summarizes Lathrop’s fair share, progress to date, and remaining units.

**TABLE 32: REGIONAL HOUSING NEEDS ALLOCATION 2014-2023**

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	526	493	759	957	2,421	5,156
Built	0	0	0	29 <sup>1</sup>	1,571	1,600
Under Construction/ Permitted	0	0	0	0 <sup>2</sup>	197	197
<b>Remaining Allocation</b>	<b>526</b>	<b>493</b>	<b>759</b>	<b>928</b>	<b>653</b>	<b>3,359</b>

<sup>1</sup>INCLUDES 18 HOMES BUILT IN 2014 AND 9 HOMES BUILT IN 2015 SOLD AT MARKET-RATE PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS AND 2 ADUs BUILT IN THE 2016-2019 PERIOD

<sup>2</sup>AN ADDITIONAL 104 BUNGALOW UNITS ARE UNDER CONSTRUCTION IN RIVER ISLANDS; THESE UNITS WILL BE MONITORED FOR AFFORDABILITY BASED ON MARKET RATE PRICES.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2019

### Special Housing Needs

Household groups with special needs include seniors, mentally, physically, and developmentally disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Where data is available, estimates of the population or number of households in Lathrop falling into each group is presented. The special housing needs are a subset of the overall housing needs identified in Table 32, unless otherwise noted.

#### Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. The senior population (persons 65 and older) in Lathrop is shown in Table 33. There were 631 seniors (65 years and over) in Lathrop in 2000; the senior population increased by 507.1% to 1,780 persons in 2017.

**TABLE 33: SENIOR POPULATION BY AGE**

Age Group	2000		2017		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	386	61.2%	1,149	64.6%	197.7%
75 to 84 years	197	31.3%	511	28.7%	159.4%
85 years and over	48	7.6%	120	6.7%	150%
TOTAL	631	100%	1,780	100%	182.1%

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SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017

There are 659 senior households in Lathrop. The majority of senior households are owners, 523 or 79.4%. Approximately 20.6% of senior households, 136, are renters. Lathrop has a higher percentage of owner-occupied and a lower percentage of renter-occupied elderly households than in San Joaquin County. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation and entertainment.

Senior household growth in Lathrop from 2010 to 2017 is shown in Table 34. The large increase in elderly persons is likely due to the residential growth experienced in Lathrop as well as aging in place of Lathrop's residents. Senior households have increased by approximately 37.3% from 2010 to 2017. While seniors represent approximately 7.5% of the City's population, senior households represent approximately 13% of total households, which is primarily due to the smaller senior household size.

**TABLE 34: SENIOR POPULATION AND HOUSEHOLDS**

Population	2010	2017
Number	1,169	1,780
Percent Change	-	52.3%
Annual Percent Change	-	7.5%
Households		
Number	480	659
Percent Change	-	37.3%
Annual Percent Change	-	3.1%

SOURCE: US CENSUS, 2010; US CENSUS, 2013-2017 ACS

During the planning period, senior households are anticipated to increase at a rate commensurate with overall population and household growth. It is anticipated that approximately 550 of the City's RHNA will be needed or used by senior households. Senior housing types can include market rate homes, senior single family housing communities, senior apartments, and mobile homes.

Most senior households own their home, 79.4%. One-fifth of senior households rent. The incidence of renting increases with age for Lathrop's senior population; a higher percentage of householders 65 to 74 own than do households in the 75 and over age bracket. Table 35 summarizes senior households by age and tenure.

**TABLE 35: HOUSEHOLDER AGE BY TENURE (2017)**

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	359	68.6%	85	62.5%
75-84 years	119	22.8%	31	22.8%
85 plus years	45	8.6%	20	14.7%
TOTAL	523	79.4% (of total)	136	20.6% (of total)

SOURCE: US CENSUS, 2013-2017 ACS

The 2013-2017 ACS survey indicates that 11% of senior households in Lathrop are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$32,396, significantly less (44.9%) than the median household income of \$72,094.

In 2007, the City's Senior Center was completely renovated and additional renovations are currently planned for the Center. The Center provides the areas seniors with a meeting space, various recreational activities, and assistance with food and other necessities. Below is a list of the programs offered at the Lathrop Senior Center.

- Senior Lunch Program
- Senior Brown Bag food distribution
- Mobile Farmer's Market and "Nutrition on the Move"
- Country Breakfast (monthly)

- Activities – arts and recreation classes and group activities

### Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

**Independent Living** – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

**Group Living** – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

**Assisted Living** – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

There are three assisted living residential care facilities for the elderly in Lathrop:

- Home Sweet Home for the Elderly, 14110 Jasper Street – 6-bed elderly residential care facility
- Johanan Care Home, 13754 Jasper Street – 6-bed elderly residential care facility
- Stonebridge Care Facility, 555 Deerwood Avenue – 6-bed elderly residential care facility

Although there are several senior residential care facilities in Lathrop, there are no senior communities or affordable senior multifamily complexes. In addition, there are no residential projects with supportive services or assisted-living type projects that serve low- and very low-income seniors who cannot afford to pay the market rates for housing and services.

### Senior Resources

The Lathrop Senior Center serves adults 50 and above, offering a range of classes and activities. The center serves a nutritious lunch daily and also distributes 'Brown Bag' food and commodities to seniors in need weekly. The center also hosts a program of legal services for seniors that are 60 and older.

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

The Area Agency on Aging (AAA) is a legislated overseeing body within the Aging and Community Services Division of San Joaquin County Human Services Agency (I). The Board of Supervisors and Area on Agency Staff are assisted and guided by the Commission on Aging which serves as an Advisory Board. The AAA/HAS provides a directory of services available for seniors, including an explanation of Medicare and Medi-Cal, resources to prevent elder abuse and elder fraud, and a listing of agencies and programs providing services to seniors with specific needs.

The San Joaquin HSA administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing meals to persons 60 years and older that are homebound.

In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

Dignity Alcove in Stockton helps homeless veterans find permanent housing, secure a substantial income and address



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the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

The Emergency Crisis Intervention Program (ECIP) provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

Home Energy Assistance Program (HEAP) assists low-income households to pay their energy costs. Assistance is in the form of a dual or single-party warrant, or, a direct payment to the utility company on behalf of the applicant. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the County the household resides in, and funding availability. HEAP provides one payment per year.

The Housing Authority of the County of San Joaquin is the agency responsible for providing decent, safe, and affordable housing for low-income families, elderly, and the disabled. Programs include the Housing Choice Voucher Program (Section 8), Migrant Family Centers, and Family Self Sufficiency.

PG&E offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

San Joaquin County Community Development Department administers the Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

San Joaquin County Behavioral Health Services provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

San Joaquin County provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

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.

San Joaquin Rapid Transit District Dial-A-Ride. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

### Disabled Persons

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.

According to the 2013-2017 ACS, there were 2,338 persons with one or more disabilities in Lathrop. Of the disabled population, 70.4% are aged 5 to 64 and 29.6% are aged 65 and over. No disabilities were reported in the population aged five and under. Of the disabled persons in the 16 to 64 age bracket, 36% were employed and 1.2% were unemployed. Table 36 identifies disabilities by type of disability and Table 37 identifies disabled persons by age and employment status.

**TABLE 36: DISABILITIES BY DISABILITY TYPE**

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	223	13.5%	244	35.3%	472	20.2%
Vision Difficulty	319	19.4%	113	6.4%	432	18.5%
Cognitive Difficulty	710	43.1%	105	5.9%	815	34.9%
Ambulatory Difficulty	694	42.2%	417	23.6%	1,111	47.5%
Self-Care Difficulty	330	20%	130	7.4%	460	19.7%
Independent Living Difficulty	647	39.3%	279	15.8%	926	39.6%
Total Persons with One or More Disabilities	1,646	100% / 70.4% of disabled	692	100% / 29.6% of disabled	2,338	100%

<sup>1</sup>A PERSON MAY HAVE MORE THAN ONE DISABILITY, SO THE TOTAL DISABILITIES MAY EXCEED THE TOTAL PERSONS WITH A DISABILITY

SOURCE: US CENSUS ACS, 2013-2017

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As shown in Table 37, the 2013-2017 ACS indicates that for individuals between the ages of 16 and 64, approximately 886 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

**TABLE 37: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS**

	Ages 16 to 64	Percent
Employed with Disability	508	36%
Unemployed with Disability	18	1.2%
Not in Labor Force	886	62.7%
Total	1,412	100%

SOURCE: US CENSUS ACS, 2013-2017

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2013-2017 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2013-2017 ACS data indicates that 372 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2013-2017 ACS data indicates that 46.4% of households receiving food stamps or similar assistance have a disabled member. Of the 1,598 households with a disabled member, 272 households receive food stamps or similar assistance. The 2013-2017 ACS data indicates that the median earnings for males 16 years and over with a disability were \$32,350 compared with \$40,617 for males with no disability. Median earnings for females 16 years and over with a disability were \$30,757, compared to \$27,500 for females with no disability.

The persons in the "with a disability" category in Tables 36 and 37 include persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. 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. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lathrop, however approximately 57% of the population within the zip code resides in Lathrop based on 2013-2017 ACS population data. The DDS data indicates that 252 developmentally disabled persons reside in zip code 95330. Table 38 breaks down the developmentally disabled population by residence type. Of these persons, the majority (127) live at home with a parent or guardian and less than 23 live independently or in a community care environment.

**TABLE 38: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (ZIP CODE 95330)**

Zip Code	Home of Parent/Guardian	Independent Living	Foster/ Family Home	Other	TOTAL
95330	222	<11	30	0	252
Lathrop*	127	<6	<17	0	150

\*DATA FOR THE ZIP CODE INCLUDES LATHROP AND UNINCORPORATED AREAS ADJACENT THE CITY

SOURCE: CA DDS, 2019

### Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are

expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

In Lathrop, there are eight residential facilities serving adults with special needs, including physical, mental, and developmental disabilities; two of these facilities are pending approval of licensing.

- Casa de Esperanza (license pending), 400 Olivine Avenue - 4-bed adult (ages 18-59) residential facility
- Conti Estate II, 800 Quaker Ridge Court - 6-bed adult (ages 18-59) residential facility
- Harmony Care Home, 13200 Cedarbrook Way - 6-bed adult (ages 18-59) residential facility
- Haven Place Care Home (license pending), 961 Englewood- 4-bed adult (ages 18-59) residential facility
- Laguna's Care Home, 721 E. Mingo Way - 4-bed adult (ages 18-59) residential facility
- Lathrop Ranch Home, 15198 South Fifth Street - 6 bed adult (ages 18-59) residential facility
- Schumard Care Home, 18268 Schumard Oak - 6-bed adult (ages 18-59) residential facility
- Vista Haven 758 Frewert Road - 6-bed adult (ages 18-59) residential facility

ACS 2013-2017 data indicated that for individuals between the ages of 5 and 64, approximately 2.7% of the total population of Lathrop has an ambulatory difficulty, 1.2% have vision difficulty, 0.9% have a hearing difficulty, and 2.6% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2013-17 ACS data indicates that 1,598 households (29.1 percent) in Lathrop had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty) (approximately 7% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 10% of the RHNA, 516 units, may be needed to have universal design measures or be accessible to persons with a disability.

### Resources for Disabled Persons

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

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In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

California Healthy Families is low cost insurance for children up to 18 years old and pregnant mothers. This includes Health, Dental and Vision coverage for qualifying applicants.

Community Center for the Blind and Visually Impaired provides case management, personal adjustment support, orientation and mobility, independent living skills training, Braille and accessible computer classes.

Dignity Alcove in Stockton helps homeless veterans find permanent housing, secure a substantial income and address the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

The Emergency Crisis Intervention Program (ECIP) provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

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PG&E offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

San Joaquin County Community Development Department administers the Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

San Joaquin County Behavioral Health Services provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

San Joaquin County HSA provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

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weatherstripping.

San Joaquin Rapid Transit District Dial-A-Ride. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

The Valley Mountain Regional Center provides a range of housing and supportive services for persons with a qualifying developmental disability. Services and programs include California Mentor (homes for developmentally delayed adults 18 and older, Central Valley Training Center (employment training, community integration, behavioral support, and advocacy),

**Large Family Households**

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In Lathrop, 1,596 households, 29.2% of all households, have five or more persons as described in Table 25. Of the large households, 62.7% own their home and 37.3% rent. Typically, there are more owner occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2013-2017 ACS survey does not provide data regarding overpayment for large households. Table 39 compares the median income for households with five or more persons to the Citywide median income. While the median income is slightly lower for five persons households (\$68,929 versus the Citywide median of \$72,094), the median income is higher for six and seven or more persons households.

**TABLE 39: MEDIAN INCOME BY HOUSEHOLD SIZE**

Size	Median Income
Five Person Households	\$68,929
Six Person Households	\$91,923
Seven or More Person Households	\$82,900
Median Household Income (All Households)	\$72,094

SOURCE: US CENSUS, 2013-2017 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Lathrop, there appears to be an adequate amount of housing available to provide units with enough bedrooms both for larger households that own their home and that rent. Table 40 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Lathrop to accommodate all large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 24, 55.4% of owner-occupied homes and 11.5% of renter-occupied homes are overcrowded.

**TABLE 40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2017)**

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		Households	Shortfall/ Excess		Households	Shortfall/ Excess
Owner	1,556	552	1,004	1,974	268	1,706
Renter	612	346	266	647	130	517

SOURCE: US CENSUS, 2013-2017 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In

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general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 25% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

### Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Lathrop are either two-spouse couples or single person households, 23.6% of family households are headed by a single male or single female. There are 485 male heads of household with no wife present and 307 of these households have children under 18. There is a larger number of female householders with no husband present, 807 households or 14.7% of households, and 468 of these female-headed households have children under 18. Table 41 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed families (no husband present) is \$58,559, 33.8% more than the median income of a male-headed, no wife present family (\$41,648) and 20.7% less than the median income of all households in the City (\$72,094). Approximately 10.7% of families are under the poverty level; 23.1% of female-headed households with related children under 18 are under the poverty level.

**TABLE 41: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2017)**

Category	Number	Percent
Total Families	5,483	
Male householder, no wife present:	485	8.8%
With children under 18	307	5.6%
Female householder, no husband present:	807	14.7%
With children under 18	468	8.5%

*SOURCE: ACS, 2009-2013*

As Lathrop's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

### Agricultural Workers

Farm workers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Most data related to the farmworker population is collected at the County and regional levels and does not identify farmworker data at the City level. The San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014) indicates that the 8-County San Joaquin Valley has more farm workers than any other region of the state and that the majority of the Valley's nearly 190,000 workers are foreign born from Mexico, receive very low wages, and have limited access to education, housing, and healthcare. The Assessment indicates that in San Joaquin County there were 23,037 farmworkers, of which 20.5% are foreign born and 18.4% are linguistically isolated.

The 2017 US Agricultural Census, reported by the US Department of Agriculture, indicates that there were 3,430 farms in San Joaquin County totaling 772,762 acres. Of the 3,430 farms, there are 1,707 farms with hired labor, which collectively hire a total of 19,741 workers. Of the workers, 11,738 worked less than 150 days and 12,097 workers were migrant workers.

While there has been an increase in the number of farms since the 1992 USDA Census (2,106 farms in 1992, 2,427 farms in 2002), there has been a decrease in the number of workers as shown in Table 42. Workers have declined from 34,816 in 1992 to 19,741 in 2017. Several reasons could be attributed to the trend (increasing farms and decreasing farmworkers), but the primary factor is likely that advanced farm equipment is replacing the need for human labor and there is an increase in smaller owner-operator farms that do not hire farm labor in large amounts. This is demonstrated by the data that out of the 3,430 farms in San Joaquin County in 2012, only 1,707 farms hired farm workers.

**TABLE 42: SAN JOAQUIN COUNTY FARMS AND FARM LABOR WORKERS**

	1992	2002	2012	2017
Hired farm labor (farms)	2,106	2,427	3,580	3,430
Hired farm labor (workers)	34,816	30,957	24,872	19,741

*SOURCE: 2010 HOUSING ELEMENT; USDA, 2012 CENSUS OF FARMWORKERS.*

While US Census data is available at the City level; there is no specific Census data available for the job category of "Farm Worker." The Census groups "agriculture, forestry, fishing and hunting, and mining" together (see Table 8); and there is no method for separating individual job classifications from the grouping, meaning that farm owners and operators are grouped in with the farm labor. There are 198 workers reported in Lathrop's agriculture, forestry, fishing and hunting, and mining industry sector, according to the 2013-2017 ACS.

The City has actively farmed agricultural lands, with orchards and field and row crops (alfalfa, safflower, small grains, melons, corn, etc.) the predominant agricultural use in the City. While undeveloped land in the City is generally planned for urban uses, including residential, commercial, and industrial, the 704-acre Paradise Cut area of River Islands is planned for long-term resource conservation uses, including seasonal flooding, open space, and agricultural. In San Joaquin County, there are 615,075 acres of important farmland (California Department of Conservation Farmland Mapping and Monitoring Program, 2016). Farmland within the City limits, 8,049 acres, accounts for approximately 1.3% of the agricultural land in San Joaquin County. Applying the City's proportion of farmland (1.3%) to the 2017 USDA farmworker count for the County, there are approximately 256 farmworkers associated with farming operations in the City. Based on the USDA data for the County, approximately 104 of these workers worked 150 days or more and approximately 157 workers are migrant workers. The most recent wage data released by EDD indicates that in San Joaquin County, the average farm, fishing, and forestry occupations wage was \$10.33 per hour in the first quarter of 2015. The average wage per hour for fruit and tree nut labor was \$9.28 and the average annual wage was \$19,315.

In 2015, EDD identified three agricultural operations in Lathrop. While no farm or agricultural operations are currently listed in Lathrop by EDD, the following agricultural operations appear to continue to be in business:

- A&W Farms, Miscellaneous Crop Farming, (EDD indicated 1-4 employees in 2015)
- Dell'Osso Farm, Miscellaneous Crop Farming, (EDD indicated 1-4 employees in 2015)
- Classy Grass Turf, Nursery and Tree Production, (EDD indicated 5-9 employees in 2015)
- Fabulously Feathered Silkies, Livestock/Poultry (No EDD employment data)



## 2019 HOUSING ELEMENT BACKGROUND REPORT

The Housing Authority of San Joaquin County currently manages three migrant family farm labor housing developments within the County, with the capacity to accommodate 285 individuals. Two of the farm labor housing centers are located in French Camp and one is located in Lodi. The Housing Authority also manages 30 units of year-round farmworker housing. In Lathrop, Dell'osso Farm, which has row crop and agritourism operations, provides farmworker housing for two families.

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). Historically, many migrant agricultural workers resided in farm labor camps throughout San Joaquin County. It was not uncommon to see rows of housing, mobile homes, or trailers right at the job site where workers lived. This scenario was also common throughout California's farming and ranching communities. These temporary, migrant farmworkers may have the need for temporary trailers or other mobile housing or for dormitory-style housing or other type of group quarters developed to provide temporary housing. Some of the migrant farmers who formerly moved from state to state or from other countries to California to pursue agricultural employment may have now become permanent residents of Lathrop. For those agricultural workers in Lathrop who are full-time residents, housing needs are best met through the provision of permanent affordable housing. The City is aware of the need for permanent housing that is suitable for farmworkers. As described, the housing needs of farm workers may need to be addressed through both permanent housing and migrant farm labor camps. Their housing need may be the same as other households and large families who are in need of affordable housing with three or more bedrooms.

In 2016, the City updated the Zoning Code to allow farmworker housing as a permitted use, in all zones where agriculture is a permitted use and to permit employee housing for six or few employees in the same manner as a single family home, consistent with the requirements of Health and Safety Code Sections 17021.5 and 17021.6. The Housing Plan includes policies and programs directed to encourage the provision of adequate farmworker housing.

### Homeless Persons

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

" a person is considered homeless when the person or family lacks a fixed regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings."

In 2019, the San Joaquin Continuum of Care Report on the Point in Time Count of the Sheltered and Unsheltered Homeless identified 1,071 sheltered and 1,558 unsheltered homeless persons Countywide and 14 homeless persons in Lathrop. This is consistent with the 2015 Housing Element, which estimated the number of homeless persons in Lathrop to be between 15-20, based on information from the Police Department. Local police officials have stated that they believe that the homeless who pass through Lathrop are transient and do not remain in the City due to a lack of support services. There does not appear to be seasonal fluctuation in the number of homeless in the City. The homeless in San Joaquin County are provided shelter primarily in Stockton, Lodi, Tracy, and Manteca. Homeless persons in Lathrop are referred to Stockton, as Stockton provides the most comprehensive range of services and shelter.

Countywide, there has been an increase in the homeless population since the 2015 homeless surveys (see Table 43), primarily due to more accurate counting measures. During this time frame, the number of homeless in shelters has decreased by approximately 8.7% (-293 homeless), while the unsheltered homeless increased by 191.6% (1,023 homeless). The 2015 survey only provided Countywide information and did not identify homeless persons by place within the County.

**TABLE 43: HOMELESSNESS IN SAN JOAQUIN COUNTY - 2015-2019**

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2019	1,071	1,558	2,629
Homeless Point-in-Time Survey 2017	985	567	1,552
Homeless Point-in-Time Survey 2015	1,173	535	1,708
Change: 2019 to 2015	-102/-8.7%	+1,023/+191.2%	+921/+53.9%

SOURCE: HUD CONTINUUM OF CARE, 2015 AND 2017; SAN JOAQUIN COUNTY HOMELESS POINT IN TIME SURVEY, 2019

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 44, the majority of homeless persons are in households, including households both with and without children. Subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, veterans, persons with HIV/AIDS, and victims of domestic violence. The largest subpopulations in San Joaquin County are chronic substance abusers (1,183 homeless), victims of domestic violence (999 homeless), and severely mentally ill (815 homeless). Data is not available at the city-level regarding population and household characteristics of the homeless population.

**TABLE 44: HOMELESS POPULATION CHARACTERISTICS IN SAN JOAQUIN COUNTY (2019)**

Characteristics	Sheltered		Unsheltered**	Total
Chronically Homeless	145		327	552
Veterans	82		71	153
Chronic Substance Abuse <sup>1</sup>	N/A		N/A	59%
Mentally Ill <sup>1</sup>	N/A		N/A	34%
Household Type	Emergency Shelter*	Transitional Housing*	Unsheltered	Total Sheltered and Unsheltered
Persons in households without children	381	171	1,548	2,100
Persons in households with at least one adult/one child	458	57	10	525
Persons in households with only children	4	0	0	4
TOTAL	843	228	1,558	2,629

<sup>1</sup>THE POINT-IN-TIME SURVEY REPORTS THE TOTAL PERCENTAGES FOR THESE SELF-REPORTED POPULATIONS, BUT DOES NOT IDENTIFY SHELTERED/UNSHELTERED COUNTS.

SOURCE: SAN JOAQUIN COUNTY HOMELESS POINT IN TIME SURVEY, 2019.

In 2016, the City amended the Zoning Code to allow 1) emergency shelters as a permitted use in the RM and PO zones, and 2) transitional and supportive housing as a residential use subject to the same requirements for residential uses of the same type (e.g., single family or multifamily) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at-risk of homelessness.

Homeless Resources

As part of the Urban County consortium, the City participates in the Countywide homeless programs and resources are funded primarily through the federal Emergency Shelter Grant and Community Development Block Grant programs. The homeless in San Joaquin are provided shelter primarily in Stockton, Lodi, Tracy, and Manteca. Homeless from virtually all other County towns are referred to Stockton. Some of the major shelter providers, most of which are in Stockton, are the Stockton Shelters for the Homeless, the Gospel Center’s Rescue Mission and New Hope Family Shelter, and Salvation Army. There are over a dozen other shelter providers whose operations are smaller in scale.

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### City of Lathrop

*Second Harvest Food Bank:* Second Harvest Food Bank serves San Joaquin and Stanislaus Counties. Second Harvest provides supplemental groceries to families with children, senior brown bag groceries, fresh fruits and vegetables to at-risk populations through local partners, and provides referrals to local food programs and other programs to persons and households in need of assistance.

*Our Lady of Guadalupe, 16200 Cambridge Drive:* Our Lady of Guadalupe partners with Second Harvest's mobile fresh program to provide groceries and fresh fruits and vegetables to at-risk populations (food provided on Wednesdays at 10:30 am).

*Prayer Valley: 14172 Avon Ave,* Prayer Valley partners with Second Harvest's mobile fresh program to provide groceries and fresh fruits and vegetables to at-risk populations (food provided Tuesdays/Thursdays at 10 am).

*Food For You - Commodity Program:* The Commodity Program delivers over 9 million pounds of USDA, FEMA, and donated foodstuffs to 16 community centers and sites that, in turn, distribute the food to needy individuals and families on the third Thursday of every month. Food donors and prospective volunteers may contact the Commodity Program at Lathrop's Senior Center.

*St. Vincent de Paul Society:* The food pantry and clothes closet are run by a group of volunteers who serve men, women, and children who are currently without the means to attain adequate food or clothing. Parish and community donations fund the food pantry and clothes closet. Special food collections take place during the holiday season.

### Countywide Supportive Programs

*Coordinated Agency Response Effort (CARE):* The CARE program was designed to allow smaller family shelters to provide continuing support services to clients that moved from shelters to transitional housing. The primary focus is on households with dependent children. Continuing case management is often, but not always, provided by the shelter where they previously resided.

*Shelter Plus Care:* This program provides rent assistance to homeless and disabled persons. Qualifying disabilities include serious mental illness, HIV/AIDS, or physical disabilities through the Central Valley Low Income Housing Corporation (CHLIVC) located in Stockton.

*Central Valley Low Income Housing Corporation:* This supportive housing program provides rent assistance and supportive services to homeless families and individuals. Supportive services include case management, budgeting assistance/counseling, education assistance, and job search preparation.

*Hermanas I & II:* The Hermanas Programs were designed to provide transitional housing to homeless households with significant substance abuse problems. The focus is on single mothers with dependent children.

*Homeless to Homes I & II & Horizons:* The Homeless to Homes and Horizons Programs provides transitional housing and support services to homeless families. The Programs put an emphasis on the transition from emergency shelter to stable housing.

*Lutheran Social Services of Northern California:* This permanent supportive housing program provides rent assistance and support services to homeless former foster youth with disabilities. Supportive services include case management, education assistance, child care, and transportation assistance.

*New Directions:* This supportive housing program serves homeless individuals, most of whom have had contact with the criminal justice system because of a history of substance abuse. The program participants reside in dormitories and receive supportive services which include individual and group counseling.

*Project Hope:* A program geared towards aged-out foster youth at high risk of homelessness. The Program uses scattered site apartments throughout Stockton and Lodi and offers educational and life skills training.

## 2019 HOUSING ELEMENT BACKGROUND REPORT

*Supporting People In a Community Environment (SPICE):* The SPICE program offers permanent housing for people with disabilities. Eight separate households provide a shared housing experience for up to 27 individuals.

### Emergency Shelters

*Family and Youth Services (Stockton):* Provides a safe, caring shelter to runaway and throw away youth. The Program also offers hot meals and counseling services (family, group, and individual) to assist in their employment and educational needs.

*Gospel Center Rescue Mission (Stockton):* Provides emergency food, clothing, shelter, health care services and life skills training for both homeless families and individuals. The Emergency lodging program provides residential lodging to families and individuals on an emergency basis. The New Life Program provides longer-term assistance - two-six month residential programs that include daily meals, housing, clothing, chapel services, and addiction counseling and an array of supportive services.

*Haven of Peace (French Camp):* Since 1959 has provided emergency shelter, food, clothing, and hygiene services to single women and children. Clients receive case management services, job readiness, and life skills training in preparation in becoming self-sufficient.

*Hope Harbor Shelter (Lodi):* Offers emergency shelter services and transitional housing for families and individuals, as well as meals and clothing. Hope Ministries (Manteca) - Operates two family shelters offering meals and clothing services.

*Lodi House (Lodi):* Offers shelter, meals, and clothing services to homeless women and their children. In addition, Lodi House also offers counseling services to assist women in gaining control of their lives and to making the transition to self-sufficiency.

*Mary Graham's Children's Shelter (French Camp):* Marcy Graham's Children's Shelter provides educational, medical, dental, immunizations and mental health services to all residents. The facility strives to meet the children's recreational, religious, social and emotional needs through various programs/activities. This residential children's shelter provides protective custody on a temporary emergency basis for abused and neglected children in San Joaquin County.

*McHenry House (Tracy):* Offers meals, shelter for up to 12 weeks, and clothes for homeless families with children. Services such as life skills training, parenting skills, family counseling, budgeting skills, are offered to assist families to self sufficiency. Follow up counseling is offered for up to one year after leaving the shelter to ensure clients are improving their lives.

*New Home Family Shelter (Stockton):* Offers shelter and related services for homeless single women and women with children. Services including counseling, coping skills, parenting skills, anger management, relapse prevention, nutrition, personal hygiene, and job readiness, and savings assistance.

*St. Mary's Interfaith Community Services (Stockton):* Provides care to the community's homeless and working men, women and children living significantly below the poverty line since 1955. Services include the Fr. Alan McCoy Dining Room, Virgil Gianelli Medical Clinic, St. Raphael's Dental Clinic, Kara Brewer Family Clothing and Hygiene Center and Social Services Department. Clients are able to care for their basic human needs in a compassionate and caring environment on a daily basis.

*Stockton Shelter (Stockton):* Offers emergency shelter, food, and clothing services for single adults and families at two facilities in Stockton. During the winter months additional shelter for families is provided in French Camp. Also provides mental health services, drug screening and hygiene products. Transitional housing for individuals and families with AIDS is provided year round.

*Women's Center (Stockton, Lodi, Tracy):* Operates two emergency shelters for women and children fleeing violent and abusive environments. Both sites offer case management, parenting classes, domestic violence and self-esteem support

## 2019 HOUSING ELEMENT BACKGROUND REPORT

groups, financial literacy, and services for employment preparation. The Women's Center also operates the Just for Kids Program and an aftercare support group.

*HOPE Family Shelter (Manteca):* Offers emergency shelter for adults with children.

*Raymus House (Manteca):* Offers emergency shelter to single mothers.

### **UNITS AT-RISK OF CONVERSION**

California housing element law requires jurisdictions to include a study of low-income assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State Law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

Lathrop does not have any assisted multifamily rental housing, based on a review of HUD, LIHTC, USDA, and public housing data for the region (California Housing Partnership Corporation mapping tool, 2015) and, consequently, does not have any units at-risk of conversion.

## 4. 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 is undertaking many changes to its Zoning Ordinance as part of its work program to implement the 2010 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 Sebastopol 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 establishes land use designations for all land within the City's boundaries.

Lathrop's General Plan designations are separated into three sub-plan areas as shown in Figure 1. Lands east of the San Joaquin River are part of sub-plan areas #1 and #2 (this area does not include the Central Lathrop Specific Plan area). Lands east of the San Joaquin River are part of sub-plan #2 (this area includes the Mossdale Landing and Central Lathrop Specific Plan area). Lands west of the San Joaquin River are part of sub-plan #3, which is referred to as the Stewart Tract (this area includes River Islands and Southeast Stewart Tract).

The General Plan includes designations that accommodate a range of residential development types in each sub-areas (see Table 45 and Figure 1).

**TABLE 45: CITY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

General Plan Designation	Description
Low Density Residential	Single family detached homes with densities of 1-7 housing units per net acre
Medium Density Residential	Single-family and multifamily housing with densities of 8-15 units per net acre
High Density Residential	Multifamily and group homes with densities of 16-25 units per net acre
Recreational Residential	No description provided. See zoning.
Professional Office (Office Centers)	Provides for office complexes as distinct centers of business activity in close relation to the Central Business District
Community Commercial	Provides for a full-range of retail goods
Neighborhood Commercial	Provides for convenience store and personal services
Central Lathrop - Variable Density	Single family, multifamily with a density range of 3-16 units per acre
Central Lathrop - Residential/Mixed	Residential and commercial uses with densities of 10-40 units per net acre
Central Lathrop - High Density	Multifamily dwellings (flats, townhouses, condominiums, apartments, duplexes, with a density range of 15-40 units per net acre
River Islands - Low Density	Up to 9 housing units per acre

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General Plan Designation	Description
River Islands - Medium Density	Up to 20 housing units per net acre
River Islands - High Density	Up to 40 housing units per net acre
River Islands - Mixed Use	3 to 40 housing units per acre

SOURCE: CITY OF LATHROP GENERAL PLAN, AMENDED 11/09/04

### Zoning

The City's Zoning Code provides for a range of densities and residential uses, including single family, multifamily, mobile homes and manufactured housing, second units, and residential care as shown in Table 46.

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 46: RESIDENTIAL ZONING DISTRICT REGULATIONS**

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
Residential Acreage (RA)	1	20,000	Single family, second unit, residential care (6 or less)
One-Family Residential (R-1-6, R-1-6X)	Minimum: 1 Maximum: 7	6,000	Single family, second unit, residential care (6 or less)
One-Family Residential (R-1-5)	Minimum: 1 Maximum: 7	5,000	Single family, second unit, residential care (6 or less)
Multifamily Residential (RM-3)	Minimum: 8 Maximum: 15	6,000 (3,000 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-2) <sup>1</sup>	Minimum: 16 Maximum: 25	6,000 (2,000 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-1.5) <sup>1</sup>	Minimum: 16 Maximum: 25	6,000 (1,500 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-MH8)	Minimum: 1 Maximum: 8	5 acres	-
Professional Office (PO)	Maximum: 25	Single family: 6,000 Multifamily: 2,000	Single family, duplex, multifamily, residential care (6 or less)
Neighborhood Commercial (CN)	Same as RM-2	6,000	Single family over or to the rear of a permitted use, residential care (6 or less)
Central Commercial (CC)	Same as RM-1.5	Same as RM-1.5	Conditional use permit required for residential uses allowed in RM-1.5
Recreational Residential (R-REC-ST)	29.04	1,500	Single family, duplex, multifamily, small residential care
<b>River Islands (-RI)</b>			
Residential Low Density (RL-RI)	Minimum: 3 Maximum: 9	2,400	Single family, duplex, multifamily, second unit, 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)
Residential Medium Density (RM-RI)	Minimum: 6 Maximum: 20	2,400	Single family, duplex, multifamily, second unit, residential care (6 or less)
Residential High Density (RH-RI)	Minimum: 15 Maximum: 40	0 - 20,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Mixed Use (MU-RI)	Low: 3-9 High: Minimum: 15 Maximum: 40	2,400	Single family, multifamily, 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, second unit, residential care (6 or less)
High Density Residential (HR-CL)	Minimum: 15 Maximum: 40	-	Single family, duplex, multifamily, second unit, 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, second unit, residential care (6 or less)
<b>Mossdale Village (-MV)</b>			
Single Family Residential (R-MV, RX-MV)	1-7	6,000	Single family, multifamily, residential care (6 or less)
Multi-family Residential (RM-MV)	Minimum: 8 Maximum: 15	6,000 (multifamily) 5,000 (single family)	Single family, duplex, multifamily, residential care (6 or less)
Residential High Density (RH-MV)	Minimum: 15 Maximum: 40	None	Single family, duplex, 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)

*SOURCE: LATHROP ZONING CODE, 2015; WEST LATHROP SPECIFIC PLAN (RIVER ISLANDS, SOUTHEAST STEWART TRACT, AND MOSSDALE VILLAGE), 2012; RIVER ISLANDS URBAN DESIGN CONCEPT, 2013; CENTRAL LATHROP SPECIFIC PLAN, 2011*  
*1 ZONING CODE SECTION 17.36.010 AND GENERAL PLAN TABLE IV-2.5 ARE CLEAR THAT THE RM-3 ZONING DISTRICT ACCOMMODATES 8-15 DU PER ACRE AND THE RM-2.5 AND RM-1.5 ACCOMMODATE 16-25 DU/AC. HOWEVER, ZONING CODE SECTION 17.36.050.D CREATES CONFUSION BY INCORRECTLY INDICATING THAT ALL RM MULTIFAMILY DISTRICTS ACCOMMODATE 8-15 DU/AC. PROGRAM 2R IN THE HOUSING PLAN WILL REMOVE THIS ERROR IN THE ZONING CODE.*

The City's Zoning Code and specific plans provide for a range of residential uses, including single family, duplex, multifamily, mobile or manufactured housing, second units, residential care (small and large), and mobile home parks. Table 46 identifies the residential uses permitted in each zoning district. As shown in Table 47, single family uses are permitted in the zoning districts for the sites identified in Table 61 to accommodate lower income housing. The Housing Plan includes a program to limit the development of single family housing on sites identified for lower income development, in order to encourage multifamily and affordable development projects.



# 2019 HOUSING ELEMENT BACKGROUND REPORT

**TABLE 47: PERMITTED RESIDENTIAL USES**

Zoning District	Single Family	Duplex	Multi-family	Mobile / Manuf. Housing	ADU	SRO	Residential Care, 6 or less	Residential Care, 7 +	Mobile-home Park
Residential Acreage (RA)	P			P	P	-	P	C	
One-Family Residential (R)	P			P	P	-	P	C	C
Multifamily Residential (RM-3, RM-2, RM-1.5)	P	P	P	P	P	C	P	A/C1	C
Multifamily Residential (RM-MH8)	P	P	P	P	P	-	P	A/C1	C
Professional Office (PO)	P	P	P	P	P	-	P	C	
Neighborhood Commercial (CN)	A2			A2	P	-	A2		
Community Commercial (CC)	C3	C3	C3	C3	P	-	C3		
Recreational Residential (R-REC-ST)	P	A	S	P	P	-	P	C	-
<b>River Islands (-RI)</b>									
Mixed Use (MU-RI)	P		P	P	P	-	P	C	A
Residential Low Density (RL-RI)	P	P	P	P	P	-	P	C	C
Residential Medium Density (RM-RI)	P	P	P	P	P	-	P	C	-
Residential High Density (RH-RI)	P	P	P	P	P	-	P	C	
<b>Central Lathrop (-CL)</b>									
Variable Density Residential (VR-CL)	P	P	P	P	P	-	P	C	
High Density Residential (HR-CL)	P	P	P	P	P	-	P	C	
Residential/Mixed-Use (R/MU-CL)	P	P	P	P	P	-	P	C	
<b>Mossdale Village (-MV)</b>									
Single Family Residential (R-MV, RX-MV)	P		P	P	P	-	P	PC	
Multi-family Residential (RM-MV)	P	A	S	P	P	-	P	PC	PC
Residential High Density (RH-MV)	P	P	P	P	P	-	P		
Village Commercial (VC-MV)			P		P		P		

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> ADMINISTRATIVE (NURSING HOMES, REST HOMES) AND CONDITIONAL (GROUP HOMES)

<sup>2</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>3</sup> RESIDENTIAL ALLOWED IN CC DISTRICT IF OVER A PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-1.5 DISTRICT

## 2019 HOUSING ELEMENT BACKGROUND REPORT

### Development Standards

Table 48 summarizes development standards, including minimum lot size, setbacks, lot coverage, and building height, by zoning district. Zoning districts within a specific plan are addressed in Tables 49 through 51 for residential zoning districts that are not within a specific plan. Table 49 summarizes development standards for River Islands zoning districts and Mossdale Village zoning districts, both addressed by the West Lathrop Specific Plan.

Table 50 describes development standards for conventional plotted single family lots and multifamily lots in zoning districts addressed by the Central Lathrop Specific Plan. Table 51 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, with the exception of the height limits for multifamily uses in Mossdale Village. 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 48: DEVELOPMENT STANDARDS BY ZONING DISTRICT**

Development Standards	RA	R		RM				HIST. LATH <sup>6</sup>	PO	CN/CC
		R-1-6, R-1-6X	R-1-5	RM-MH8	RM-3	RM-2	RM-1.5			
Density	1	1-7	1-7	8-15	8-15	16-25 <sup>1</sup>	16-25 <sup>1</sup>	8.71 to 29.04	7.26 - SF 21.78 MF	CN: Same as RM-1.5 CC: Same as RM-2
Min. Site Area (sf) <sup>2</sup>	20,000 / 40,000 average lot size	6,000	5,000	5 acres	6,000 (3,000 per du)	6,000 (2,000 per du)	6,000 (1,500 per du)	2,800-3,200	6,000 - SF 2,000 - MF	CN: Same as RM-1.5 CC: Same as RM-2
Minimum Lot Width (ft)	100	65/60	60/50	50	50	50	50	50-35	50	No limit
Minimum lot depth (ft)	150	80/90	80/90	80	80	80	80	75-35	100	-

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Development Standards	RA	R		RM				HIST. LATH <sup>6</sup>	PO	CN/CC
		R-1-6, R-1-6X	R-1-5	RM-MH8	RM-3	RM-2	RM-1.5			
Minimum Setbacks (ft)				-				-	-	-
Front	35	20	20	15	15	15	15	8-10/15-20	15	15/10
Side interior/Street <sup>3</sup>	5	5	5/10	5	5/5	5/5	5/5	4-5	5	0/10 if abutting residential
Rear single-story/two-story <sup>4</sup>	5/10	10/10	10/20	5/10	5/106	5/106	5/106	5-10/20	5/5	0/10 if abutting residential
Maximum Height (ft)	35	35	35	35	35	35	35	32-35	40	65/75
Maximum Lot Coverage <sup>5</sup>	35%	40%	40%	NA	50%	60%	65%	60-70%	70%	No limit

SOURCE: LATHROP MUNICIPAL CODE, TITLE 17, 2015.

1 ZONING CODE SECTION 17.36.010 AND GENERAL PLAN TABLE IV-2.5 ARE CLEAR THAT THE RM-3 ZONING DISTRICT ACCOMMODATES 8-15 DU PER ACRE AND THE RM-2.5 AND RM-1.5 ACCOMMODATE 16-25 DU/AC. HOWEVER, ZONING CODE SECTION 17.36.050.D CREATES CONFUSION BY INCORRECTLY INDICATING THAT ALL RM MULTIFAMILY DISTRICTS ACCOMMODATE 8-15 DU/AC. PROGRAM 2R IN THE HOUSING PLAN WILL REMOVE THIS ERROR IN THE ZONING CODE.

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

3 SIDE YARD SETBACKS INCREASED BY 10 FEET IN RA AND R DISTRICTS PER EACH STORY OVER ONE STORY AND BY 5 FEET IN RM DISTRICTS

4 REAR SETBACK INCREASED BY 10 FEET IN ALL RESIDENTIAL DISTRICTS (5 FEET IN PO) PER EACH STORY OVER ONE STORY

5 LOT COVERAGE APPLIES TO AREAS COVERED BY STRUCTURES

6 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.

7 SIDE YARDS SHALL BE 10 FEET IF PROVIDING ACCESS TO MORE THAN ONE UNIT.

**TABLE 49: DEVELOPMENT STANDARDS – WEST LATHROP SPECIFIC PLAN**

Development Standards	River Islands <sup>1</sup>				Single Family Residential (R-MV, RX-MV)	Mossdale Village		
	-RL	-RM	-RH	-MU		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	15-40	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	6,000	6,000 (multifamily developments or 2 or more single family units on a site) 5,000 (single family)	None	-
Minimum Lot Width Corner/Interior	35	35	-	-	65/60	50	None	-
Minimum lot	75/75	75/75	-	-	80/90	50	None	-

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Development Standards	River Islands <sup>1</sup>				Single Family Residential (R-MV, RX-MV)	Mosssdale Village		
	-RL	-RM	-RH	-MU		Multi-Family Residential (RM-MV)	High Density Residential (RH-MV)	Village Commercial (VC-MV)
depth Corner/Interior								
Minimum Setbacks								
Front	0 - 10	0 - 10	0 - 20	-	10-20 (must vary within subdivision)	10-20 (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		0 - 20	0 ft 5 ft- corner lot with ground floor residential
Rear	0 - 20	0 - 20	0 - 20	-	10 - first story 10 - additional story	10 - first story 10 - add'l story (single family) 5 - add'l story (multifamily)	0 - 20	-
Maximum Height	35	50	50	125	35	35	50	38
Maximum Lot Coverage by Structures	50%	65%	90%	Low density - 50% High density - 90%	40% (6,000 sq.ft. or more) 50% (5,000 sq.ft. or less)	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 50: 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	12	10	8	8
Street to Living	15	12	10	10
Street to Garage	12	10	8	3-5 or 20+
Side - Interior	5	5	0/5	10
Side - Street	15	12	10	10
Rear	15	12	5	10
Open Space (sf)	400	300	180	80/unit
Building Height (ft)				50

## 2019 HOUSING ELEMENT BACKGROUND REPORT

Development Standards	SF - Large Lot	SF - Medium Lot	SF - Small Lot	High Density
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: CENTRAL LATHROP SPECIFIC PLAN, 2011

**TABLE 51: 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, apartments and multiple-family dwellings are based on the number of bedrooms. Studio and one bedroom units must provide 1.5 parking spaces per unit and two or more bedroom units are required to provide two parking spaces per unit. The City does not require additional guest or visitor spaces for multifamily units. Multifamily parking is not required to be enclosed.

In the case of mixed uses, the total requirements for all off-street parking is the sum of the requirements 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.

In 2016, the City updated the Zoning Code to include density bonus provisions required by 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, two 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. 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 established a policy 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.

In 2019, the City updated Chapter 17.80 (Accessory Dwelling Units) to ministerially permit an ADU on a lot with an existing or proposed single family unit in all areas zoned to allow single-family or multi-family use. The ordinance sets forth criteria for ADUs, which include:

- Maximum floor area – detached ADU: 1,200 square feet
- Maximum floor area – ADU attached to residence: 50% of the existing residence, with a maximum increase of 1,200 square feet
- Setbacks: Minimum interior side and rear of 5 feet, street side of 10 feet. No setback for a garage converted to an ADU. 5 feet from side and rear lot lines for an ADU above a garage.
- Lot size: 5,000 square feet
- Compatibility and Appearance: Compatible with the existing house as to height, roofing, style, materials, and colors.
- Access: From the side or rear of the ADU.
- Off-street parking: One off-street space, which can be in tandem with parking for the main residential structure; off-street parking not required if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or an existing accessory structure, when on-street parking permits are required but no offered to the ADU occupant, and when there is a car share vehicle located within 1 block of the ADU.
- 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 does receive inquiries about ADUs from time to time; however, in previous Housing Element cycles, only a few were constructed. The City has encouraged development of ADUs and has begun to see an increase in second master and guest suites, both as attached and detached units, in its developing communities. In addition, two ADUs have been built since adoption of the 2015 Housing Element; no ADUs were constructed in the previous cycle. 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.

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### 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 are allowed in most residential zones, as shown in Table 47.

**Small Lot Development:** The MD designation in General Plan Sub-Plan Areas #1 and #2 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 (General Plan Pg. 4-A-7). 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 52.

**TABLE 52: 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/R-1-6x	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-1.5	6,000	60' x 100'	15'	5'	5'	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 ENCRACH 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 ENCRACH 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, the City Council amended the Zoning Code to remove constraints to manufactured housing. Section 17.68.010 allows manufactured housing in any zoning district that permits residential uses; it is noted that the revised Zoning Code language still is unclear as to whether a mobile home would be allowed where a single family home is listed as a conditionally permitted use. Program 2r in the Housing Plan will clarify that manufactured housing on a permanent foundation is permitted in the same manner as single family, subject to the requirements of State law. 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.

**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.

**Single Room Occupancy:** The City's Zoning Code was revised in 2016 to allow single room occupancies as a conditional use in the RM district. 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:** In 2016, the City updated the Zoning Code to permit emergency shelters as a permitted use without discretionary action in the City's RM and PO zoning districts. The City has 8 vacant parcels ranging from 0.25 to 1.03 acres in size that are designated RM (specifically, RM 3) and PO (see Appendix A). These parcels 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 PO are located along Reverend Maurice Cotton Drive north of Lathrop Road and the sites designated RM-3 are generally located along along Reverend Maurice Cotton Drive or Avon Avenue, also north of Lathrop Road. The parcels range from 0.25 to 2.43 acres in size and any of the sites would accommodate a shelter with up to 14 beds, which would meet the needs of the City's unsheltered homeless population. The PO parcels are located 0.2 to 0.25 mile from services (shopping is located north and south of Lathrop Road and Harlan Road) and transit service stops (San Joaquin Regional Transit District Routes 90 and 97) located at Lathrop Road and Harlan Road; the sites designated RM-3 are located approximately 0.5 mile from the same shopping and services as the PO sites. 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.

Emergency shelters are subject to objective standards established in Chapter 17.74, which are consistent with those standards allowed under State law, including hours of operation, maximum number of beds to be served nightly by the facility, off-street parking requirements, size and location of waiting and intake areas, on-site management, proximity to other shelters (300 feet apart), length of stay, lighting, and on-site security.

**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's Zoning Code does not address these recent



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requirements. Program 2t 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 2t 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 handicap 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 allowed as an administrative or conditional,

Planning Commission-approved use in multiple residential and non-residential zoning districts.

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.

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.

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### **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 does not have an ordinance that addresses short-term rentals. There are 18 rentals listed on Airbnb.com; however, none of the rentals are for an entire house. All 18 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 2016 California Building Standards Code, Title 24. The City adopted the 2016 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 2016 California Building Standards Code without 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 Fire Department 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's General Plan establishes roadway standards for four and eight-lane roadways. The improvement requirements for a midblock four-lane arterial require an 88-foot right-of-way with 68 feet of constructed curb-to-curb improvements, including two 12-foot inner travel lanes and two outer 22-foot travel lanes. A four-lane arterial at an intersection approach location requires 116 feet of right-of-way with 84 feet of constructed curb-to-curb improvements, including a 12-foot turn lane, two 12-foot travel lanes, and two 24-foot outer travel lanes. For both four- and eight-lane roadways, the City requires sufficient right-of-way to include room for landscaped pedestrian corridors on either side and to have adequate space for bike lanes. Collector streets typically have a right-of-way of 60 to 64 feet, which includes a separated sidewalk. Minor streets, which generally serve residential areas, typically have a 60-foot right-of-way requirement with a minimum of 40 feet between curbs. Typically, minor streets have a sidewalk adjacent the street (rather than adjacent a landscaped separator) and an unstriped bike lane.

Bicycle routes are included in the street system, with Class II striping along major arterials and without striping in other areas. The City has also planned an open space corridor system within Sub-Plan Area #3 to encourage bicycle/pedestrian movement and reduce potential auto conflicts.

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 project's 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 53 details the City's processing fees for development project entitlements and Table 54 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.

## 2019 HOUSING ELEMENT BACKGROUND REPORT

**TABLE 53: DEVELOPMENT PROJECT PROCESSING FEES - 2019**

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 PD	\$3,413
General Plan Text Amendment	\$2,178
Zoning /Subdivision Ordinance Amendment	\$2,109
PUD Permit	\$2,867
Environmental	
Initial Study	Consultant cost plus 15%
Negative Declaration	Consultant cost plus 15%
Mitigated Negative Declaration	Consultant cost plus 15%
Land Division	
Certificate of Compliance	\$498
Lot Line Adjustment	\$456
Lot Merger	\$424
Tentative Subdivision Map	\$3,837
Tentative Parcel Map	\$461

SOURCE: CITY OF LATHROP, 2019

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 54: RESIDENTIAL BUILDING PERMIT FEES - 2019**

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	15% of Building Permit Fee
Storm Drain Plan Check	Cost plus 15% Administration Fee
<b>Other Inspections and Fees (including inspection of fire sprinkler systems)</b>	
Code Compliance inspection	\$159
Inspections outside of normal business hours (minimum charge-two hours)	\$74 per hour
Re-inspection fees	\$50 per hour
Other inspections	\$50 per hour

SOURCE: CITY OF LATHROP, 2019

## 2019 HOUSING ELEMENT BACKGROUND REPORT

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

Table 55 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.

Developer fees established by Lathrop range from \$24,817 to \$40,981 per single family unit and \$15,726 to \$29,180 per multifamily unit. In neighboring cities, local development impact fees range from a low of \$27,926 per single family unit (Oakdale) and \$16,268 per multifamily unit (Oakdale) to a high of \$43,949 per single family unit (Ripon) and \$29,073 per multifamily unit (Modesto). Lathrop's fees are comparable to regional fees. In addition to the City's fees, County and school district fees of approximately \$10,000 per single family unit and \$5,000 per multifamily unit are required. Most of Lathrop's available sites are located in the Stewart Tract and Central Lathrop areas, which have fees comparable to the lower to mid range of regional fees. Development fees in East Lathrop are similar to the upper range of regional fees and East Lathrop fees are affected by higher fees, particularly for sewer, wastewater treatment, and water. East Lathrop is served by different water, wastewater, and sewer facilities than the other areas of the City. There is limited development potential in East Lathrop, compared to the rest of the City, so the cost of water, sewer, and wastewater upgrades needed to support development are borne by a smaller number of new units resulting in a higher cost per unit. However, these fees are necessary to provide essential public health and safety services.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 55: DEVELOPMENT IMPACT FEES (CITY AND REGIONAL FEES) FOR SINGLE FAMILY AND MULTIFAMILY UNITS, 2019

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	\$5,685	\$4,060	\$5,685	\$4,060	\$5,685	\$4,060	\$5,683	\$4,059	\$6,247	\$4,463	\$0	\$0
Facilities	\$3,483	\$2,487	\$3,483	\$2,487	\$3,483	\$2,487	\$2,282	\$1,629	\$3,483	\$2,487	\$3,483	\$2,487
Municipal Services	\$3,902	\$2,787	\$3,902	\$2,797	\$3,902	\$2,797	\$3,833	\$2,738	\$3,902	\$2,787	\$3,902	\$2,787
In-Lieu Community Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,413	\$1,724	\$0	\$0
Water Supply/Water Storage <sup>1</sup>	\$3,901	\$2,032	\$3,825	\$1,993	\$4,261	\$2,217	\$921	\$480	\$5,768	\$3,004	\$0	\$0
Water System Well Improv. <sup>1</sup>	\$0	\$0	\$0	\$0	\$778	\$405	\$778	\$405	\$778	\$405	\$778	\$405
Sewer (incl. Recycled Water)	\$5,697	\$2,967	\$5,697	\$2,967	\$1,114	\$580	\$1,114	\$580	\$2,661	\$2,262	\$0	\$0
Recycled Water Outfall	\$0	\$0	\$0	\$0	\$47	\$24	\$47	\$24	\$47	\$24	\$47	\$24
Storm Drainage	\$919	\$919	\$919	\$919	\$351	\$188	\$351	\$188	\$0	\$0	\$0	\$0
Environmental Mitigation	\$0	\$0	\$0	\$0	\$205	\$42	\$205	\$42	\$0	\$0	\$0	\$0
Agricultural Mitigation	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121
Manteca WQCF	\$8,710	\$8,710	\$8,710	\$8,710	\$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	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692
WLSR Regional Transportation	\$0	\$0	\$0	\$0	\$353	\$413	\$353	\$413	\$353	\$413	\$353	\$413
West/Central Lathrop Transportation	\$0	\$0	\$0	\$0	\$3,573	\$2,204	\$0	\$0	\$3,658	\$2,245	\$4,113	\$2,525
Mossdale CFD One-Time Fee	\$0	\$0	\$0	\$0	\$996	\$332	\$996	\$332	\$0	\$0	\$0	\$0
Offsite Roadway Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$92	\$0	\$0
North Lathrop Transportation Impact	\$747	\$747	\$767	\$767	\$747	\$747	\$747	\$747	\$648	\$648	\$747	\$747
Mossdale Tract Levee	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709
Administrative Fee	\$1,302	\$945	\$1,343	\$958	\$1,118	\$712	\$873	\$566	\$1,257	\$834	\$777	\$569
<i>City/CFD Fees Subtotal</i>	<i>\$40,981</i>	<i>\$29,177</i>	<i>\$40,965</i>	<i>\$29,180</i>	<i>\$33,248</i>	<i>\$20,731</i>	<i>\$24,817</i>	<i>\$15,726</i>	<i>\$37,999</i>	<i>\$24,910</i>	<i>\$25,834</i>	<i>\$18,480</i>
County CFF Transportation	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$0	\$0
San Joaquin RTIF	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044
School District Fees	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$4,560	\$2,040
SJMSCP <sup>2</sup>	\$0	\$0	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431
<i>Regional Fees Subtotal</i>	<i>\$9,790</i>	<i>\$4,900</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$9,392</i>	<i>\$4,515</i>
<b>TOTAL<sup>3</sup></b>	<b>\$50,771</b>	<b>\$34,077</b>	<b>\$52,181</b>	<b>\$34,511</b>	<b>\$44,463</b>	<b>\$26,062</b>	<b>\$36,033</b>	<b>\$21,057</b>	<b>\$49,214</b>	<b>\$30,241</b>	<b>\$35,226</b>	<b>\$22,995</b>

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

<sup>2</sup>AVERAGE OF AGRICULTURE OR MULTI-PURPOSE OPEN SPACE FEES (\$13,999/ACRE AND \$6,700/AC, RESPECTIVELY); LAND IN THE EAST LATHROP AREA IS GENERALLY EXEMPT

<sup>3</sup>THE SUM OF THE INDIVIDUAL FEES MAY NOT EQUAL THE TOTAL DUE TO ROUNDING.

SOURCE: CITY OF LATHROP, 2019

**TABLE 56: DEVELOPMENT IMPACT FEE COMPARISON<sup>1</sup>**

Jurisdiction	Single Family	Multifamily
Lathrop	\$24,817 (Mossdale Landings) - \$40,981 (East Lathrop)	\$15,726 (Mossdale Landings) - \$29,180 (North Harlan)
Manteca	\$37,592	\$28,952
Modesto	\$39,821	\$29,073
Oakdale	\$27,926	\$16,268
Ripon	\$43,949	\$26,049
Stockton	\$30,257	\$22,216

<sup>1</sup>FEEs REFLECT CITY AND CFD FEES AND ARE EXCLUSIVE OF REGIONAL AND OUTSIDE AGENCY FEES

SOURCE: CITY OF MANTECA FEE SCHEDULE, MARCH 2019 ; CITY OF MODESTO FEE SCHEDULE, JULY 2018; CITY OF OAKDALE FEE SCHEDULE, JANUARY 2016; CITY OF STOCKTON FEE SCHEDULE, 2018; CITY OF RIPON FEE SCHEDULE, 2018; CITY OF ESCALON, 2018

As shown in Table 57, total City and regional fees, including planning, building, and development impact fees, range from approximately \$35,833 per unit for a multifamily development of 48 units averaging 850 square feet to \$58,824.74 per unit for a 200-unit single family subdivision with a typical home size of 1,900 square feet to \$62,156.91 for an individual single family home on an existing lot.

**TABLE 57: 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)	\$22,000	-	-
Tentative Subdivision Map	\$3,837	-	-
Building Permit Fees (building permit, plan check, electrical, etc.)	\$540,800	\$2,704	\$67,468
Development Impact Fees (Central Lathrop Specific Plan)	\$9,842,800	\$49,214	\$1,451,568
TOTAL	\$10,410,767	\$52,300	\$1,520,366
Total Fees Per Unit	\$52,054	\$52,300	\$31,674

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

**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.



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### 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.

### 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, 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;

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- 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 this chapter.

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

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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 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 58 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%. 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 make take an additional two months.

**TABLE 58: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY**

Type of Approval or Permit	Processing Time	Reviewing Body
Administrative Approval	1 - 6 weeks	City Staff
Minor Revision to Approved Site Plan Review	4 - 8 weeks	City Staff
Minor Site Plan Review	4-12 weeks	City Staff
Minor Variance	4-8 weeks	City Staff
Design Review (Ministerial)	6-8 weeks	City Staff
Lot Merger	8-12 weeks	City Staff
Tentative Parcel Map	8-12 weeks	City Staff
Final Map	1-3 weeks	City Staff
Tentative Map	4-6 months	Planning Commission/City Council
Tentative Map Extension	6-8 weeks	Planning Commission/City Council
Variance	6-12 weeks	Planning Commission
Negative Declaration/Mitigated Negative Declaration	3-6 months	Planning Commission

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Design Review (Discretionary)	8-16 weeks	Planning Commission/City Council
Conditional Use Permit	12-16 weeks	Planning Commission/City Council
General Plan Amendment	4-12 months	Planning Commission/City Council
General Plan Text Amendment	4-12 months	Planning Commission/City Council
Rezoning	4-12 months	Planning Commission/City Council
Zoning/Subdivision Ordinance Amendment	4-12 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, 2019

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 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-

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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**

### Lower Income Sites included in Previous Elements

While the site plan review process is not considered a constraint to housing, Program 1n has been provided to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Community Development Director approval of site plan review and entitlements other than a subdivision map) of housing projects with a minimum of 20 percent of units affordable to lower income households and will increase certainty for affordable and multifamily developers on R-3 sites.

### 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% 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% affordability. Program 2t has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce 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.

**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 12,700 units for River Islands and 3,480 units for Mossdale Village. River Islands is approved to develop with a range of 9,100 to 12,700 units, as shown in Table 59 below. Mossdale Village is approved to develop with up to 3,480 units. Table 60 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 61 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 59: APPROVED DEVELOPMENT CAPACITIES - RIVER ISLANDS**

District	Low Density (3-9 DU/AC)		Medium Density (8-20 DU/AC)		High Density (15-40 DU/AC)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Town Center	100	300	0	0	500	700
Old River Road	600	800				
Lakeside	1,200	1,600				
Lake Harbor	400	600				
East Village	1,800	2,000	200	600		
West Village	1,600	1,800	200	550	500	650
Woodlands	1,600	2,000	400	1,100		
<b>TOTAL</b>	<b>7,300</b>	<b>9,100</b>	<b>800</b>	<b>2,250</b>	<b>1,000</b>	<b>1,350</b>

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012

**TABLE 60: 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>1072.5</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



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**TABLE 61: 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>

*1. 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. From 1-6 weeks for Administrative Approval to 4-12 months for Discretionary Review Approval.

The majority of new development will 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.

#### 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 ensure 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 of 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 \$14,000 to \$50,000 per acre for unentitled land to \$134,474 per acre for land approved for single family and multifamily development based on a review of zillow and loopnet listings. Finished subdivision phases within the River Islands development have sold from to \$108,300 to \$131,221 per finished lot.

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 \$245,000 to \$356,000 per acre (approximately \$20,000 to \$30,000 per potential unit) in the past year. A recently sold parcel previously approved for a 12-unit subdivision sold for \$356,000, which translates to an average of \$29,667 per single family lot.

Multifamily land sales in Lathrop have included the Mossdale Landing Apartments parcels, which are entitled for a 204-unit apartment complex, for a price of \$5,900,500 (\$28,924 per unit) and 231 Towne Centre Drive (191-550-74), a 3.4-acre site, which sold for \$1,300,000 zoned CV-MV and is assumed to develop at approximately 24 units per acre, which would result in a land cost of approximately \$15,931 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 \$127 per square unit to construct, based on an average cost of \$319,892 (U.S. Census building permits data, 2019) and an average size of 2,506 square feet (Zillow, 2019). Building permit data indicates that single family construction costs range from approximately \$115 to \$150 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

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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 August 22, 2019, the reported average rate for a 30-year mortgage was 3.55% with 0.5 points (FreddieMac, 2019). From 2005 through 2019, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to a low of 3.35% in November and December, 2012. 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. A review of final subdivision maps for projects with low density residential designations and zoning indicates projects zoned RL-RI, which allows 3 to 9 units per acre, are constructing housing from approximately 6 units per acre to the maximum densities allowed, averaging approximately 7 units per acre. In the medium density residential districts and designations, a single project with a density of 18 units per acre has been constructed in the RM-RI zone, which allows 6 to 20 units per acre. Towne Centre Phase I and II have been approved at densities of 24.96 units per acre in the CV-MV zone, which allows 16-25 units per acre.

While not yet constructed, several multifamily projects have been reviewed as well. Towne Centre Phase I and II have been approved at densities of 24.96 units per acre in the CV-MV zone, which allows 16-25 units per acre. The Mossdale Landing Apartments are approved at a density of 22.6 units per acre in the RH-MV zone, which allows 15-40 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 1 month (approvals issued during the dry season) to 6 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.

Developers of multifamily projects in the City have failed to request building permits in a timely fashion. The City approved the Fairfield Apartments in 2007 for the construction of 208-units, and has subsequently approved revisions to the site plan in 2016 as the Mossdale Landing Apartments (204 units). The City has reviewed and approved the construction plans; however, the developer is working to secure financing and has yet to request issuance of building permits. The Towne Centre Apartments Phase I and II were approved in 2017 and 2018, respectively; during the approval meeting for Phase II, the developer indicated that permits would be requested in approximately 6 months but site related issues due to conflicts with existing easements delayed submittal of plans. As of October 2019, the developer has submitted plans and the City has completed the building permit plan check for both Phases I and II, resulting in 11 months from project approval to the developer completing plan check. Issuance of building permits for Phases I and II is pending payment of fees. The developer is diligently working towards issuance of building permits.

### **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.

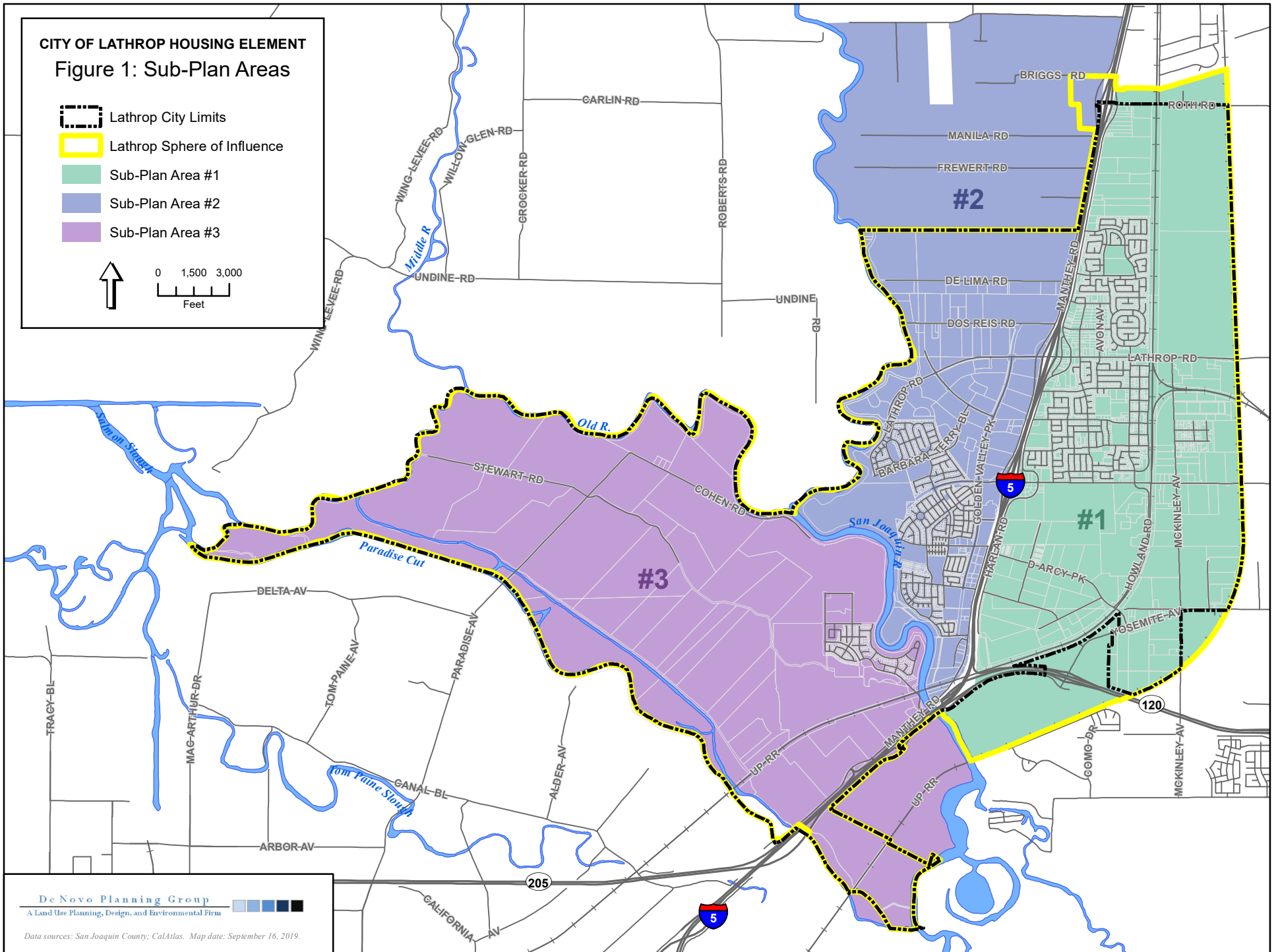
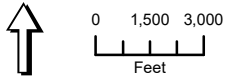
Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low income households. It is not unusual to see five or more financing sources required to make a project financially feasible. 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.)

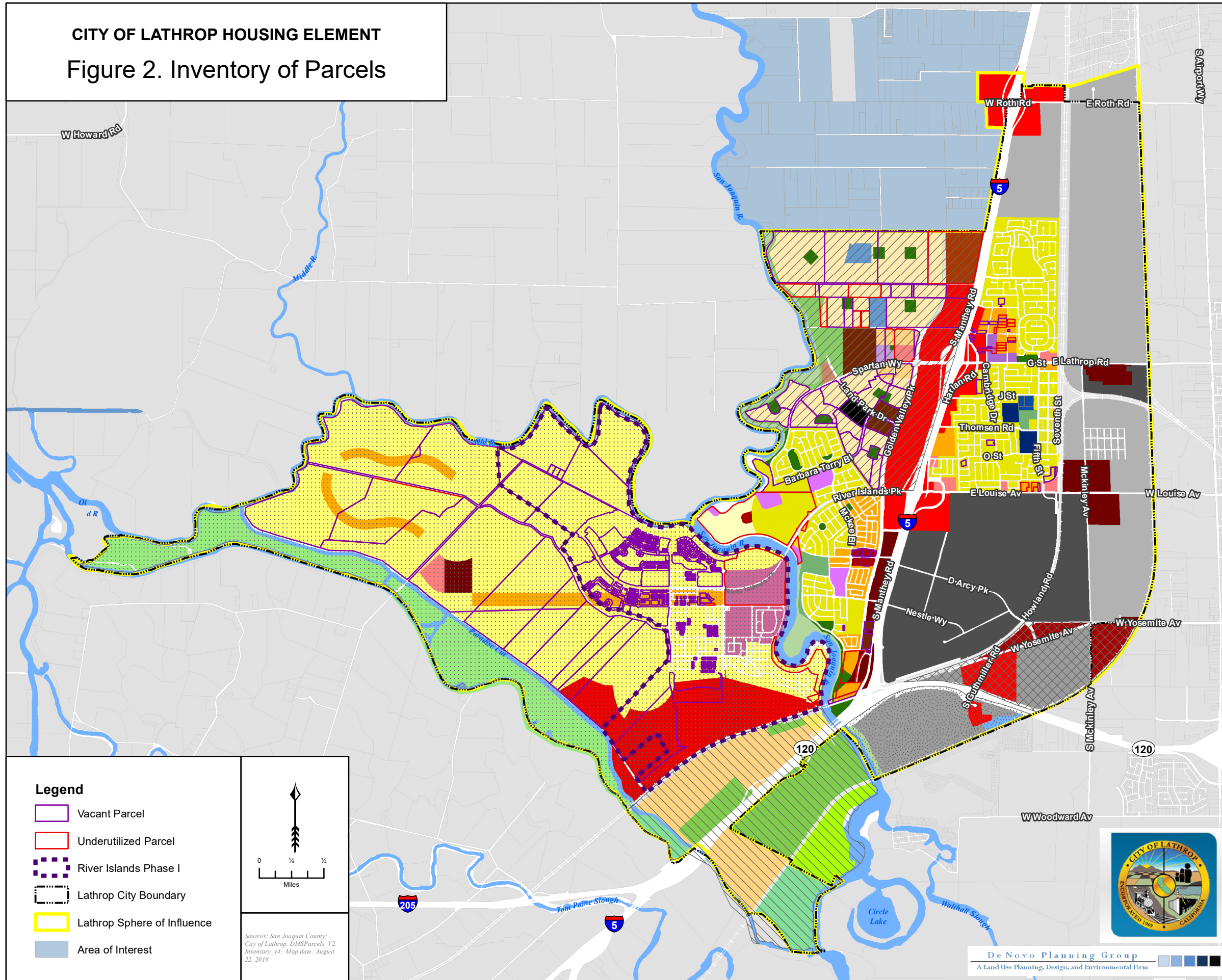
The City does not have any local funds for affordable housing. While the City can support CDBG and/or HOME funding applications made to the Urban County/San Joaquin County, there are limited funds available to City projects (approximately \$20,000 in HOME funds per year) and there is no guarantee of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

**CITY OF LATHROP HOUSING ELEMENT**  
**Figure 1: Sub-Plan Areas**

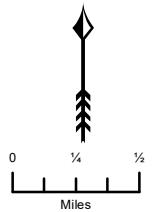
-  Lathrop City Limits
-  Lathrop Sphere of Influence
-  Sub-Plan Area #1
-  Sub-Plan Area #2
-  Sub-Plan Area #3



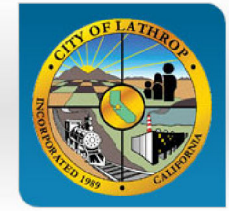
**CITY OF LATHROP HOUSING ELEMENT**  
**Figure 2. Inventory of Parcels**



- Legend**
- Vacant Parcel
  - Underutilized Parcel
  - River Islands Phase I
  - Lathrop City Boundary
  - Lathrop Sphere of Influence
  - Area of Interest



Sources: San Joaquin County  
 City of Lathrop, DMSParcels\_V2  
 Inventory\_v4. Map date: August  
 22, 2019



**De Novo Planning Group**  
 A Land Use Planning, Design, and Environmental Firm

**Land Use Designations**

- LD- Low Density Residential (1-7 du/A)
  - RecR- Recreational Residential (1-15 du/A)
  - MD- Medium Density (8-15 du/A)
  - HD- High Density Residential (16-25 du/A)
  - NC- Neighborhood Commercial
  - VC- Village Center
  - PO- Professional Office
  - CC- Community Commercial
  - SC- Service Commercial
  - FC- Freeway Commercial
  - LI- Limited Industrial
  - GI- General Industrial
  - ES- Elementary School
  - FS- Fire Station
  - P- Public
  - NP- Neighborhood Park
  - CP- Community Park
  - OS- Open Space
- 
- 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/VR/WWTP-CL- Office Commercial/ Variable (3-16 du/A) Res'l Wastewater Treatment Plant
  - OC-CL- Office Commercial
  - NC-CL- Neighborhood Commercial
  - SPC-CL- Speciality Commercial
  - P-SP-CL- Public/Semi-Public
  - K-8-CL- Elementary School
  - VR/K-8/DS-CL- Elementary School
  - NP-CL- Neighborhood Park
  - CP-CL- Community Park
  - OS-CL- Open Space
- 
- CO-LG- Commercial Office
  - SC-LG- Service Commercial
  - LI-LG- Limited Industrial
- 
- CO-SL- Commercial Office
  - LI-SL- Limited Industrial
  - P/QP-SL- Public/Quasi Public Facilities
  - OS-SL- Open Space River/Levee Park
- 
- RL-R- Residential Low (3-9 du/A)
  - RM-RI- Residential Medium (6-20 du/A)
  - RH-RI- Residential High (15-40 du/A)
  - MU-RI- Mixed Use Town Center
  - RGC-RI- Regional Commercial
  - NC-RI- Neighborhood Retail
  - RCO-RI- Resource Conservation
- 
- R-ST- Residential - Stewart Tract
  - RCC-ST- Recreation Commercial
  - RCO-ST- Resource Conservation
  - RR-ST- Recreation Residential
  - UR-ST- Urban Reserve

City Proper

Central Lathrop

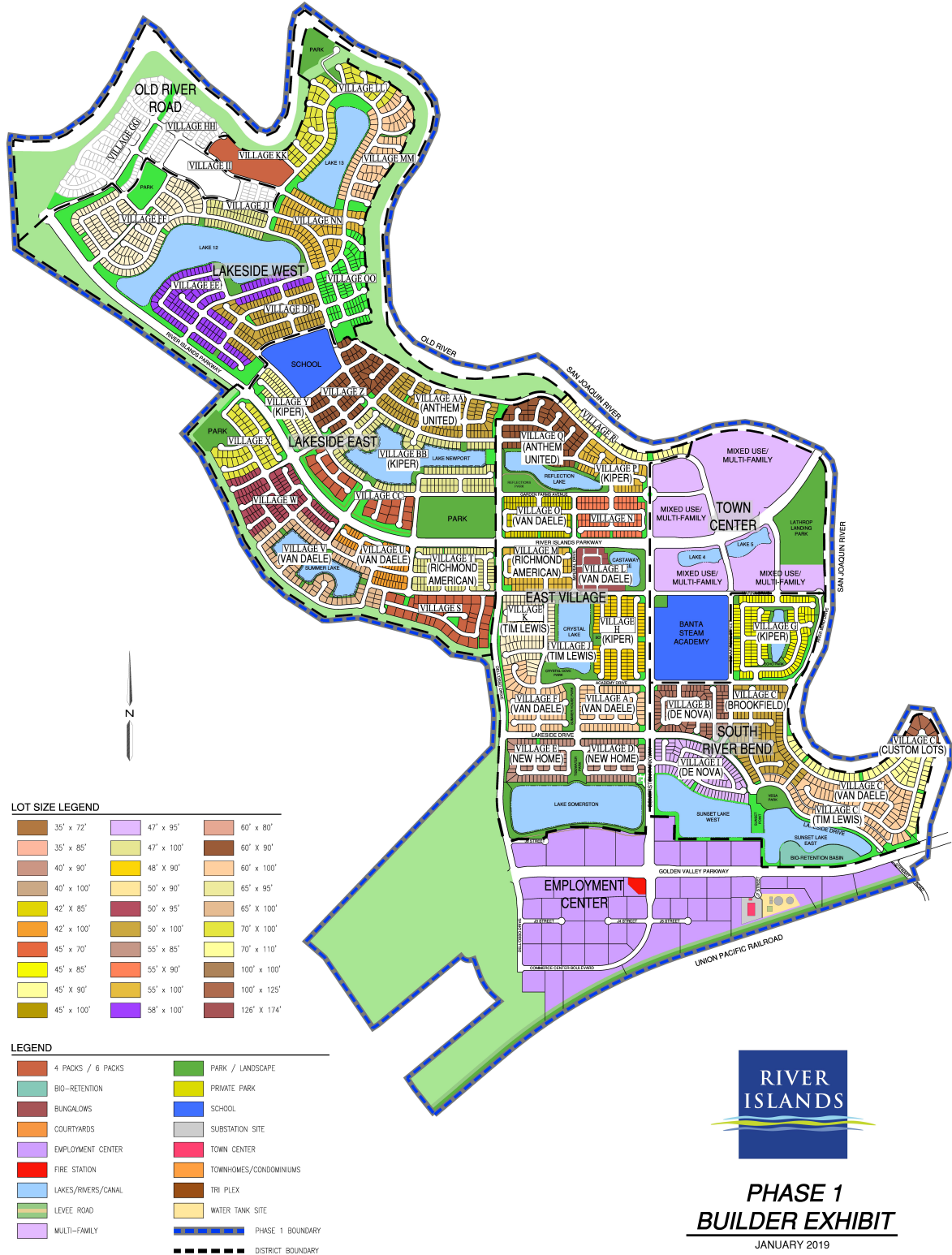
Lathrop Gateway

South Lathrop Specific Plan


River Islands

Stewart Tract





CITY OF LATHROP HOUSING ELEMENT  
 Figure 3:  
 River Islands VTM 3694 Builder Exhibit




**CITY OF LATHROP HOUSING ELEMENT**  
**Figure 4: Flood Hazard Areas**


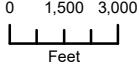
**Lathrop City Limits**  


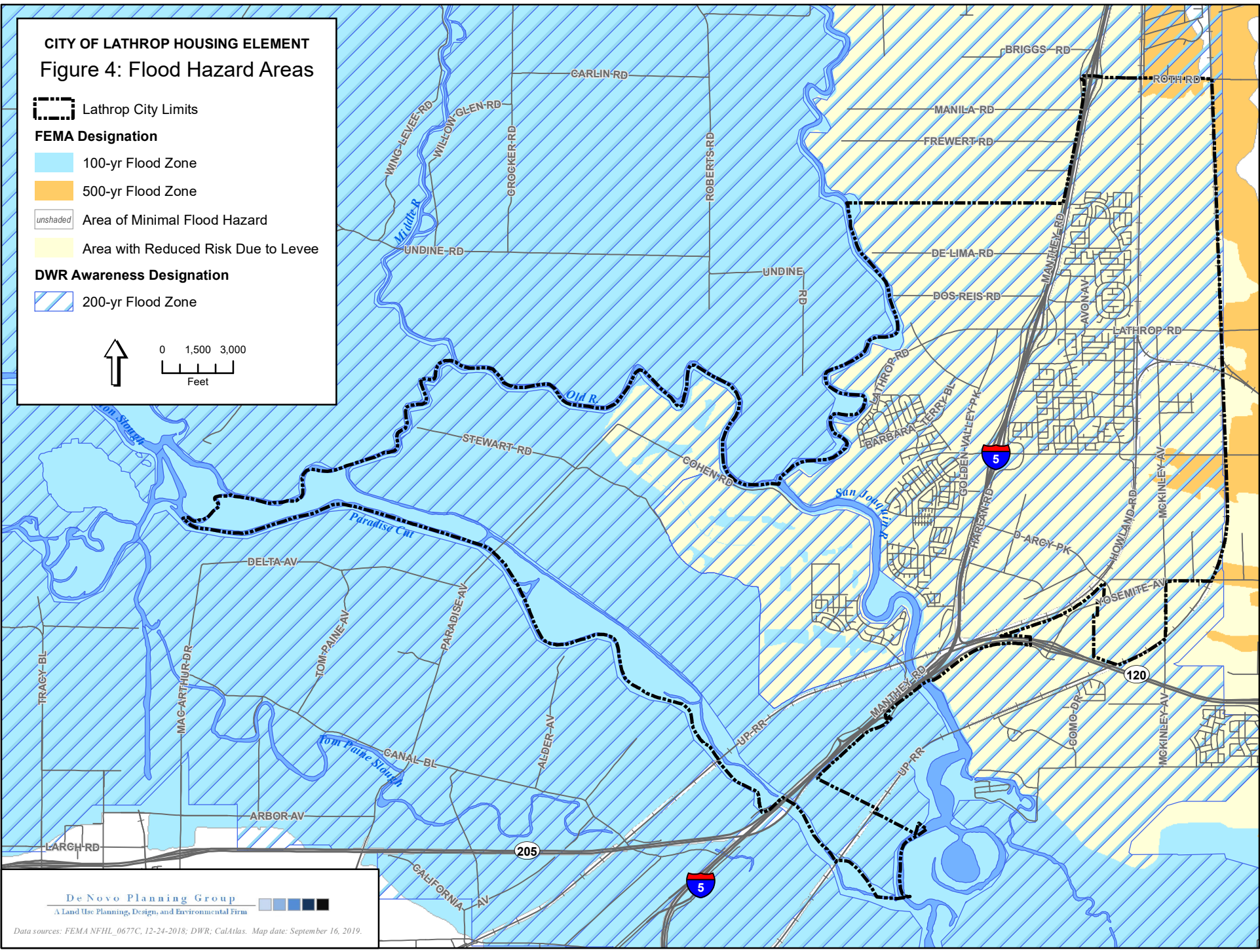
**FEMA Designation**

-  100-yr Flood Zone
-  500-yr Flood Zone
-  Area of Minimal Flood Hazard
-  Area with Reduced Risk Due to Levee

**DWR Awareness Designation**

-  200-yr Flood Zone





## 5. Resources

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This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

### **INVENTORY OF HOUSING SITES**

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 provides an analysis of the land available within the City for residential development. 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.

### **Criteria for Identifying Housing Sites**

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within Lathrop. It is noted that the underutilized sites are not necessary for the City to accommodate the RHNA and have been included to provide additional options for developers that review the inventory of sites. A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into three categories:

- 1) Parcels with approved projects,
- 2) Parcels that are vacant and designated for residential development, and
- 3) Parcels that are underutilized and are suitable for higher intensity residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a significant portion of the site is vacant, there is potential for additional residential units, and the site exceeds one acre.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Community Commercial and Professional Office designations is also considered available for residential development as the Zoning Code permits residential uses for these sites. It is noted that the CC and PO sites are not counted toward the City's sites to accommodate lower income housing units. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

### **Summary of Residential Sites**

Table 62 summarizes the City's inventory of sites with approved projects and sites that are vacant or underutilized. Available sites are shown in Figure 2 and are described in detail in Appendix A.

The majority of sites are in specific plans, as shown in Table 62. These sites were anticipated to develop with residential uses at densities consistent with the approved specific plans and are consistent with the capacities of each specific plan. Vacant and underutilized sites that are not in specific plans are located east of I-5. Development in eastern Lathrop was generally assumed to occur at approximately 80% of capacity. Each of the underutilized sites in eastern Lathrop is at least an acre in size and many larger lot (0.5 acres and higher) in eastern Lathrop have expressed interest in dividing their parcels or in developing higher intensity uses. Development assumptions in eastern Lathrop assumed development at 80% of capacity. For the three underutilized lots with an existing residence, the potential capacity shown is net of the existing residence (e.g., the residence was subtracted from the total development potential).

## 2019 HOUSING ELEMENT BACKGROUND REPORT

As described in the previous section, the City was allocated 5,156 housing units by the SJCOG Regional Housing Needs Allocation (RHNA) for 2014 through 2023. The City's progress to date includes 1,600 constructed units and 197 units that are under construction or have been permitted (see Table 32). The City has 3,359 units remaining to be accommodated. As is shown in Table 62, the City has adequate sites to accommodate the RHNA for all income levels. For lower income units, the City has an allocation of 1,778 units and has 103.3 acres that can accommodate 2,121 units on sites that allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii). The City also has a surplus of sites for moderate and above moderate income units.

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 0.10 to 0.38 acres in existing subdivisions to in-fill lots of 0.43 to 3.45 acres in east Lathrop to lots over 100 acres. Lots for moderate income households accommodate higher density single family (e.g., townhomes, attached single family, cluster housing) and medium/high density multifamily units. These lots vary in size from smaller lots of 0.25 acres to large lots of more than 30 acres. Sites for lower income, multifamily housing range from 1 to 27.5 acres and are described in more detail in Table 63.

**TABLE 62: COMPARISON OF RHNA TO INVENTORY OF SITES**

	Extremely Low, Very Low, & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units <sup>1</sup>	Acres	Units <sup>1</sup>	Acres	Units <sup>1</sup>	Acres	Units <sup>1</sup>
2014-2023 RHNA Remaining Allocation (Table 32)	-	1,778	-	928	-	653	-	3,359
West Lathrop Specific Plan/Mossdale	2.84	70	41.3	613	98.7	542	142.8	1,225
West Lathrop Specific Plan/River Islands	45.2	1,025	195.5	1,444	2,655.0	5,514	2,895.7	7,983
Central Lathrop Specific Plan	52.5	978	55.4	440	382.2	2,634	490.1	4,052
Individual Sites not in specific plans	2.49	48	20.88	218	8.78	52	32.2	318
<b>Total Capacity</b>	<b>103.03</b>	<b>2,121</b>	<b>313.1</b>	<b>2,715</b>	<b>3,144.7</b>	<b>8,742</b>	<b>3,560.8</b>	<b>13,578</b>
<i>Surplus</i>	-	343	-	1,787	-	8,089	-	10,219

<sup>1</sup>CALCULATIONS DO NOT REPRESENT MAXIMUM CAPACITY; DEVELOPMENT POTENTIAL IS HIGHER IF SITES ARE DEVELOPED AT MAXIMUM DENSITIES ALLOWED

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

### Approved Projects

Many of the City's sites are in approved projects, including approved Vesting Tentative Maps (VTM 3647 – Central Lathrop Specific Plan and VTM 3789 – Central Lathrop Specific Plan), approved final maps (River Islands Maps – all portions of Tract 3694), and three approved multifamily projects. These approved projects are included in the inventory of sites shown in Table 62. Each approved project is described in more detail, including applicable APNs, land use designations, and number of units, in Appendix A.

While no multifamily units were constructed, the City did approve three multifamily projects. Although there is no affordability component proposed for these projects, it is anticipated that the market-rate rents will be affordable to

## 2019 HOUSING ELEMENT BACKGROUND REPORT

moderate income households.

- Mossdale Landing Apartments (formerly Fairfield Apartments) - This project was initially approved the Fairfield Apartments in 2007 for 208 units. On June 28, 2016, the City approved a Minor Site Plan Review to reduce the project size to 204 units and replace the garages with carports. The project has applied for building permits and has been approved through plan check; however, the developer has not requested issuance of building permits yet. The City extended the Development Agreement for the Mossdale Landing Apartments project and the Towne Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects.
- Towne Centre Apartments Phase I – The City approved the Site Plan Review for this 62-unit multifamily project on a 2.46-acre site (two separate parcels) in 2017. The developer has applied for and obtained approval of building permits; however, has not requested issuance of building permits yet.
- Towne Centre Apartments Phase II – The City approved the Site Plan Review for this 84-unit multifamily project on a 3.4-acre site (two separate parcels) project on September 19, 2018. The developer has applied for and obtained approval of building permits; however, has not requested issuance of building permits yet.

### Lower Income Sites

The City has 103.3 acres of land that allows multifamily uses at densities of 15 to 40 units per acre. These sites will accommodate 2,121 lower income units, as shown in Table 63, based on realistic capacity assumptions. If these sites are developed at maximum densities, more than 3,600 units could be developed, so there is significant potential for multifamily development beyond what was calculated under the realistic capacity scenario. All of the sites identified for lower income units in Table 63 allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii).

In River Islands, Vesting Tentative Map 3694 designates 17.7 acres for development with approximately 425 multifamily apartments in the mixed use zone. While densities are allowed at 15-40 du/ac, Vesting Tentative Map 3694 is entitled at a density of approximately 24 du/ac would occur. An additional 27.5-acre site is located in River Islands that was identified for 500 to 650 units in the West Lathrop Specific Plan; this site is anticipated to accommodate a minimum of 600 units at a density of approximately 21.8 du/ac. It is noted that the mixed use site, while not split-zoned, has been designated for several types of development; only the portion identified to accommodate multifamily apartments has been included in the lower income sites inventory. The remainder of this parcel is anticipated to accommodate moderate income units (townhomes) and above moderate income units and the associated acreages of the remainder of the parcel are counted separately in the moderate and above moderate income inventories. The 27.5-acre site is part of a larger parcel that has been designated in the Specific Plan for low, medium, and high density residential uses; only the portion of this site that is designated for high density residential uses is included in the lower income sites inventory.

In Central Lathrop Specific Plan, Vesting Tentative Map 3647 identifies Neighborhood 4 for multifamily uses at 15 to 40 du/ac. This site was anticipated to accommodate approximately 341 units. Central Lathrop Specific Plan identifies one additional high density site and four additional sites for mixed use; these sites are allowed to develop at 15-40 du/ac. For the purposes of this inventory, the mixed use sites in Central Lathrop Specific Plan were assumed to develop with multifamily uses at 25 du/ac for approximately 50% of the site. These sites could develop at higher densities on a larger portion of the site, but a reduced amount of development was assumed in order to provide a conservative estimate.

As identified in Table 63 below, the majority of sites in the inventory of lower income sites are vacant (Sites 1, 2, 3, 4, 6, 8, 9, 10, 11, and 13). Sites 5, 7, and 12 are underutilized with a small older structure.

Site 5 has two agricultural industrial buildings that occupy approximately 10% of the parcel; the existing agricultural industrial use is planned to be replaced with approved Specific Plan uses. Site 7 has two residences and several outbuildings that occupy approximately 10 to 15% of the parcel; these uses are planned to be replaced with approved Specific Plan uses. Both Sites 5 and 7 are significantly underutilized and are appropriate for future residential use. The existing uses on these sites are not considered an impediment to development. The City has incentivized development of these sites by removing regulatory barriers to development through approval of the Central Lathrop Specific Plan, which has planned for urbanization of the area and it is anticipated that these sites will be developed as envisioned by

## 2019 HOUSING ELEMENT BACKGROUND REPORT

the Specific Plan. This is consistent with the development patterns in the City's other specific plan areas, which have included agricultural-industrial uses, rural residential uses, and a variety of other uses that were envisioned for urbanization and were developed with higher density uses consistent with the applicable Specific Plan. Site 12 is underutilized with a small older structure.

Development of individual subdivision maps under the approved Vesting Tentative Maps is moving forward and it is likely that development in the City and the region will continue to be strong and encourage development of these multifamily housing sites. As development progresses in each of the City's specific plan areas, it is anticipated that the demand for the multifamily housing will increase and that the multifamily sites will begin to be planned for development, as has recently occurred with approved multifamily projects.

The lower income sites shown in Table 63 are adequate to accommodate the City's RHNA for extremely low, very low, and low income sites. As described in Table 63, each of the sites is anticipated to develop with high density uses as each site: 1) has a required minimum density, 2) has an approval with a density of 20 units/acre or more, 3) are required to have a minimum number of units in the Specific Plan that addresses the site, or 4) are suitable for high density development and are infill sites.

While many of the City's lower income sites exceed the 10-acre size recommended by the Government Code, these sites are located within specific plan areas and required to accommodate a minimum number of multifamily units. Because these sites have been master planned by the specific plan developer, have plans in place to ensure infrastructure is provided to the site, and will be developed as part of the overall plan, the City has determined that these larger sites are realistic and feasible. The City has also included one small (0.25-acre) site in the lower income inventory; this site is vacant and could be used to develop a small housing project serving a special needs population.

While all of the sites are realistic and feasible, Program 1b has been included in the Housing Element to ensure that the multifamily sites located within the West Lathrop and Central Lathrop Specific Plans are maintained or replaced within the Specific Plans as the General Plan Update, future subdivisions, and project approvals move forward. Program 1b would ensure that a realistic capacity of 1,025 lower income units (45.2 acres designated for 15-40 du/ac) in the West Lathrop Specific Plan and 972 lower income units (39.2 acres designated for 15-40 du/ac).

**TABLE 63: INVENTORY OF LOWER INCOME SITES**

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity <sup>1</sup>	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
Site 1: 21331033	MU-RI/ MU-RI	17.7	425	700	<p>River Islands Vesting Tentative Map 3694 includes approximately 17.7 acres of this 119.92-acre mixed use parcel for multifamily development at approximately 24 du/ac. A portion of this parcel has been developed with planned commercial uses, which are included in the range of uses identified by the West Lathrop Specific Plan. The high density component of this site is required to include a minimum of 500 and a maximum of 700 multifamily units. The site is entitled at the higher end of the range, with Vesting Tentative Map 3694 approved for 425 apartments and 243 townhomes on this parcel (11.3 acres assumed for apartments and 8.4 acres assumed for townhomes). The apartments are assumed to accommodate lower income housing as the densities can range from 15 to 40 du/ac. The townhomes are anticipated to be affordable to moderate income households as attached for sale products typically are not affordable in the lower income range and affordable housing developers typically do not build townhomes. The required multifamily units may be built in multiple locations on the site as separate projects. The area identified for multifamily housing is vacant and backbone infrastructure is being extended throughout the site. This site is owned by the River Islands Master Developer (Califia LLC) and is anticipated to be sold to subsequent developers in the same manner as the single family sites have been improved with infrastructure and then sold to housing developers. This site is a realistic lower income site as it is required to include a minimum of 500 multifamily units by the Specific Plan; this requirement is reflected in the approved Vesting Tentative Map.</p> <p>Program 1b of the Housing Element requires the West Lathrop Specific Plan to maintain 45.67 acres for multifamily development at 15-40 du/ac, which means that the multifamily component of this site cannot be developed with less intensive uses or non-residential uses, without replacing the site within the West Lathrop Specific Plan.</p>	West Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 2: 21321006	RH-RI/ RH-RI	27.5	600	650	Vacant. Realistic capacity is based on the optimal number of multifamily units identified for this 270-acre parcel by West Lathrop Specific Plan. West Lathrop Specific Plan designates this River Islands site (West Village) for a minimum of	West Lathrop Specific Plan establishes	Yes: 2 or more cycles. Program 1n in the

2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity <sup>1</sup>	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
					<p>500 and a maximum of 650 multifamily units and identifies 600 multifamily units (equal to 21.8 du/ac) as optimal. It is noted that this site is part of a larger parcel that has multiple zoning designations under the Specific Plan; each portion of this parcel and associated zoning is shown in Appendix A. The required multifamily units may be built in multiple phases as separate projects. This site is realistic for multifamily and affordable development as it is planned for multifamily development in the West Lathrop Specific Plan and is required to include a minimum of 500 units.</p> <p>Housing Plan Program 1b requires the West Lathrop Specific Plan to maintain 45.67 acres for multifamily development at 15-40 du/ac, which means that the multifamily component of this site cannot be developed with less intensive uses or non-residential uses, without replacing the site within the West Lathrop Specific Plan.</p>	requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 3: 19121017	HR/DS-CL/ HR-CL	13.65	341	546	<p>Central Lathrop Specific Plan Vesting Tentative Map 3647, Neighborhood 4 requires 15 to 40 du/ac on this parcel. Vacant.</p> <p>This site is realistic for multifamily and affordable development as it is planned for multifamily development in the Central Lathrop Specific Plan and is required to develop at a density of 15 to 40 du/ac.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 4: 19121041	HR/DS-CL/ HR-CL	12.32	305	493	<p>Central Lathrop Specific Plan requires 15 to 40 du/ac on this parcel. Vacant.</p> <p>This site is realistic for multifamily and affordable development as it is planned for multifamily development in the Central Lathrop Specific Plan and is required to develop at a density of 15 to 40 du/ac. Program 1b of the Housing Element requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry	This site was not included in the previous Housing Element cycle.

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Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity <sup>1</sup>	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
						utilities to all sites within the plan.	
Site 5: 19122032	R/MU/DS- CL/ R/MU-CL	11.89	149	475	<p>Central Lathrop Specific Plan identifies sites allows multifamily densities of 15-40 du/ac on mixed use sites. This site can develop with solely multifamily uses, or with a mix of uses. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 11.89 acres may develop with multifamily uses. A portion of this 24.36-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations.</p> <p>Nonvacant. This site has two agricultural industrial buildings that occupy approximately 10% of the parcel; this use is planned to be replaced with approved Specific Plan uses.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.</p>		Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 6: 19122039	R/MU/DS- CL/ R/MU-CL	5.99	75	239	<p>Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 5.99-acre site may develop with multifamily uses. A portion of this 12.28-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations. Vacant.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 7: 19122040	R/MU/DS- CL/ R/MU-CL	5.81	73	232	<p>Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 5.81-acre site may develop with multifamily uses. The realistic capacity calculation assumes development at 24 du/ac for 50% of the mixed use sites. A</p>	Central Lathrop Specific Plan establishes requirements and financing	Yes: 2 or more cycles. Program 1n in the Housing Element

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Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity <sup>1</sup>	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
					portion of this 11.70-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations. Nonvacant. This site has two residences and several outbuildings that occupy approximately 10 to 15% of the parcel and are planned to be replaced with approved Specific Plan uses. Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.	mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 8: 19122059	R/MU/DS- CL/ R/MU-CL	2.81	35	112	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 2.81 acres may develop with multifamily uses. The realistic capacity calculation assumes development at 25 du/ac. Vacant. Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 9: 19155071	VC/ CV-MV	1.47	36	58	Vacant. This site allows multifamily residential development at densities up to 2.0 floor area ratio (this floor are ratio supports densities up to approximately 60 units per acre). The recently approved Towne Centre Apartments projects are located in the immediate vicinity and have the same land use designation and zoning, indicating that this site has the potential for multifamily development similar to Towne Center Phase 1 and Phase 2 Apartments.	Utilities are available in the public road right-of-way adjacent the site.	No.
Site 10: 19155073	VC/ CV-MV	1.39	34	55	Vacant. This site allows multifamily residential development at densities up to 2.0 floor area ratio (this floor are ratio supports densities up to approximately 60 units per acre). The recently approved Towne Centre Apartments projects are located in the immediate vicinity and have the same land use designation and zoning, indicating that this site has the potential for multifamily development similar to Towne Center Phase 1 and Phase 2 Apartments.	Utilities are available in the public road right-of-way adjacent the site.	No.



## 2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity <sup>1</sup>	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
Site 11: 19608021	PO/PO	1.0	19	25	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Emergency shelter is a permitted use. Due to the small parcel size, it is not anticipated that a mixed-use project would be constructed. Existing development in the PO zone is all residential, indicating that it is likely residential uses would continue to be constructed in the PO zone. Vacant.	Infill site. Utilities are available in the public road right-of-way adjacent the site.	Yes: 1 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 12: 19608026	PO/PO	1.5	29	37	Assumed development at R1.5 densities consistent with recently approved multifamily projects in the City (can build from R-1-6 to RM-1.5 densities). Emergency shelter is permitted use. Underutilized - small older structure on large lot. Due to the small parcel size, it is not anticipated that a mixed-use project would be constructed. Existing development in the PO zone is all residential, indicating that it is likely residential uses would continue to be constructed in the PO zone.	Infill site. Utilities are available in the public road right-of-way adjacent the site.	Yes: 1 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
<b>TOTAL</b>		<b>103.03</b>	<b>2121</b>	<b>3622</b>			

<sup>1</sup> 15 DU/AC IS THE MINIMUM ALLOWED DENSITY FOR ALL OF THE THE SITES INCLUDED IN THIS TABLE; THE REALISTIC CAPACITY OF EACH SITE WAS CALCULATED AT 24 DU/AC, WHICH IS CONSISTENT WITH THE DENSITIES OF THREE APPROVED PROJECTS IN THE CITY ON SITES DESIGNATED AS HIGH DENSITY RESIDENTIAL OR MIXED USE: MOSSDALE LANDING APARTMENTS (FORMERLY FAIRFIELD APARTMENTS), TOWNE CENTRE APARTMENTS PHASE 1, AND TOWNE CENTRE APARTMENTS PHASE 2.

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

### **Moderate Income Sites**

As identified in Table 62 and Appendix A, the City has 313.1 acres of land that can accommodate 2,715 moderate income units.

Medium density sites that accommodate 10 units per acre or higher were anticipated to accommodate moderate income units. Available moderate income sites include APN 21331033, a mixed use parcel in River Islands that has been approved for 668 multifamily units (this is designated for 243 townhomes at densities that could be developed as housing affordable to moderate income households as well as 425 apartments counted toward the lower income range) by Vesting Map 3694. River Islands also includes parcels designated for courtyard homes (single family small lot homes) and medium density residential development (RM-RI) – the RM-RI parcels can accommodate townhomes, clustered single family housing, or high density single family development and are appropriate for development in the moderate income range. In the Central Lathrop Specific Plan, Neighborhood 1 is approved for 103 attached courtyard housing units and Neighborhoods 2, 3, and 5 are approved for small lot single family projects and are anticipated to be appropriate for moderate income units. East of I-5, there are a number of RM3 and PO lots that can accommodate mid-to high densities that are appropriate for moderate or lower income development. As described in Appendix A, the majority of above moderate and moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these uses are appropriate for development at higher densities and intensities and are anticipated to be developed with urban uses as planned by the City's General Plan and adopted Specific Plans.

In addition, the three approved multifamily projects have been included in the moderate income inventory. While there is the potential for any of these three projects to apply for subsidies for all of a portion of the project through the Low Income Housing Tax Credit program, Project-Based Voucher Program, or other affordable housing programs, the developer has not indicated an interest in developing these projects as affordable housing. Therefore, these projects are anticipated to be market-rate rentals; market rates for rentals in Lathrop are generally in the range affordable to moderate income households.

### **Above Moderate Income Sites**

As identified in Table 62 and Appendix A, the City has 3,144.7 acres of land anticipated to accommodate 8,742 above moderate income units.

Sites planned for lower density single family uses were anticipated to be appropriate for above moderate income development. As described in Appendix A, the majority of above moderate and moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these uses are appropriate for development at higher densities and intensities and are anticipated to be developed with urban uses as planned by the City's General Plan and adopted Specific Plans.

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

### **Roads**

The General Plan indicates the City must manage its roadways to maintain a Level of Service (LOS) C or better on all roadways, except within one-half mile of State or Federal highways and freeways and within the Downtown core. In these areas, an LOS of D or better must be maintained. The General Plan further states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic 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.

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### **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 February 2016, the City's 2018 Draft Water System Master Plan (WSMP), and the City's 2015 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 WSMP 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 ultimate water service area is determined by the Lathrop General Plan. The service area includes the City Limits, the City's proposed SOI, and two areas of 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 Sub-Basin of the Eastern San Joaquin County 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. Prior to surface water supplies becoming available from the South County Surface Water Supply Project (SCSWSP), the City relied solely on local groundwater wells to meet municipal and industrial water demands.

Currently, six groundwater wells supply potable water to City residents: Wells No. 6, 7, 8, 9, 10, and 21. Well 21 is currently inactive; the City is upgrading the well and water treatment facility over multiple phases to utilize the full capacity of Well 21. Well 21 Phase 1 improvements are anticipated to be completed by 2020 and yield 403 acre-feet per year (AFY); Phase 2 will be completed by 2025 and yield 1,210 AFY. 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 does not plan to expand its groundwater supply.

The use of groundwater throughout the region as a water supply source has created overdraft conditions and contamination of the groundwater aquifer. Overdraft occurs when the rate of groundwater extraction exceeds the rate of groundwater recharge. According to the Department of Water Resources (DWR) Bulletin 118, the Eastern San Joaquin County Groundwater Basin is in a critical condition of overdraft due to extraction rates higher than the aquifer can safely yield. The safe yield of an aquifer is defined as the maximum rate of groundwater extraction that can be regularly withdrawn without causing adverse impacts to groundwater levels or quality. The estimated safe yield of the entire groundwater basin is approximately 670,000 AFY, or approximately 0.95 AFY per acre.

### 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 2029. If SSJID and the cities participating in the SCWSP do not agree to extend the contract past 2029, 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 43,000 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. The

## 2019 HOUSING ELEMENT BACKGROUND REPORT

projected supplies under normal water year conditions exceed the projected demand. This is because groundwater supplements surface water to make up for any unmet demand after surface water supplies are used. Groundwater will also be utilized to meet peak flow events and emergencies.

Water demand projections through 2040 are shown in Table 64. The projected demand is based on known proposed new development projects within the City and a reasonable amount of projected growth. Demand assumptions and further detail are available in the City's 2018 WSMP. The water demand estimates are specific to each product type within each proposed development as described by the developers and relevant land use planning documents. The City recently prepared its Recycled Water System Master Plan (RWSMP), which includes comprehensive plans to harvest recycled water to be used more efficiently in public landscaping and open spaces. It is reasonable to assume that as the City's recycled water system is expanded, the non-potable water supply will increase significantly in the future.

Under the most conservative scenario, which anticipates multiple dry years and no reduction in demand, the City would potential experience water shortages in 2030 and 2040 as shown in Table 64. However, the City has developed a Water Reduction Contingency Plan and series of water demand management measures to be implemented in the event of one or more dry years. The City's demand management measures are projected to be more than adequate to offset the anticipated deficits, as calculated in Appendix J of the 2015 UWMP.

**TABLE 64: WATER SUPPLY AND DEMAND DURING DRY YEARS (AFY)**

	2020	2025	2030	2035	2040
<b>Water Supply (Multiple Dry Years Scenario)</b>					
SCWSP <sup>1</sup>	5,694	5,737	5,781	5,825	9,026
Groundwater Wells 6 - 10	5,850	5,850	5,850	5,850	5,850
Groundwater Well 21	403	1,210	1,210	1,210	1,210
<b>Total</b>	<b>11,947</b>	<b>12,797</b>	<b>12,841</b>	<b>12,885</b>	<b>16,086</b>
<b>Projected Demand (without reduction for Water Shortage Contingency Plan Measures)</b>					
<b>Demand</b>	<b>7,665</b>	<b>10,645</b>	<b>12,696</b>	<b>14,230</b>	<b>15,584</b>
<i>Surplus or Deficit</i>	4,284	2,152	1,345 (9%) <sup>2</sup>	502	-2,891 (15%) <sup>2</sup>
Water Reduction Contingency Plan/ Demand Management Measures	The City's Water Reduction Contingency Plan identifies measures the City can implement in the event of one or more dry years. The water-saving measures would result in an approximately 50% reduction in demand and would be adequate to offset the potential deficit in multiple dry years.				

<sup>1</sup> PHASE 1 ALLOTMENT IS 6,887 AFY; PHASE 2 ALLOTMENT (ANTICIPATED TO BE UTILIZED IN 2040) IS 10,671 AFY.

SOURCE: CITY OF LATHROP WATER SYSTEM MASTER PLAN, 2018; CITY OF LATHROP 2015 URBAN WATER MANAGEMENT PLAN, 2017

The City's WSMP 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.

Under the 2040 scenario, water supply would exceed demand as described in the WSMP under normal conditions. However, under dry year scenarios, demand would exceed supply. The worst-case multiple dry year scenario is shown in Table 64. In order to ensure that the City's existing and future water customers have an adequate supply, the City has developed a water reduction contingency plan that includes water-saving measures, including requirements for water customers to reduce their water supply under certain conditions. 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.

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Therefore, the City's water supply is more than adequate to accommodate the City's full RHNA.

### **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 2016 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 newly consolidated 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. A sewer project was recently completed that allows the McKinley Corridor area to pump wastewater to the WQCF through a new sewer force main pipeline.

The City owns 14.7% of the Manteca-Lathrop WQCF by contract with the City of Manteca. The City of Lathrop, however, does not participate in the operation of the plant. 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); the City's capacity is approximately 1.45 MGD. At buildout, the WQCF is planned to have capacity to treat 23.0 MGD and Lathrop's allocation of the planned capacity would be 3.97 MGD.

The City owns the LCTF. This wastewater treatment plant operates under a separate permit. 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 65. 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 2o in the Housing Element is essential to ensuring that adequate capacity is maintained 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 concurrently with this Housing Element Update and anticipates adopting policies to ensure water and sewer priority for lower income units consistent with the requirements of Government Code 65589.7.

**TABLE 65: 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)	<b>1.66</b>	1.45	0.75	0.25	1.5	0	<b>3.95</b>
2040	<b>5.34</b>	1.45	0.75	0.25	1.5	2.5	<b>6.45</b>

<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 2014-2023 RHNA.

**ENVIRONMENTAL ISSUES**

**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

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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.

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 Ripon 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

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) and California Department of Water Resources indicates that the majority of Lathrop is within a 200-year flood hazard area, as shown in Figure 3.

100-year flood protection is primarily provided by levees certified by the Federal Emergency Management Agency (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 amended State law to require 200-year flood protection. The new 200-year flooding requirements of State law exceed FEMA's 100-year standards. Senate Bill 5 requires urban and urbanizing areas must be provided with 200-year flood protection no later than 2025. After July 2, 2016, new development in areas potentially exposed to 200-year flooding more than three feet deep will be prohibited unless the local land use agency certifies that 200-year flood protection has been provided, or that "adequate progress" has been made toward provision of 200-year flood protection by 2025.

The City amended its Safety Element in 2015 to incorporate the 200-year standards. The City prepared a financing plan in coordination with RD 17 for future levee improvements in order to demonstrate "adequate progress" for areas within RD 17 consistent with State law. RD 2067 is independently pursuing 200-year flood protection for the River Islands project, which is under construction. The City demonstrated "adequate progress" toward meeting the 200-year flooding requirements for urban and urbanizing areas in RDs 17 and 2062, consistent with the requirements of State law, prior to July 2, 2016.

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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.

The City of Lathrop, City of Manteca, and RD 17 developed a program for design, funding and improvement of the RD 17 levees, including the "non-project" levee, to meet the ULDC and provide ULOP. A technical evaluation of levee conditions, improvements needed to meet ULDC and a preliminary cost estimate for improvements was completed in 2014 (KSN, 2014) based on existing data, including the DWR ULEP studies and the 200-Year Freeboard Analysis and Floodplain Mapping within RD 17 (PBI, 2014). The evaluation found that there were no ULDC deficiencies in height, geometry or other physical characteristics. The primary concern with respect to meeting the ULDC is potential for underseepage. The plan to provide flood protection consists of two primary components: 1) RD 17's ongoing Levee Seepage Repair Project and 2) SJAFCA Levee Improvements to achieve ULDC 200-year requirements. \$20.85 million in bonds have been issued to fund the work and construction of improvements is underway.

Adequate progress has been demonstrated annually for the RD 17 levee improvements. The 2019 Annual Adequate Progress Report Update documented that the total project scope, schedule, and cost of the completed flood protection system have been developed to meet the appropriate standard of protection; that 90% of the required revenues scheduled to be received by that year have been appropriated and are being expended; that critical features of the flood protection system are under construction and each critical feature is progressing as indicated by the actual expenditures of the construction budget; and, that the city or county has not been responsible for a significant delay in the completion of the system.

RD 2062 Stewart Tract is responsible for flood protection for approximately 4,900 City acres located west of the San Joaquin River and north of the UPRR, which is the site of the River Islands planned urban development. Flood protection for the Stewart Tract as a whole is provided by "project" and SPFC levees along the banks of the San Joaquin River, Old River and Paradise Cut (Figure 4). RD 2062 was organized, and initial levee plans were approved, in 1922. The entirety of Stewart Tract, including the levee system, was annexed to the City of Lathrop and approved for urban development in 1997. In 2003, the River Islands planned urban community was approved. Stage 1 of the River Islands project is currently under development. This portion of the Stewart Tract is protected from 100-year flooding by FEMA-accredited levees constructed in 2005 and 2006. The Stage 1 area is mapped as Zone X (areas protected by levees) by the FEMA Flood Insurance Rate Maps. RD 2062 is planning and will improve the balance of the levees to provide ULOP for planned urban development; an application has been submitted to the USACE for approval of levee and related improvements within the USACE jurisdiction, including improvements that will prevent flooding of River Islands caused from a levee failure in the RD 2107 portion of Stewart Tract. The USACE prepared and released a Draft Environmental Impact Statement covering this work for public review in November 2014. RD 2062 has submitted reports demonstrating how the River Islands area levees meet the "Adequate Progress" requirement for an ultimate 200-year level of certification in 2025.

It is noted that RD 2107 is not working to achieve flood protection as it is not an urbanizing area; none of the sites in the City's inventory of residential sites are located in RD 2107.

While 200-year flood protection is not required to be in place until 2025, which is after the end of this Housing Element planning period (2015-2023), "adequate progress" to address the 200-year flooding requirements must be demonstrated annually for the City to continue to permit urban development. This requirement has been met on an annual basis and urban development has not been delayed or constrained by the 200-year flood protection requirements. The City and RDs 17 and 2062 continue to demonstrate "adequate progress" for levee improvements to provide 200-year flood protection in order to ensure that development in the City may continue. The Housing Plan includes a program to address flood constraints.



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### **Disadvantaged Unincorporated Communities**

The City has a very limited Sphere of Influence; there are approximately 4 residences in the portion of the Sphere that is west of I-5/Roth Road. These residences and the overall area do not meet the definition of a disadvantaged unincorporated community (DUC). The remaining portion of the Sphere is located north of Roth Road and east of I-5; this area is industrial and does not include any residential communities or uses. Further, the 2016 City of Lathrop MSR reviewed the City's Sphere of Influence for potential DUCs and identified that there are no DUCs located within the City's Sphere of Influence.

### **FINANCIAL/OTHER RESOURCES**

#### **Federal and State Programs**

*Affordable Housing and Sustainable Communities Program (AHSC)* funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

*Community Development Block Grants (CDBG)* funds are awarded to entitlement communities on a formula basis for housing activities. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. The City participates in the Urban County program, through which San Joaquin County administers CDBG funds for the unincorporated County as well as cities that participate in the program. The City may receive funds, on a competitive basis, through the Urban County program.

*HOME Investment Partnership* funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the San Joaquin County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

*Housing Choice Voucher Program* (formerly Section 8) provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the San Joaquin Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing. There are 33 Section 8 vouchers in use in Lathrop.

*Project Based Housing Voucher* program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents. Currently, there is no project-based Section 8 housing in Lathrop.

*Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)* - Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

*California Housing Finance Agency (CalHFA) Multifamily Programs* provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to

preserve affordability.

*CalHOME Program* provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

*California Housing Finance Agency (CHFA)* offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

*Emergency Housing and Assistance Program (EHAP)* provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

*Emergency Shelter Grant (ESG) Program* provides emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities. ESG funds administered by San Joaquin County can be used within the Urban County.

*Federal Home Loan Bank System* facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

*Housing for a Healthy California (HHC)* provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

*Infill Infrastructure Grant Program (IIG)* funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas. If an affordable or special needs housing developer is interested in developing in the City's core area, this program could be useful to fund infrastructure improvements.

*Joe Serna Jr. Farmworker Housing Grant Program* finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

*Low Income Housing Tax Credits.* The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. 20% of federal credits are reserved for rural areas, and 10% for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46% of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9% per year for ten years and a state credit

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of 30% over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4% federal credit each year for ten years and a 13% state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

*Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA)* requires that all eligible HUD Section 236 and Section 221(d) projects "at-risk" of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

*Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP)* makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process. MPRROP is currently accepting applications on an over-the-counter basis.

*Multifamily Housing Program (MHP)* provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

*National Housing Trust Fund* is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

*Preservation Interim Repositioning Program (PIRP)* is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20% of total costs. No current funding is offered for this program.

*SB 2 Planning Grants Program* provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City is eligible to receive funds through this program and this program should be considered to develop an affordable housing program for the City.

*California Community Reinvestment Corporation (CCRC)* is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

*Supplement Security Income (SSI)* is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

### **Local Programs**

*San Joaquin County Community Development Department* administers the federally-funded Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

*San Joaquin County Human Services Agency (HSA)* provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

*San Joaquin County Behavioral Health Services* provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

The *Housing Authority of the County of San Joaquin* is the agency responsible for providing decent, safe, and affordable housing for low-income families, elderly, and the disabled. Programs include the Housing Choice Voucher Program (Section 8), Migrant Family Centers, and Family Self Sufficiency.

*Area Agency on Aging (AAA)* is a legislated overseeing body within the Aging and Community Services Division of San Joaquin County HSA. The Board of Supervisors and Area on Agency Staff are assisted and guided by the Commission on Aging which serves as an Advisory Board. The AAA/HAS provides a directory of services available for seniors, including an explanation of Medicare and Medi-Cal, resources to prevent elder abuse and elder fraud, and a listing of agencies and programs providing services to seniors with specific needs.

The San Joaquin HSA administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing meals to persons 60 years and older that are homebound.

*In-Home Supportive Services (IHSS)* serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

*California Healthy Families* is low cost insurance for children up to 18 years old and Pregnant Mothers. This includes Health, Dental and Vision coverage for qualifying applicants.

*Dignity Alcove* in Stockton helps homeless veterans find permanent housing, secure a substantial income and address the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

*Emergency Crisis Intervention Program (ECIP)* provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

*Home Energy Assistance Program (HEAP)* assists low-income households to pay their energy costs. Assistance is in the form of a dual or single-party warrant, or, a direct payment to the utility company on behalf of the applicant. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the County the household resides in, and funding availability. HEAP provides one payment per year.

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*PG&E* offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

*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.

*San Joaquin Rapid Transit District Dial-A-Ride* provides dial-a-ride services to handicapped persons with an ADA certification. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

## 6. 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 2015-2023 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 the General Plan Update proceeds and as portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained. The General Plan Update will address all requirements of State law related to the scope and content of a General Plan, including updated goals, policies, and programs to address complete streets, environmental justice, climate adaptation and resiliency, and air quality.

### RELATIONSHIP TO OTHER CITY PLANS AND POLICIES

The Housing Element identifies priority goals, objectives, policies, and action programs for the next five years 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.

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### City Standards

The City has adopted and enforces the 2016 California Energy Code and the 2016 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 2019 CalGreen, which will be mandatory in 2020, will require an increase in the number of electric vehicle charging spaces at multifamily projects. The 2019 CalGreen also places California at the forefront of renewable energy requirements for residential uses, requiring all new homes under three stories to install solar panels c CALGreen has standardized energy efficiency throughout California, making the process straightforward for developers who often work in multiple jurisdictions.

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.
- *Home Upgrade Program*. PG&E offers up to \$6,500 in home upgrades based on an energy assessment performed by a participating provider. Home upgrade options include air conditioner, furnace, water heater, wall insulation, floor insulation, duct insulation, high efficiency windows, and wall heaters.
- *Weatherization Program*. San Joaquin County Weatherization 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.

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Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
<b>West Lathrop Specific Plan/Mossdale</b>						
19119001	RL-MV	LD	82.06	451	West Lathrop Specific Plan/Mossdale Area D. Acreage column does not include portion of 190.5-acre site designated for non-residential and recreational uses. Assumed density of at 5.5 units per acre for this site. Primarily vacant; home and outbuildings located in portion of parcel that is east of River Islands Parkway.	AM
19120002	RL-MV	LD	16.33	89	West Lathrop Specific Plan/Mossdale identifies 5.5 units per acre. Vacant. Acreage does not include portion of 39.4-acre parcel designated for non-residential uses.	AM
24170025	RL-MV	LD	0.14	1	Mossdale - vacant single family lot.	AM
24170026	RL-MV	LD	0.16	1	Mossdale - vacant single family lot.	AM
24102063	RM-MV	MD	13.38	133	This site accommodates densities of 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include portion of 19.12-acre parcel designated P-MV and CS-MV.	M
24102034	RM-MV	MD	3.50	35	This site accommodates densities up to 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include remainder of 4.14-acre site zoned P-MV and OS-MV.	M
24102068	RM-MV	MD	9.50	95	This site accommodates densities up to 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include remainder of site zoned P-MV and OS-MV.	M
24102061	RH-MV	HD	5.76	204	Mossdale Landing South. Mossdale Apartments approved for 204 units (APNs 24102061,065,066). Building permits have not been pulled; while this site has potential to be sold to an affordable housing developer or developed as an affordable project. However, it is assumed to be market-rate in order to provide a conservative estimate of lower income sites and as the developer has not expressed interest in seeking funding to provide affordable housing. Vacant.	M
24102065	RH-MV	HD	2.67	-	See APN 24102061.	M
24102066	RH-MV	HD	0.60	-	See APN 24102061.	M
19170014	CV-MV	VC	2.46	62	Approved. Towne Centre Apartments 1.	M
19155074	CV-MV	VC	2.17	84	Approved. Towne Centre Apartments 2. APNs 19155074, 19155075.	M
19155075	CV-MV	VC	1.22	-	See APN 19155074.	M

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19155071	CV-MV	VC	1.46	36	Vacant. Site has same designation as the approved Towne Centre Apartments projects and is anticipated to develop at comparable densities (24.96 du/ac).	L
19155073	CV-MV	VC	1.38	34	Vacant. Site has same designation as the approved Towne Centre Apartments projects and is anticipated to develop at comparable densities (24.96 du/ac).	L
<b>Subtotal: Residential Low</b>			<b>98.68</b>	<b>542</b>		<b>AM</b>
<b>Subtotal: Residential Medium</b>			<b>26.38</b>	<b>263</b>		<b>M</b>
<b>Subtotal: Residential High</b>			<b>14.88</b>	<b>350</b>		<b>M</b>
<b>Subtotal: Residential High</b>			<b>2.84</b>	<b>70</b>		<b>L</b>
<b>West Lathrop Specific Plan/River Islands</b>						
21323001	RL-RI	RL-RI	91.09	137	River Islands Vesting Tentative Map 3694 is approved for 3,616 single family units and 668 multifamily units including 425 apartments (approx. 17.7 net acres at 24 du/ac) and 243 townhomes (approx. 21 net acres at 11.6 du/ac) in the Mixed Use area. Approximately 1,331 single family units are completed and an additional 197 single family units have been permitted. There are 2,088 single family units remaining to be permitted; approximately 740 single family lots are in final maps which includes the 197 single family units that are permitted/under construction and the remaining 1,545 single family units are allocated to the remaining parcels based on each parcel's proportionate share of the parcels. See Appendix A1 for single family parcels that have been subdivided; <u>these are all assumed to be above moderate income</u> . The remaining parcels in the Vesting Tentative Map will accommodate 425 lower income units (15-40 du/ac, assumed at approx. 24 du/ac located in the Town Center), 627 moderate income units at medium densities (including 243 townhomes in the Mixed Use Area and 384 single family attached units in Villages S and CC), and 1,320 single family units at low and medium densities.	AM
21322004	RL-RI	RL-RI	28.33	42		AM
21021017	RL-RI	RL-RI	11.84	18		AM
21323002	RL-RI	RL-RI	2.00	3		AM
21323003	RL-RI	RL-RI	2.00	3		AM
21323004	RL-RI	RL-RI	2.00	3		AM
21323005	RL-RI	RL-RI	95.47	143		AM
21323006	RL-RI	RL-RI	89.79	135		AM
21033001	RL-RI	RL-RI	13.81	21		AM
21034031	RL-RI	RL-RI	9.94	15		AM
24040003	RL-RI	RL-RI	16.97	25		AM
24040005	RL-RI	RL-RI	19.65	29		AM
24040006	RL-RI	RL-RI	2.78	4		AM
24040009	RL-RI	RL-RI	21.22	32		AM
24040010	RL-RI	RL-RI	24.16	36		AM
24040011	RL-RI	RL-RI	10.84	16		AM
24040012	RL-RI	RL-RI	11.45	17		AM
21040013	RL-RI	RL-RI	11.71	18		AM
21040014	RL-RI	RL-RI	14.71	22		AM
21040016	RL-RI	RL-RI	75.76	114		AM
21040023	RL-RI	RL-RI	18.80	28	AM	
21042051	RL-RI	RL-RI	0.62	1	AM	
21042052	RL-RI	RL-RI	1.26	2	AM	
21042053	RL-RI	RL-RI	0.83	1	AM	
21043052	RL-RI	RL-RI	0.84	1	AM	
21045051	RL-RI	RL-RI	4.40	7	AM	
21046017	RL-RI	RL-RI	2.66	4	AM	
21046018	RL-RI	RL-RI	2.02	3	AM	
21047034	RL-RI	RL-RI	1.54	2	AM	

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
21048045	RL-RI	RL-RI	1.45	2		AM
21048046	RL-RI	RL-RI	0.91	1		AM
21048047	RL-RI	RL-RI	1.05	2		AM
21048049	RL-RI	RL-RI	0.70	1		AM
21048050	RL-RI	RL-RI	0.47	1		AM
21312005	RL-RI	RL-RI	16.71	25		AM
21321004	RL-RI	RL-RI	68.40	103		AM
21321005	RL-RI	RL-RI	62.83	94		AM
21322005	RL-RI	RL-RI	58.19	87		AM
21322006	RL-RI	RL-RI	36.92	55		AM
21325001	RL-RI	RL-RI	103.96	156		AM
21325002	RL-RI	RL-RI	47.23	71		AM
21004002	RL-RI	RL-RI	6.59	10		AM
21021022	RL-RI	RL-RI	2.84	4		AM
21331033*	RL-RI	RL-RI	33.18	50		AM
21331033*	MU-RI	MU-RI	17.70	425		EV/VL/L
21331033*	MU-RI	MU-RI	21.00	243		M
21311001*	RL-RI	RL-RI	202.60	551	West Lathrop Specific Plan/River Islands. Assumed proportional share of 4,916 low density units allocated to Woodlands, West Village, and remaining portions of districts not developed by VTM 3694. Development would occur at approx. 3.15 du per gross acre or 4.5-5 du per net acre. Vacant.	AM
21311002*	RL-RI	RL-RI	149.26	441		AM
21311003*	RL-RI	RL-RI	143.98	425		AM
21312001*	RL-RI	RL-RI	206.06	609		AM
21312003*	RL-RI	RL-RI	0.95	3		AM
21312004*	RL-RI	RL-RI	173.59	513		AM
21321002*	RL-RI	RL-RI	106.87	316		AM
21321003*	RL-RI	RL-RI	11.99	35		AM
21321004	RL-RI	RL-RI	65.60	194		AM
21321005	RL-RI	RL-RI	60.25	178		AM
21321006*	RL-RI	RL-RI	225.89	667		AM
21325001	RL-RI	RL-RI	103.98	307		AM
21325002	RL-RI	RL-RI	53.43	158		AM
21325003	RL-RI	RL-RI	46.70	138		AM
21325004	RL-RI	RL-RI	112.68	333		AM
21311001*	RM-RI	RM-RI	16.71	115	West Lathrop Specific Plan/River Islands. Assumed proportional share of 1,200 medium density units designated for the Woodlands, East Village, West Village. Approx. 10.16 du/ac net density, 7.62 du/ac gross density. Vacant.	M
21311002*	RM-RI	RM-RI	26.22	180		M
21311003*	RM-RI	RM-RI	6.91	48		M
21312001*	RM-RI	RM-RI	26.84	185		M
21312002	RM-RI	RM-RI	18.29	126		M
21312003*	RM-RI	RM-RI	1.05	7		M
21312004*	RM-RI	RM-RI	17.22	118		M
21321002*	RM-RI	RM-RI	33.24	229		M

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
21321003*	RM-RI	RM-RI	17.02	117		M
21321006*	RM-RI	RM-RI	6.66	46		M
21322003*	RM-RI	RM-RI	4.33	30		M
21321006*	RH-RI	RH-RI	27.50	600	West Lathrop Specific Plan/River Islands designates site for 500 to 650 units and identifies 600 units (21.8 du/ac) as optimal. Vacant.	EL, VL, L
<b>Subtotal: Residential Low</b>			<b>2,654.95</b>	<b>5,514</b>		<b>AM</b>
<b>Subtotal: Residential Medium</b>			<b>195.49</b>	<b>1,444</b>		<b>M</b>
<b>Subtotal: Residential High</b>			<b>45.20</b>	<b>1,025</b>		<b>EL, VL, L</b>
<b>Central Lathrop Specific Plan</b>						
19120023	VR/DS-CL	VR-CL	10.85	103	Neighborhood 1: 103 attached courtyard housing lots in approved Vesting Tentative Map 3647. Vacant.	M
19120024	VR/DS-CL	VR-CL	15.34	136	Neighborhood 2: 136 35x72 lots in approved Vesting Tentative Map 3647. Vacant.	M
19120021	VR/DS-CL	VR-CL	17.02	119	Neighborhood 3: 119 45x75 lots in approved Vesting Tentative Map 3647. Vacant.	M
19121017	HR/DS-CL	HR-CL	13.65	341	Neighborhood 4: approved Vesting Tentative Map 3647 allows 210 to 560 units on this site (15-40 du/ac), in addition to the 1,040 residential lots. Assumed 25 du/ac. Vacant.	EL, VL, L
19120026	VR/DS-CL	VR-CL	12.17	82	Neighborhood 5: 82 45x75 lots in approved Vesting Tentative Map 3647. Vacant.	M
19121018	VR/DS-CL	VR-CL	16.85	98	Neighborhood 6: 98 50x80 lots in approved Vesting Map 3647. Vacant.	AM
19121023	VR/DS-CL	VR-CL	19.54	104	Neighborhood 7: 104 45x100 lots in approved Vesting Map 3647. Vacant.	AM
19121022	VR/DS-CL	VR-CL	20.90	100	Neighborhood 8: 100 50x100 lots in approved Vesting Map 3647. Vacant.	AM
19121021	VR/DS-CL	VR-CL	22.51	107	Neighborhood 9: 107 55x100 lots in approved Vesting Map 3647. Vacant.	AM
19121035	VR/DS-CL	VR-CL	20.62	87	Neighborhood 10: 87 50x100 lots in approved Vesting Map 3647. Vacant.	AM
19121033	VR/DS-CL	VR-CL	19.52	104	Neighborhood 11: 104 45x100 lots in approved Vesting Map 3647. Vacant.	AM
19121041	HR/DS-CL	HR-CL	12.32	305	Central Lathrop high density residential site.	EL, VL, L
19121037	R/MU/DS-CL	R/MU-CL	12.38	61	Central Lathrop Vesting Tentative Map 3789 permits a total of 430 single family units. Vacant.	AM
19121013	VR/DS-CL	VR-CL	24.47	120		AM
19121016	VR/DS-CL	VR-CL	13.31	65		AM

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19121024	VR/DS-CL	VR-CL	17.02	84		AM
19121025	VR/DS-CL	VR-CL	20.36	100		AM
19121019	VR/DS-CL	VR-CL	18.03	113	Central Lathrop Vesting Tentative Map 3967 permits 113 residential lots.	AM
19122032	R/MU/DS-CL	R/MU-CL	11.89	149	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Existing agricultural industrial use will be replaced with planned Specific Plan uses.	EL, VL, L
19122039	R/MU/DS-CL	R/MU-CL	5.99	75	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Vacant.	EL, VL, L
19122040	R/MU/DS-CL	R/MU-CL	5.81	73	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Two residences and outbuilding planned to be replaced with approved Specific Plan uses.	EL, VL, L
19122059	R/MU/DS-CL	R/MU-CL	2.81	35	Central Lathrop Specific Plan. Assumed 25 du/ac for 50% of mixed use site. Vacant.	EL, VL, L
19122006	VR/DS-CL	VR-CL	12.61	95	Small portion developed with agricultural structures. Assumed 7.5 du/ac.	AM
19122007	VR/DS-CL	VR-CL	1.48	11	Vacant. Assumed 7.5 du/ac.	AM
19122008	VR/DS-CL	VR-CL	14.85	111	Vacant. Assumed 7.5 du/ac.	AM
19122009	VR/DS-CL	VR-CL	16.38	123	Small portion developed with single family home. Assumed 7.5 du/ac.	AM
19122010	VR/DS-CL	VR-CL	5.15	39	Vacant. Assumed 7.5 du/ac.	AM
19122011	VR/DS-CL	VR-CL	10.43	78	Vacant. Assumed 7.5 du/ac.	AM
19122012	VR/DS-CL	VR-CL	0.96	7	Vacant. Assumed 7.5 du/ac.	AM
19122013	VR/DS-CL	VR-CL	15.66	117	Vacant. Assumed 7.5 du/ac.	AM
19122014	VR/DS-CL	VR-CL	47.82	359	Vacant. Assumed 7.5 du/ac.	AM
19122016	VR/DS-CL	VR-CL	5.00	38	Single family home and outbuildings. Assumed 7.5 du/ac.	AM
19122017	VR/DS-CL	VR-CL	6.04	45	Vacant. Assumed 7.5 du/ac.	AM
19122018	VR/DS-CL	VR-CL	18.51	139	Vacant. Assumed 7.5 du/ac.	AM
19122019	VR/DS-CL	VR-CL	5.89	44	Single family home. Assumed 7.5 du/ac.	AM

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19122035	VR/DS-CL	VR-CL	8.96	67	Vacant. Assumed 7.5 du/ac.	AM
19122036	VR/DS-CL	VR-CL	5.00	38	Barn or outbuilding. Assumed 7.5 du/ac.	AM
<b>Subtotal: Residential Low</b>			<b>382.21</b>	<b>2,634</b>		<b>AM</b>
<b>Subtotal: Residential Medium</b>			<b>55.38</b>	<b>440</b>		<b>M</b>
<b>Subtotal: Residential High</b>			<b>52.48</b>	<b>978</b>		<b>EL, VL, L</b>
<b>Individual Sites</b>						
19651008	R-1-6	LD	3.13	18	Vacant.	AM
19651010	R-1-6	LD	0.48	3	Vacant.	AM
19612068	R-1-6	LD	2.72	16	Vacant.	AM
19631029	R-1-6	LD	1.47	9	Vacant.	AM
19638050	R-1-6	LD	0.98	6	Vacant.	AM
19605017	RM3	MD	1.03	6	Vacant.	M
19605020	RM3	MD	1.00	6	Vacant.	M
19605030	RM3	MD	0.97	10	Underdeveloped. Small, older home anticipated to be replaced with permitted higher density uses based on market demand; site has capacity to support significant additional development.	M
19605032	RM3	MD	0.97	11	Vacant.	M
19605033	RM3	MD	0.99	12	Vacant.	M
19608039	RM3	MD	1.08	12	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605052	RM3	MD	1.03	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608041	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605034	RM3	MD	0.99	10	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605036	RM3	MD	1.01	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M

\* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19608038	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608052	RM3	MD	0.94	10	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608040	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605053	RM3	MD	0.50	6	Vacant.	M
19605062	RM3	MD	0.13	2	Vacant.	M
19650001	RM3	MD	2.43	25	Three units on site. Capacity for site to support additional development.	M
19650005	RM3	MD	1.32	14	One single family dwelling. Site has capacity to support additional residential development.	M
19650008	RM3	MD	0.69	10	Vacant. Previously approved for a 10-unit apartment project (Griffith Apartments).	M
19607004	CC	CC	0.46	5	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19607005	CC	CC	0.67	7	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19607011	CC	CC	0.31	3	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608078	CC	CC	0.56	6	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608079	CC	CC	0.80	8	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608021	PO	PO	1.00	19	Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements. PO allows residential-only development with no requirement for mixed-use; residential-only is considered a reasonable assumption as 90% of the City's PO sites are developed with solely residential uses. Emergency shelter is permitted use. Vacant.	L

\* Identifies parcels with split zoning



Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19608026	PO	PO	1.50	29	Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements. PO allows residential-only development with no requirement for mixed-use; residential-only is considered a reasonable assumption as 90% of the City's PO sites are developed with solely residential uses Underutilized - small older structure on large lot.	L
19608072	PO	PO	0.25	-	Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements would allow 4 units. PO allows residential-only development with no requirement for mixed-use. Emergency shelter is permitted use. Vacant. Due to small size (less than 0.5 acre), this site is not used in the lower income sites inventory but is included as it can accommodate an emergency shelter. It cannot be used as a replacement lower income site unless supplemental analysis is provided pursuant to Government Code Section 65583.2(c)(2)(B).	L
<b>Subtotal: Residential Low</b>			<b>8.78</b>	<b>52</b>		<b>AM</b>
<b>Subtotal: Residential Medium</b>			<b>20.88</b>	<b>218.00</b>		<b>M</b>
<b>Subtotal: Residential High</b>			<b>2.49</b>	<b>48.00</b>		<b>L</b>

\* Identifies parcels with split zoning

Appendix A1: River Islands Single Family Parcels

Parcel	General Plan	Zoning	Acres	Status	Units	Income Level
21024074	RL-RI	RL-RI	0.1607	Vacant single family lot.	1	AM
21027022	RL-RI	RL-RI	0.133	Vacant single family lot.	1	AM
21027023	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027024	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027025	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027026	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027027	RL-RI	RL-RI	0.149	Vacant single family lot.	1	AM
21027028	RL-RI	RL-RI	0.1516	Vacant single family lot.	1	AM
21027029	RL-RI	RL-RI	0.1499	Vacant single family lot.	1	AM
21027030	RL-RI	RL-RI	0.1458	Vacant single family lot.	1	AM
21027031	RL-RI	RL-RI	0.1206	Vacant single family lot.	1	AM
21027032	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21027033	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21027034	RL-RI	RL-RI	0.1336	Vacant single family lot.	1	AM
21027035	RL-RI	RL-RI	0.2433	Vacant single family lot.	1	AM
21027036	RL-RI	RL-RI	0.2357	Vacant single family lot.	1	AM
21027037	RL-RI	RL-RI	0.2057	Vacant single family lot.	1	AM
21027038	RL-RI	RL-RI	0.1948	Vacant single family lot.	1	AM
21028020	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028021	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028022	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028023	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028024	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21029070	RL-RI	RL-RI	0.1315	Vacant single family lot.	1	AM
21029071	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21029072	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21029073	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21029074	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21029075	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21029076	RL-RI	RL-RI	0.1331	Vacant single family lot.	1	AM
21034004	RL-RI	RL-RI	0.1859	Vacant single family lot.	1	AM
21034005	RL-RI	RL-RI	0.1747	Vacant single family lot.	1	AM
21034006	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034007	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034008	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034009	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034014	RL-RI	RL-RI	0.1418	Vacant single family lot.	1	AM
21034015	RL-RI	RL-RI	0.1499	Vacant single family lot.	1	AM
21034016	RL-RI	RL-RI	0.1646	Vacant single family lot.	1	AM
21034017	RL-RI	RL-RI	0.168	Vacant single family lot.	1	AM
21034018	RL-RI	RL-RI	0.1502	Vacant single family lot.	1	AM
21034019	RL-RI	RL-RI	0.1522	Vacant single family lot.	1	AM
21034020	RL-RI	RL-RI	0.1355	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21034021	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034029	RL-RI	RL-RI	0.1287	Vacant single family lot.	1	AM
21034034	RL-RI	RL-RI	0.188	Vacant single family lot.	1	AM
21034035	RL-RI	RL-RI	0.1729	Vacant single family lot.	1	AM
21034036	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21034037	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21034038	RL-RI	RL-RI	0.1463	Vacant single family lot.	1	AM
21034039	RL-RI	RL-RI	0.1697	Vacant single family lot.	1	AM
21034040	RL-RI	RL-RI	0.1525	Vacant single family lot.	1	AM
21034041	RL-RI	RL-RI	0.1434	Vacant single family lot.	1	AM
21034042	RL-RI	RL-RI	0.1682	Vacant single family lot.	1	AM
21034043	RL-RI	RL-RI	0.1631	Vacant single family lot.	1	AM
21034044	RL-RI	RL-RI	0.143	Vacant single family lot.	1	AM
21034045	RL-RI	RL-RI	0.1574	Vacant single family lot.	1	AM
21034046	RL-RI	RL-RI	0.1513	Vacant single family lot.	1	AM
21034047	RL-RI	RL-RI	0.1521	Vacant single family lot.	1	AM
21034048	RL-RI	RL-RI	0.2018	Vacant single family lot.	1	AM
21034049	RL-RI	RL-RI	0.1594	Vacant single family lot.	1	AM
21034050	RL-RI	RL-RI	0.178	Vacant single family lot.	1	AM
21034051	RL-RI	RL-RI	0.3654	Vacant single family lot.	1	AM
21034052	RL-RI	RL-RI	0.3396	Vacant single family lot.	1	AM
21034053	RL-RI	RL-RI	0.1523	Vacant single family lot.	1	AM
21034054	RL-RI	RL-RI	0.1841	Vacant single family lot.	1	AM
21034055	RL-RI	RL-RI	0.1861	Vacant single family lot.	1	AM
21034056	RL-RI	RL-RI	0.1789	Vacant single family lot.	1	AM
21034057	RL-RI	RL-RI	0.1817	Vacant single family lot.	1	AM
21034058	RL-RI	RL-RI	0.3546	Vacant single family lot.	1	AM
21034059	RL-RI	RL-RI	0.3259	Vacant single family lot.	1	AM
21034060	RL-RI	RL-RI	0.1535	Vacant single family lot.	1	AM
21034061	RL-RI	RL-RI	0.1625	Vacant single family lot.	1	AM
21034063	RL-RI	RL-RI	0.1785	Vacant single family lot.	1	AM
21034064	RL-RI	RL-RI	0.2284	Vacant single family lot.	1	AM
21034065	RL-RI	RL-RI	0.1358	Vacant single family lot.	1	AM
21034066	RL-RI	RL-RI	0.1931	Vacant single family lot.	1	AM
21034067	RL-RI	RL-RI	0.1601	Vacant single family lot.	1	AM
21034068	RL-RI	RL-RI	0.1486	Vacant single family lot.	1	AM
21034069	RL-RI	RL-RI	0.1448	Vacant single family lot.	1	AM
21034070	RL-RI	RL-RI	0.1876	Vacant single family lot.	1	AM
21035003	RL-RI	RL-RI	0.1475	Vacant single family lot.	1	AM
21035004	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21035005	RL-RI	RL-RI	0.171	Vacant single family lot.	1	AM
21035006	RL-RI	RL-RI	0.1449	Vacant single family lot.	1	AM
21035007	RL-RI	RL-RI	0.158	Vacant single family lot.	1	AM
21035008	RL-RI	RL-RI	0.3577	Vacant single family lot.	1	AM
21035009	RL-RI	RL-RI	0.1698	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21035010	RL-RI	RL-RI	0.3936	Vacant single family lot.	1	AM
21035011	RL-RI	RL-RI	0.4832	Vacant single family lot.	1	AM
21035012	RL-RI	RL-RI	0.1991	Vacant single family lot.	1	AM
21035013	RL-RI	RL-RI	0.1897	Vacant single family lot.	1	AM
21035014	RL-RI	RL-RI	0.1722	Vacant single family lot.	1	AM
21037001	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037002	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037003	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037004	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037005	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037006	RL-RI	RL-RI	0.1296	Vacant single family lot.	1	AM
21037018	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037019	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037020	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037021	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037022	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037023	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037024	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037025	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037026	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037027	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21037028	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037029	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037030	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037031	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21037047	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037048	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037049	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037050	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037051	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037052	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037053	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037054	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037055	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037056	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037057	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037058	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037059	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037060	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037061	RL-RI	RL-RI	0.1293	Vacant single family lot.	1	AM
21037062	RL-RI	RL-RI	0.117	Vacant single family lot.	1	AM
21037063	RL-RI	RL-RI	0.1315	Vacant single family lot.	1	AM
21037064	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037065	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037066	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21037067	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037068	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037069	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037070	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037071	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037072	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21038002	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21038003	RL-RI	RL-RI	0.1528	Vacant single family lot.	1	AM
21038004	RL-RI	RL-RI	0.1952	Vacant single family lot.	1	AM
21038005	RL-RI	RL-RI	0.1359	Vacant single family lot.	1	AM
21038006	RL-RI	RL-RI	0.1158	Vacant single family lot.	1	AM
21038007	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038008	RL-RI	RL-RI	0.1327	Vacant single family lot.	1	AM
21038009	RL-RI	RL-RI	0.1984	Vacant single family lot.	1	AM
21038010	RL-RI	RL-RI	0.1468	Vacant single family lot.	1	AM
21038012	RL-RI	RL-RI	0.3528	Vacant single family lot.	1	AM
21038013	RL-RI	RL-RI	0.1415	Vacant single family lot.	1	AM
21038014	RL-RI	RL-RI	0.1878	Vacant single family lot.	1	AM
21038015	RL-RI	RL-RI	0.1368	Vacant single family lot.	1	AM
21038016	RL-RI	RL-RI	0.1634	Vacant single family lot.	1	AM
21038017	RL-RI	RL-RI	0.2194	Vacant single family lot.	1	AM
21038018	RL-RI	RL-RI	0.2619	Vacant single family lot.	1	AM
21038019	RL-RI	RL-RI	0.2034	Vacant single family lot.	1	AM
21038020	RL-RI	RL-RI	0.1839	Vacant single family lot.	1	AM
21038029	RL-RI	RL-RI	0.1247	Vacant single family lot.	1	AM
21038030	RL-RI	RL-RI	0.135	Vacant single family lot.	1	AM
21038031	RL-RI	RL-RI	0.1413	Vacant single family lot.	1	AM
21038032	RL-RI	RL-RI	0.1568	Vacant single family lot.	1	AM
21038033	RL-RI	RL-RI	0.1429	Vacant single family lot.	1	AM
21038034	RL-RI	RL-RI	0.123	Vacant single family lot.	1	AM
21038035	RL-RI	RL-RI	0.1268	Vacant single family lot.	1	AM
21038036	RL-RI	RL-RI	0.1242	Vacant single family lot.	1	AM
21038037	RL-RI	RL-RI	0.1162	Vacant single family lot.	1	AM
21038038	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038039	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038040	RL-RI	RL-RI	0.1182	Vacant single family lot.	1	AM
21038045	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038046	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21039001	RL-RI	RL-RI	0.0943	Vacant single family lot.	1	AM
21039002	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039003	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039004	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039005	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039006	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039008	RL-RI	RL-RI	0.0943	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21039009	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039010	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039011	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039012	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039013	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039014	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039015	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039016	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039017	RL-RI	RL-RI	0.0916	Vacant single family lot.	1	AM
21039018	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039019	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039020	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039021	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039022	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039023	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039024	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039025	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039026	RL-RI	RL-RI	0.0883	Vacant single family lot.	1	AM
21041001	RL-RI	RL-RI	0.1061	Vacant single family lot.	1	AM
21041002	RL-RI	RL-RI	0.104	Vacant single family lot.	1	AM
21041003	RL-RI	RL-RI	0.1065	Vacant single family lot.	1	AM
21041004	RL-RI	RL-RI	0.1088	Vacant single family lot.	1	AM
21041005	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21041006	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041007	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041008	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041009	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041010	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041011	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041012	RL-RI	RL-RI	0.1054	Vacant single family lot.	1	AM
21041013	RL-RI	RL-RI	0.1099	Vacant single family lot.	1	AM
21041014	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041015	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041016	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041017	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041018	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041019	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041020	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21041021	RL-RI	RL-RI	0.1023	Vacant single family lot.	1	AM
21041022	RL-RI	RL-RI	0.1052	Vacant single family lot.	1	AM
21041023	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041024	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041025	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041026	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041027	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21041028	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041029	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041030	RL-RI	RL-RI	0.1098	Vacant single family lot.	1	AM
21041031	RL-RI	RL-RI	0.1054	Vacant single family lot.	1	AM
21041032	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041033	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041034	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041035	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041036	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041037	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041038	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041039	RL-RI	RL-RI	0.1052	Vacant single family lot.	1	AM
21042001	RL-RI	RL-RI	0.1249	Vacant single family lot.	1	AM
21042002	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042003	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042004	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042005	RL-RI	RL-RI	0.0973	Vacant single family lot.	1	AM
21042006	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21042007	RL-RI	RL-RI	0.1935	Vacant single family lot.	1	AM
21042050	RL-RI	RL-RI	0.1131	Vacant single family lot.	1	AM
21043017	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043018	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043019	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043020	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043021	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043022	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043023	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043024	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043025	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043026	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043027	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043028	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043029	RL-RI	RL-RI	0.1087	Vacant single family lot.	1	AM
21043030	RL-RI	RL-RI	0.1726	Vacant single family lot.	1	AM
21044001	RL-RI	RL-RI	0.1623	Vacant single family lot.	1	AM
21044002	RL-RI	RL-RI	0.1489	Vacant single family lot.	1	AM
21044003	RL-RI	RL-RI	0.1595	Vacant single family lot.	1	AM
21044004	RL-RI	RL-RI	0.1605	Vacant single family lot.	1	AM
21044005	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21044006	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21044007	RL-RI	RL-RI	0.1195	Vacant single family lot.	1	AM
21044008	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21044009	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21044010	RL-RI	RL-RI	0.1553	Vacant single family lot.	1	AM
21044011	RL-RI	RL-RI	0.1443	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21044012	RL-RI	RL-RI	0.1368	Vacant single family lot.	1	AM
21044013	RL-RI	RL-RI	0.1295	Vacant single family lot.	1	AM
21044014	RL-RI	RL-RI	0.1408	Vacant single family lot.	1	AM
21044015	RL-RI	RL-RI	0.142	Vacant single family lot.	1	AM
21044016	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21044017	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21044018	RL-RI	RL-RI	0.1294	Vacant single family lot.	1	AM
21044019	RL-RI	RL-RI	0.1577	Vacant single family lot.	1	AM
21044020	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21044021	RL-RI	RL-RI	0.1213	Vacant single family lot.	1	AM
21044022	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21044023	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21044024	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21044025	RL-RI	RL-RI	0.1307	Vacant single family lot.	1	AM
21044026	RL-RI	RL-RI	0.127	Vacant single family lot.	1	AM
21044027	RL-RI	RL-RI	0.119	Vacant single family lot.	1	AM
21044028	RL-RI	RL-RI	0.1162	Vacant single family lot.	1	AM
21044029	RL-RI	RL-RI	0.1395	Vacant single family lot.	1	AM
21044030	RL-RI	RL-RI	0.1452	Vacant single family lot.	1	AM
21044031	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044032	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044033	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044034	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044035	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044036	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044037	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044038	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044039	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044040	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044041	RL-RI	RL-RI	0.1481	Vacant single family lot.	1	AM
21044042	RL-RI	RL-RI	0.1429	Vacant single family lot.	1	AM
21044043	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044044	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044045	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044046	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044047	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044048	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044049	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044050	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044051	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044052	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044053	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21044054	RL-RI	RL-RI	0.1177	Vacant single family lot.	1	AM
21044055	RL-RI	RL-RI	0.0982	Vacant single family lot.	1	AM
21045001	RL-RI	RL-RI	0.1512	Vacant single family lot.	1	AM



## Appendix A1: River Islands Single Family Parcels

21045002	RL-RI	RL-RI	0.1258	Vacant single family lot.	1	AM
21045003	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21045004	RL-RI	RL-RI	0.1183	Vacant single family lot.	1	AM
21045005	RL-RI	RL-RI	0.1295	Vacant single family lot.	1	AM
21045006	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21045007	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21045008	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21045009	RL-RI	RL-RI	0.1213	Vacant single family lot.	1	AM
21045010	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21045011	RL-RI	RL-RI	0.1592	Vacant single family lot.	1	AM
21045012	RL-RI	RL-RI	0.1228	Vacant single family lot.	1	AM
21045013	RL-RI	RL-RI	0.1244	Vacant single family lot.	1	AM
21045014	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21045015	RL-RI	RL-RI	0.1305	Vacant single family lot.	1	AM
21045016	RL-RI	RL-RI	0.1827	Vacant single family lot.	1	AM
21045017	RL-RI	RL-RI	0.1357	Vacant single family lot.	1	AM
21045018	RL-RI	RL-RI	0.2386	Vacant single family lot.	1	AM
21045019	RL-RI	RL-RI	0.12	Vacant single family lot.	1	AM
21045020	RL-RI	RL-RI	0.12	Vacant single family lot.	1	AM
21045021	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21045022	RL-RI	RL-RI	0.1339	Vacant single family lot.	1	AM
21045023	RL-RI	RL-RI	0.1496	Vacant single family lot.	1	AM
21045024	RL-RI	RL-RI	0.1266	Vacant single family lot.	1	AM
21045025	RL-RI	RL-RI	0.1228	Vacant single family lot.	1	AM
21045026	RL-RI	RL-RI	0.1425	Vacant single family lot.	1	AM
21045027	RL-RI	RL-RI	0.151	Vacant single family lot.	1	AM
21045028	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045029	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045030	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045031	RL-RI	RL-RI	0.1238	Vacant single family lot.	1	AM
21045032	RL-RI	RL-RI	0.1243	Vacant single family lot.	1	AM
21045033	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045034	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045035	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045036	RL-RI	RL-RI	0.1501	Vacant single family lot.	1	AM
21045037	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21045038	RL-RI	RL-RI	0.1215	Vacant single family lot.	1	AM
21045039	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045040	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045041	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045042	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045043	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045044	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045045	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045046	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21045047	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21045048	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045049	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045050	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045052	RL-RI	RL-RI	0.0706	Vacant single family lot.	1	AM
21046001	RL-RI	RL-RI	0.1711	Vacant single family lot.	1	AM
21046002	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046003	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046004	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046005	RL-RI	RL-RI	0.2119	Vacant single family lot.	1	AM
21046019	RL-RI	RL-RI	0.1536	Vacant single family lot.	1	AM
21046021	RL-RI	RL-RI	0.4161	Vacant single family lot.	1	AM
21047001	RL-RI	RL-RI	0.19	Vacant single family lot.	1	AM
21047002	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047003	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047004	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047005	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047006	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047007	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047008	RL-RI	RL-RI	0.1717	Vacant single family lot.	1	AM
21047009	RL-RI	RL-RI	0.1722	Vacant single family lot.	1	AM
21047010	RL-RI	RL-RI	0.1574	Vacant single family lot.	1	AM
21047011	RL-RI	RL-RI	0.1618	Vacant single family lot.	1	AM
21047012	RL-RI	RL-RI	0.1643	Vacant single family lot.	1	AM
21047013	RL-RI	RL-RI	0.2125	Vacant single family lot.	1	AM
21047014	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047015	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047016	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047017	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047018	RL-RI	RL-RI	0.1939	Vacant single family lot.	1	AM
21047019	RL-RI	RL-RI	0.1675	Vacant single family lot.	1	AM
21047020	RL-RI	RL-RI	0.1569	Vacant single family lot.	1	AM
21047025	RL-RI	RL-RI	0.2599	Vacant single family lot.	1	AM
21047035	RL-RI	RL-RI	0.1488	Vacant single family lot.	1	AM
21047037	RL-RI	RL-RI	0.0812	Vacant single family lot.	1	AM
21048001	RL-RI	RL-RI	0.1794	Vacant single family lot.	1	AM
21048002	RL-RI	RL-RI	0.1983	Vacant single family lot.	1	AM
21048003	RL-RI	RL-RI	0.2032	Vacant single family lot.	1	AM
21048004	RL-RI	RL-RI	0.1978	Vacant single family lot.	1	AM
21048005	RL-RI	RL-RI	0.1731	Vacant single family lot.	1	AM
21048006	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21048007	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21048008	RL-RI	RL-RI	0.171	Vacant single family lot.	1	AM
21048009	RL-RI	RL-RI	0.2025	Vacant single family lot.	1	AM
21048010	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21048011	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048012	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048013	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048014	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048015	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048016	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048017	RL-RI	RL-RI	0.142	Vacant single family lot.	1	AM
21048018	RL-RI	RL-RI	0.1421	Vacant single family lot.	1	AM
21048019	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048020	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048021	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048022	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048023	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048024	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048025	RL-RI	RL-RI	0.144	Vacant single family lot.	1	AM
21048026	RL-RI	RL-RI	0.1357	Vacant single family lot.	1	AM
21048027	RL-RI	RL-RI	0.1384	Vacant single family lot.	1	AM
21048028	RL-RI	RL-RI	0.1512	Vacant single family lot.	1	AM
21048029	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048030	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048031	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048032	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048033	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048034	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048035	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048036	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048037	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048038	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048039	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048040	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048041	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048042	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048043	RL-RI	RL-RI	0.1294	Vacant single family lot.	1	AM
21048044	RL-RI	RL-RI	0.5406	Vacant single family lot.	1	AM
21048053	RL-RI	RL-RI	0.2201	Vacant single family lot.	1	AM
21049001	RL-RI	RL-RI	0.1415	Vacant single family lot.	1	AM
21049002	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049003	RL-RI	RL-RI	0.1282	Vacant single family lot.	1	AM
21049004	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049005	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049006	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049007	RL-RI	RL-RI	0.1451	Vacant single family lot.	1	AM
21049008	RL-RI	RL-RI	0.1451	Vacant single family lot.	1	AM
21049009	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049010	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21049011	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049012	RL-RI	RL-RI	0.2112	Vacant single family lot.	1	AM
21049013	RL-RI	RL-RI	0.1622	Vacant single family lot.	1	AM
21049014	RL-RI	RL-RI	0.1381	Vacant single family lot.	1	AM
21049015	RL-RI	RL-RI	0.1299	Vacant single family lot.	1	AM
21049016	RL-RI	RL-RI	0.1303	Vacant single family lot.	1	AM
21049017	RL-RI	RL-RI	0.1304	Vacant single family lot.	1	AM
21049018	RL-RI	RL-RI	0.1306	Vacant single family lot.	1	AM
21049019	RL-RI	RL-RI	0.1628	Vacant single family lot.	1	AM
21049020	RL-RI	RL-RI	0.1605	Vacant single family lot.	1	AM
21049021	RL-RI	RL-RI	0.2303	Vacant single family lot.	1	AM
21049022	RL-RI	RL-RI	0.1991	Vacant single family lot.	1	AM
21049023	RL-RI	RL-RI	0.1944	Vacant single family lot.	1	AM
21049024	RL-RI	RL-RI	0.1847	Vacant single family lot.	1	AM
21049025	RL-RI	RL-RI	0.1681	Vacant single family lot.	1	AM
21049026	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21049027	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21049028	RL-RI	RL-RI	0.1303	Vacant single family lot.	1	AM
21049029	RL-RI	RL-RI	0.1459	Vacant single family lot.	1	AM
21049030	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21049031	RL-RI	RL-RI	0.1376	Vacant single family lot.	1	AM
21049032	RL-RI	RL-RI	0.1376	Vacant single family lot.	1	AM
21049033	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049034	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049035	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049036	RL-RI	RL-RI	0.1282	Vacant single family lot.	1	AM
21049037	RL-RI	RL-RI	0.1276	Vacant single family lot.	1	AM
21049038	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049039	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049040	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049041	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049042	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049043	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049044	RL-RI	RL-RI	0.1395	Vacant single family lot.	1	AM
21049045	RL-RI	RL-RI	0.1305	Vacant single family lot.	1	AM
21049046	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049047	RL-RI	RL-RI	0.392	Vacant single family lot.	1	AM
21049048	RL-RI	RL-RI	0.3719	Vacant single family lot.	1	AM
21049049	RL-RI	RL-RI	0.0973	Vacant single family lot.	1	AM
21040022	RL-RI	RL-RI	0.2368	Vacant single family lot.	1	AM
21043008	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043010	RM-RI	RM-RI	0.1134	Vacant single family lot.	1	AM
21043045	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042048	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21042009	RM-RI	RM-RI	0.1027	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21042049	RM-RI	RM-RI	0.1717	Vacant single family lot.	1	AM
21036008	RM-RI	RM-RI	1.0234	Vacant single family. Village L.	15	AM
21043032	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043046	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042047	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21042013	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21043003	RM-RI	RM-RI	0.1105	Vacant single family lot.	1	AM
21043014	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21042027	RM-RI	RM-RI	0.1482	Vacant single family lot.	1	AM
21042010	RM-RI	RM-RI	0.0971	Vacant single family lot.	1	AM
21042016	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21043043	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043050	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043056	RM-RI	RM-RI	1.8235	Vacant single family. Village T.	16	AM
21043054	RM-RI	RM-RI	1.3187	Vacant single family. Village T.	12	AM
21043006	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043047	RM-RI	RM-RI	0.1122	Vacant single family lot.	1	AM
21036002	RM-RI	RM-RI	0.1684	Vacant. Village L.	3	AM
21043036	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042045	RM-RI	RM-RI	0.0964	Vacant single family lot.	1	AM
21042035	RM-RI	RM-RI	0.0964	Vacant single family lot.	1	AM
21042037	RM-RI	RM-RI	0.0988	Vacant single family lot.	1	AM
21042012	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21042026	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21042024	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21043051	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043009	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043012	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21042025	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21042018	RM-RI	RM-RI	0.1047	Vacant single family lot.	1	AM
21036003	RM-RI	RM-RI	0.194	Vacant. Village L.	3	AM
21043031	RM-RI	RM-RI	0.1331	Vacant single family lot.	1	AM
21043039	RM-RI	RM-RI	0.1872	Vacant single family lot.	1	AM
21043034	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042011	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21036004	RM-RI	RM-RI	0.3435	Vacant. Village L.	6	AM
21043001	RM-RI	RM-RI	0.1612	Vacant single family lot.	1	AM
21043040	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21036007	RM-RI	RM-RI	1.0081	Vacant. Village L.	18	AM
21043002	RM-RI	RM-RI	0.1105	Vacant single family lot.	1	AM
21042043	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21046014	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21047022	RM-RI	RM-RI	0.2034	Vacant single family lot.	1	AM
21042019	RM-RI	RM-RI	0.097	Vacant single family lot.	1	AM
21042032	RM-RI	RM-RI	0.0988	Vacant single family lot.	1	AM

## Appendix A1: River Islands Single Family Parcels

21036009	RM-RI	RM-RI	1.5165	Vacant. Village L.	21	AM
21043038	RM-RI	RM-RI	0.1981	Vacant single family lot.	1	AM
21047023	RM-RI	RM-RI	0.1617	Vacant single family lot.	1	AM
21046006	RM-RI	RM-RI	0.1507	Vacant single family lot.	1	AM
21046016	RM-RI	RM-RI	0.7869	Vacant single family. Village U.	5	AM
21046008	RM-RI	RM-RI	0.165	Vacant single family lot.	1	AM
21047031	RM-RI	RM-RI	0.1998	Vacant single family lot.	1	AM
21047026	RM-RI	RM-RI	0.2013	Vacant single family lot.	1	AM
21047033	RM-RI	RM-RI	0.1507	Vacant single family lot.	1	AM
21046011	RM-RI	RM-RI	0.2668	Vacant single family lot.	1	AM
21047030	RM-RI	RM-RI	0.1818	Vacant single family lot.	1	AM
21046015	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21046010	RM-RI	RM-RI	0.1927	Vacant single family lot.	1	AM
21047032	RM-RI	RM-RI	0.1569	Vacant single family lot.	1	AM
21047029	RM-RI	RM-RI	0.1499	Vacant single family lot.	1	AM
21047021	RM-RI	RM-RI	0.1859	Vacant single family lot.	1	AM
21047028	RM-RI	RM-RI	0.1743	Vacant single family lot.	1	AM
21046022	RM-RI	RM-RI	0.2077	Vacant single family lot.	1	AM
21046009	RM-RI	RM-RI	0.1492	Vacant single family lot.	1	AM
21046012	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21043055	RM-RI	RM-RI	1.3837	Vacant single family. Village T.	12	AM
21047024	RM-RI	RM-RI	0.1529	Vacant single family lot.	1	AM
21047036	RM-RI	RM-RI	0.1098	Vacant single family lot.	1	AM
21046013	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21046007	RM-RI	RM-RI	0.1923	Vacant single family lot.	1	AM
21047027	RM-RI	RM-RI	0.2702	Vacant single family lot.	1	AM