

2015 HOUSING ELEMENT

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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 2015-2023 Housing Element Background Report and the 2015-2023 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 2015-2023 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 positive community input in the creation of this updated Housing Element.

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:

- December 14, 2015: Public Workshop
- August 10, 2016: Planning Commission public hearing
- September 19, 2016: City Council public hearing

PUBLIC OUTREACH

The City conducted public outreach for each Housing Element meeting through a formal notice in the local newspaper, the Manteca Bulletin, notices and announcements were mailed to interested individuals, and housing developers and service providers were notified. Local apartment complexes, mobile home parks, and service providers were mailed notices and invited to attend meetings 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 included:

- Housing Authority of the County of San Joaquin
- San Joaquin Fair Housing
- First 5 San Joaquin
- Human Services Agency of San Joaquin County
- Lathrop Senior Center
- Lathrop Branch Library
- Second Harvest Food Bank of San Joaquin and Stanislaus Counties
- 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
- HOPE Family Shelter
- Head Start Child Development
- Lathrop Elementary School
- Joseph Widmer, Jr. Elementary School
- Mossdale Elementary School

- Lathrop High School
- River Islands Technology Academy
- NextGeneration STEAM Academy

December 2015 Public Workshop

The City held one public workshop on December 14, 2015 at City Hall, which is accessible to individuals with mobility impairments. Notification of this workshop was provided in both English and Spanish as previously described. 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.

In addition to the public notice, the City of Lathrop also placed a large notice “ad” in the Lathrop Rush encouraging citizens, service providers, and interested parties to attend the December 14, 2015 public workshops.

The workshop included discussion of the need for housing for seniors, homeless (both emergency shelter and transitional housing), and lower income households. The need for multifamily housing development was also identified and the operator of a local mobilehome park submitted comments indicating a demand for mobilehome spaces.

No stakeholders or service providers attended the workshop. In order to receive information from housing stakeholders and service providers, the Lathrop Senior Center, HOPE Family Shelter, Raymus House, Valley Mountain Regional Center, and Manteca Worknet were contacted and asked to identify housing and related needs.

Comments from stakeholder interviews included:

- Assisted living housing is needed for seniors so they can age in Lathrop
- High quality multifamily housing is needed
- Need for jobs placement and job readiness assistance (resume preparation, etc.)

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. The City staff and the consultant team also discussed the City’s accomplished 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 Housing Element was provided to HCD for the state-required 60-day review period in June 2016. HCD provided informal comments via a phone call and the City submitted revisions to the Housing Element to HCD that: addressed public participation, timing and implementation of various Housing Element programs, clarified emergency shelter provisions related to distance between shelters, increased conservation and preservation objectives, provided additional information regarding potential emergency shelter sites, addressed farmworker and employee housing, revised the family and household definitions consistent with State requirements, identified minimum densities per acre where applicable, clarified realistic capacity and maximum capacity of lower income sites, provided additional details regarding roadways standards, described the Site Plan Review approval findings, and provided additional information regarding extremely low income needs.

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 June 16, 2016 through July 25, 2016.

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 July 25, 2016. The Notice of Availability also identified that two meetings, one with the Planning Commission and one with the City Council, would be held and invited the public and interested parties to attend the meetings and provide comments.

On June 16, 2016, the City published the Notice of Availability in the Manteca Bulletin and posted the Notice of Availability at City Hall and on the City's website. In addition, the Notice of Availability was provided to stakeholders listed above under Public Outreach.

Planning Commission

The Planning Commission held a noticed public hearing on August 24, 2016. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and was sent to the housing stakeholder organizations identified above. No public comments were provided on the Housing Element. The Planning Commission recommended that the City Council adopt the Housing Element, including revisions made in response to HCD comments.

City Council

The City Council held a noticed public hearing on September 19, 2016. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and was sent to the housing stakeholder organizations identified above. Following the public hearing, the City Council adopted the 2015 Housing Element, including revisions made in response to HCD comments.

3. Housing Plan

The Background Report of the Housing Element examines Lathrop's housing needs, opportunities, and constraints. The Citywide Housing Plan presents accomplishments that were achieved from the City's adopted 2003 Housing Element. To determine what goals and programs should be incorporated into the City's 2009-2014 Housing Element, an examination of the previous housing element was done. A complete summary of the previous Housing Element's Policies can be found in *Evaluation of Accomplishments under Adopted Housing Element* starting on page 96 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

	Extremely Low, Very Low, and Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation 2014-2023	1,778	957	2,421	5,156
<i>Progress to Date (Background Report Table 30)</i>	<i>0</i>	<i>10</i>	<i>319</i>	<i>329</i>
<i>Housing Sites (Background Report Table 59)</i>	<i>1,897</i>	<i>2,093</i>	<i>13,191</i>	<i>17,179</i>
Total Units Accommodated	1,897	2,093	13,191	17,179
Surplus	119	1,146	11,089	12,354

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2015

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 1 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	12	7	0
Very Low	17	15	4
Low	29	15	6
Moderate	452	0	10
Above Moderate	2,500	0	0
TOTAL	3,010	37	20

**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
New Construction					
Program 1a, 1b, 1d, 1n, 2b, 2g	5	25	30	450	2,500
Program 1e	0	2	2	0	
Program 1i	4	0	0	0	
Program 1n,	0	0	0	0	
Program 2e	3	3	0	0	
Program 2f	0	2	2	2	
<i>Subtotal New Construction</i>	<i>12</i>	<i>17</i>	<i>29</i>	<i>452</i>	<i>2,500</i>
Rehabilitation					
Programs 3a, 3d	2	5	5	0	0
Programs 3f, 3g	5	10	10	0	0
<i>Subtotal Rehabilitation</i>	<i>7</i>	<i>15</i>	<i>15</i>	<i>0</i>	<i>0</i>
Conservation and Preservation*					
Programs 3a, 3b, 3c, 3d, 3e, 3f, 3g	0	4	6	10	0
<i>Subtotal Conservation</i>	<i>0</i>	<i>4</i>	<i>6</i>	<i>10</i>	<i>0</i>
TOTAL	19	36	50	462	2,500

**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 AB 2292 (Dutra) 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 Section 8/Housing Choice vouchers, public housing, and farmworker housing.

Note: Programs under Goal 2 address removing constraints to housing, particularly housing for special needs groups.

Program 1a:

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.

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.

If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

Responsible Party: Community Development Department, Planning Commission, City Council

Funding Source: General Fund

Timing: Update inventory on a biennial basis and make inventory available at City Hall and on the City website.

Program 1b:

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:

- *Continue to require development to meet the minimum development densities established for each residential zoning district.*
- *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.*
- *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 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.

- 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.*
- 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.*
- 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.*

Responsible Party: Community Development Department, Planning Commission, City Council

Funding Source: General Fund

Timing: Ongoing through the development review process

Program 1c:

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 1d:

Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female head of family) housing projects applications for federal, state, and/or regional programs, including CDBG, HOME, project-based Section 8/211, Low Income Housing Tax Credit, and HCD grant programs, that may be used for the development and on-going affordability of lower income and special needs housing. Support for applications shall be provided through staff technical assistance with the application (e.g., assisting with completing application components related to development review and environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund
Timing: Ongoing on a project-by-project basis

Program 1e: *Retain available County-administered HOME and CDBG funds to operate a First Time Homebuyer program for lower income households.*

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.

Responsible Party: Community Development Department, City Manager, City Council
Funding Source: HOME, CDBG, and various State-administered programs
Timing: Bienially (by December 31st of 2017, 2109, 2021, and 2023)

Program 1f: *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.*

Responsible Party: Community Development Department
Funding Source: General Fund
Timing: Ongoing

Program 1g: *Continue to address housing and services for homeless persons on a regional level through participation in the County Continuum of Care.*

Responsible Party: Community Development Department, City Council
Funding Source: County-administered CDBG and ESG funds
Timing: Ongoing

Program 1h: *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.*

Responsible Party: Community Development Department
Funding Source: General Fund, County-administered CDBG and ESG funds
Timing: Ongoing

Program 1i: *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.*

Responsible Party: Community Development Department
Funding Source: General Fund
Timing: Ongoing

Program 1j: *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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 1k:

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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 1l:

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.

Responsible Party: Community Development Department

Funding Source: General Fund

Timing: Ongoing

Program 1m:

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:

- *Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and*
- *Encourage developers to utilize the density bonus and incentive provisions required by State law; and*
- *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.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 1n:

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 1o:

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.

Continue to refer households with a developmentally disabled member to the Valley Mountain Regional Center for assistance.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 1p:

Encourage development of affordable and multifamily housing, including housing for special needs and/or extremely low, very low, and/or low income households through outreach to affordable housing developers.

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Annual

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.

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.

Program 2a: *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.*

Responsible Party: Community Development Department
Funding Source: City General Fund

Program 2b: *Provide incentives to encourage the development of special needs and affordable housing. Incentives shall include:*

- *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;*
- *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.*
- *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.*
- *Prioritizing projects which include units set aside for extremely low-, very low-, and/or low income households;*
- *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;*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 2c: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Review project processing and Zoning Code on a biennial basis; make changes to the Zoning Code and processing procedures made on an as-needed basis

Program 2d: *Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review.*

Responsible Party: Community Development Department
Funding Source: General Fund
Timing: Ongoing

Program 2e: *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.*

Responsible Party: Community Development Department, Building Department, City Council
Funding Source: General Fund
Timing: Review shall be conducted on a biennial basis, occurring in 2018, 2020, 2022, etc.

Program 2f: *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 development standards that allow and accommodate the inclusion of new SRO's. Development standards may include:*

- *Ensure development standards do not constrain the development of SROs, the City will adopt development standards which may include:*
- *Requirements for a management plan outlining policies and procedures.*
- *24- hour on- site management*
- *Room limitation to single occupancy, with allowance for overnight guests*
- *Requirements for monthly tenancies*
- *Units must be 250–300 square feet in size and include kitchen or bathroom*
- *Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units*

Responsible Party: Community Development Department, Planning Commission, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2g: *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.*

Responsible Party: Community Development Department

Funding Source: General Fund

Timing: Ongoing

Program 2h: *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. The City's Zoning Code shall be reviewed and where necessary brought into conformance with Government Code Section 65915 pertaining to the granting of density bonuses.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Encourage use of density bonus provisions on an ongoing basis; adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2i: *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).*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2j: *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.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2k: *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.*

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.

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 2l:

Support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code.

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 2m:

Amend the Municipal Code to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair 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.

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Adopt revisions to Municipal Code concurrent with the adoption of this Housing Element

Program 2n:

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.

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 2o:

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.

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2p:

Revise the Zoning Code to accommodate employee housing, including housing for agricultural employees consistent with State law.

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.

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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2q:

Revise the Zoning Code to allow the 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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2r:

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".

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt revisions to Zoning Code concurrent with the adoption of this Housing Element

Program 2s:

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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Adopt procedures within 18 months of Housing Element adoption

Program 2t: *Update the West Lathrop Specific Plan to permit heights of up to 40 feet in the RM-MV zone.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Within 18 months of Housing Element adoption

Program 2u: *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:*

- 1) replacing an existing single family unit on a one for one basis,*
- 2) on an existing lot of 8,000 square feet or less, or*
- 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Within 18 months of Housing Element adoption

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

- 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.

Program 3a:

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.

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.

Responsible Party: Community Development Department, City Manager, City Council

Funding Source: CDBG and HOME funds

Timing: Annual review of CDBG and HOME fund allocations; ongoing distribution of program materials

Timing: Ongoing

Program 3b:

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.

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Implement within 18 months of Housing Element adoption

Program 3c:

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.

Responsible Party: Public Works Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 3d:

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 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.

Responsible Party: Public Works Department, City Council

Funding Source: General Fund

Timing: Ongoing coordination; biennial review of housing conditions and identification of target locations or neighborhoods for rehabilitation assistance

Program 3e: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 3f: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 3g: *Regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Biennially

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.

Program 4a: *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.).*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 4b: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

**GOAL 5: ENCOURAGE AND ENHANCE 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**

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.

Program 5a: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

Program 5b: *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.*

Responsible Party: Community Development Department, City Council
Funding Source: General Fund
Timing: Ongoing

**GOAL 6: ENERGY CONSERVATION
ENCOURAGE ENERGY CONSERVATION MEASURES IN NEW AND EXISTING HOUSING**

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 California Green Building Code, 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.

Program 6a: *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.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 6b: *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.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 6c: *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.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

Program 6d: *Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.*

Responsible Party: Community Development Department, City Council

Funding Source: General Fund

Timing: Ongoing

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1. Introduction

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 20,353.

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, and River Islands Technology Academy. The City's first high school, Lathrop High, was completed in 2008. ITT Technical Institute is a private college located in the City of Lathrop that offers technology-oriented programs to students of all ages. 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 of Lathrop in 2010.

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, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- 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, and the cost of construction.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.

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 2010, 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. 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, 2009-2013 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 1 shows population growth for Lathrop and San Joaquin County from 2000 through 2015. The City has almost doubled in population since 2000, increasing from 10,445 to 20,353 persons. Lathrop's growth has outpaced Countywide growth, with the City's population increasing by approximately 8.1 percent per year from 2005 to 2010 and 2.6 percent per year from 2010 to 2015. The City's population is anticipated to increase to approximately 85,292 persons upon buildout of lands within the City limits.

TABLE 1: POPULATION GROWTH

	2000	2005	2010	2015
Lathrop				
Population	10,445	12,813	18,023	20,353
Percent Change	-	22.7%	40.7%	12.9%
Annual Percent Change	-	4.5%	8.1%	2.6%
San Joaquin County				
Population	563,598	652,248	685,306	719,511
Percent Change	-	15.7%	5.1%	5.0%
Annual Percent Change	-	3.1%	1.0%	1.0%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; DOF, 2009; DOF, 2015

Table 2 compares the growth rate of Lathrop to other cities in San Joaquin County from 2000 to 2015. While Stockton had the greatest numeric change in population (63,228 persons), Lathrop had the largest percentage change in population (94.9 percent).

TABLE 2: POPULATION TRENDS - NEIGHBORING JURISDICTIONS

Jurisdiction	2000	2015	Change	% Change
Escalon	5,963	7,413	1,450	24.3%
Lathrop	10,445	20,353	9,908	94.9%
Lodi	56,999	63,719	6,720	11.8%
Manteca	49,258	73,787	24,529	49.8%
Ripon	10,146	14,922	4,776	47.1%
Stockton	243,771	306,999	63,228	25.9%
Tracy	56,929	85,296	28,367	49.8%

SOURCE: US CENSUS, 2000; DOF, 2015

From 2000 to 2013, the median age increased from 30 to 31.3 in Lathrop. The City experienced growth in all age groups, except 80-84 which decreased by 23.3 percent as shown in Table 3. Age groups experiencing the most growth included 55 to 59 (187.7 percent), 50 to 54 (134.3 percent), 85 and over (133.3 percent), and 25 to 29 (123.5 percent).

TABLE 3: POPULATION BY AGE

Age Group	2000		2013		Percent Change
	Number	Percent	Number	Percent	
Under 5 years	919	8.8%	1,379	7.4%	50.1%
5 to 9 years	1,116	10.7%	1,695	9.1%	51.9%
10 to 14 years	1,041	10.0%	1,416	7.6%	36.0%
15 to 19 years	872	8.3%	1,621	8.7%	85.9%
20 to 24 years	630	6.0%	1,285	6.9%	104.0%
25 to 29 years	642	6.1%	1,435	7.7%	123.5%
30 to 34 years	841	8.1%	1,565	8.4%	86.1%
35 to 39 years	1,004	9.6%	1,341	7.2%	33.6%
40 to 44 years	859	8.2%	1,472	7.9%	71.4%
45 to 49 years	685	6.6%	1,453	7.8%	112.1%
50 to 54 years	525	5.0%	1,230	6.6%	134.3%
55 to 59 years	382	3.7%	1,099	5.9%	187.7%
60 to 64 years	298	2.9%	522	2.8%	75.2%
65 to 69 years	212	2.0%	466	2.5%	119.8%
70 to 74 years	174	1.7%	317	1.7%	82.2%
75 to 79 years	124	1.2%	168	0.9%	35.5%
80 to 84 years	73	0.7%	56	0.3%	-23.3%
85 years and over	48	0.5%	112	0.6%	133.3%
Total	10,445	100%	18,632	100%	78.4%
Median Age	30.0		31.3		4.3%

SOURCE: US CENSUS, 2009-2013 ACS

An examination of ethnicity reveals that Lathrop has a very diverse population. The largest racial groups include White (50.9 percent), Asian (20.0 percent), Black (9.9 percent), and 'other' races (11.2 percent). Approximately 43.4 percent of the City's population identifies as Hispanic in ethnicity.

TABLE 4: RACE AND ETHNICITY

	2000 – Population		2013 - Population		Percent Change
	Number	Percent	Number	Percent	
Race					
White	5,319	50.9%	9,485	50.9%	78%
Black	469	4.5%	1,838	9.9%	292%
Native American/ Alaskan Native	126	1.2%	148	0.8%	17%
Asian	1,395	13.4%	3,717	20.0%	166%
Pacific Islander	56	0.5%	139	0.7%	148%
Other Race	2,205	21.1%	2,093	11.2%	-5%
Multi-racial	875	8.4%	1,210	6.5%	38%
Ethnicity					
Hispanic	4,031	38.6%	10,549	43.4%	162%
Non-Hispanic	6,414	61.4%	8,081	56.6%	26%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; US CENSUS, 2014

EMPLOYMENT CHARACTERISTICS

Despite the increase in population, the City's labor force as reported by the California Employment Development Department has remained steady at 7,300 workers from 2010 to 2014 as shown in Table 5. The unemployment rate has declined from 16.0 percent in 2010 to 10.2% in 2014.

TABLE 5: JOB GROWTH AND EMPLOYMENT STATUS¹

Year	Total Labor Force	Employed	Unemployed	Unemployment Rate
2014	7,300	6,600	800	10.2%
2013	7,300	6,500	900	11.9%
2012	7,300	6,300	1,000	13.9%
2011	7,300	6,200	1,100	15.6%
2010	7,300	6,200	1,200	16.0%

¹LABOR FORCE DATA IS ROUNDED TO THE NEAREST HUNDRED

SOURCE: CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT, 2015

Industry and Occupation

Lathrop's work force is employed in a broad range of industries, with the educational, health, and social services category comprising 17.7 percent of jobs, followed by manufacturing (15.5 percent), retail trade (13.5 percent), and professional, scientific, management, and administration (11.3 percent) categories. There is limited employment in the agriculture, fishing, farming, and mining industry category (1.8 percent).

As shown in Table 7, the top occupation categories are sales and office (25.8 percent), management, business, science, and arts (22.9 percent), and production, transportation, and material moving (21.1 percent). Table 6 summarizes the employment of Lathrop's residents by overall industry and Table 7 summarizes jobs by occupation in 2013.

TABLE 6: JOBS BY INDUSTRY (2013)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	113	1.8%
Construction	389	6.2%
Manufacturing	972	15.5%
Wholesale trade	169	2.7%
Retail trade	847	13.5%
Transportation, warehousing, and utilities	514	8.2%
Information, finance, insurance, real estate, rental and leasing	364	5.8%
Professional, scientific, management, administration	709	11.3%
Educational, health and social services	1,110	17.7%
Arts, entertainment, recreation, and services	621	9.9%
Other services	151	2.4%
Public administration	320	5.1%
TOTAL	6,279	100%

SOURCE: US CENSUS, 2009-2013 ACS

TABLE 7: JOBS BY OCCUPATION (2013)

	Number	Percent
Management, business, science, and arts occupations	1,437	22.9%
Service occupations	1,104	17.6%
Sales and office occupations	1,619	25.8%
Natural resources, construction, and maintenance	791	12.6%
Production, transportation, and material moving	1,324	21.1%

SOURCE: US CENSUS, 2009-2013 ACS

Travel to Work

The majority of Lathrop residents, 52.8 percent, travelled less than 30 minutes to work. Over 27 percent of residents drive more than 60 minutes to work. Most Lathrop workers, 82.8 percent, drive alone to work and 11.3 percent carpool. Table 8 identifies travel time to work and Table 9 identifies commute methods for Lathrop workers in 2013.

TABLE 8: TRAVEL TIME TO WORK (2013)

	Number	Percent
Less than 10 minutes	596	9.5%
10-19 minutes	1,656	26.4%
20-29 minutes	1,060	16.9%
30-44 minutes	803	12.8%
45-59 minutes	433	6.9%
60 + minutes	1,725	27.5%

SOURCE: US CENSUS, 2009-2013 ACS

TABLE 9: COMMUTE METHOD (2013)

	Number	Percent
Drive Alone	5,197	82.8%
Carpooled	706	11.3%
Public Transportation	148	2.4%
Walk	4	0.1%
Other	71	1.1%
Work at Home	148	2.4%

SOURCE: US CENSUS, 2009-2013 ACS

EXISTING HOUSING NEEDS

Housing Trends

Table 10 identifies population, housing, and household characteristics in Lathrop from 2005 through 2015. During the 2005-2015 timeframe, the average rate of increase in population was 5.9 percent, compared with a 6.2 percent increase in housing units and a 0.5 percent increase in persons per household. 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 10: POPULATION AND HOUSEHOLD TRENDS

	2005	2010	2015	Average Annual Growth Rate: 2005-2015
Population	12,813	18,023	20,353	5.9%
Total Housing Units	3,577	5,261	5,801	6.2%
Households	3,467	4,782	5,268	5.2%
Household Population	12,803	18,011	20,341	5.9%
Group Quarters Population	10	12	12	2.0%
Persons Per Household	3.69	3.77	3.86	0.5%

SOURCE: STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, 2009, 2015.

The U.S. Census divides households into categories, depending 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 11, Lathrop primarily has married couple families (60.5 percent), followed by female householders (16.6 percent) and non-family households (12.2 percent).

TABLE 11: HOUSEHOLD TYPE (2013)

Category	Number	Percent
Married Couple Family	2,682	60.5%
Male Householder, No Wife Present	471	10.6%
Female Householder, No Husband Present	736	16.6%
Non-family Household	542	12.2%

SOURCE: US CENSUS, 2009-2013 ACS

Table 12 shows the rate of home ownership in Lathrop was nearly 78.5 percent in 2000. The ownership rate has decreased to 73.7 percent in 2013, with a commensurate increase in renters to from 21.5 percent to 26.3 percent.

TABLE 12: HOUSEHOLDS BY TENURE

	2000		2013	
	Number	Percent	Number	Percent
Owner	1,512	78.5%	3,266	73.7%
Rental	415	21.5%	1,165	26.3%

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENT (SJCOC), 2008.

Household Income

From 2000 to 2013, the median household income increased by 10.5 percent to \$60,843 and the per capita income increased by almost 10 percent to \$17,595. From 2010 to

TABLE 13: MEDIAN HOUSEHOLD AND PER CAPITA INCOME

	2000	2010	2013
Median Household Income	\$55,037	\$68,226	\$60,843
Per Capita Income	\$16,032	\$21,139	\$17,595

SOURCE: US CENSUS, 2000; US CENSUS, 2006-2010 ACS; US CENSUS, 2009-2013 ACS

2013, there was a decrease in both median per capita and median household incomes. Table 13 identifies the per capita and median household income.

The 2009-2013 ACS indicated that 10.5 percent of individuals and 8.8 percent of families in Lathrop were below the poverty level. In 2013, the majority (64.6 percent) of households earned in excess of \$50,000

per year. The incidence of households earning less than \$35,000 per year was higher among renter households (46.7 percent) than owner households (31.4 percent). Table 14 identifies household income by tenure.

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.

TABLE 14: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2013)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	95	2.1%	57	1.7%	38	3.3%
\$5,000 to \$9,999	85	1.9%	37	1.1%	48	4.1%
\$10,000 to \$14,999	120	2.7%	82	2.5%	38	3.3%
\$15,000 to \$19,999	162	3.7%	90	2.8%	72	6.2%
\$20,000 to \$24,999	160	3.6%	99	3.0%	61	5.2%
\$25,000 to \$34,999	382	8.6%	261	8.0%	121	10.4%
\$35,000 to \$49,999	565	12.8%	400	12.3%	165	14.2%
\$50,000 to \$74,999	1205	27.2%	876	26.8%	329	28.2%
\$75,000 to \$99,999	837	18.9%	638	19.5%	199	17.1%
\$100,000 to \$149,999	573	12.9%	500	15.3%	73	6.3%
\$150,000 or more	247	5.6%	225	6.9%	22	1.9%
Median Household Income	\$60,843		\$63,878		\$51,333	

SOURCE: US CENSUS, 2009-2013 ACS

Table 15 shows the distribution of household incomes for Lathrop in 2013 compared to 2000. The median income increased by 10.5 percent from \$55,037 (2000) to \$60,843 (2013). 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 533.3 percent, \$100,000 to \$149,999 increasing by 143.8 percent, and households earning less than \$10,000 increasing by 133.8 percent.

TABLE 15: HOUSEHOLD INCOME DISTRIBUTION

	2000		2013		Percent Change
	Households	Percent	Households	Percent	
Less than \$10,000	77	2.7%	180	4.0%	133.8%
\$10,000 to \$14,999	117	4.1%	120	2.7%	2.6%
\$15,000 to \$24,999	272	9.6%	322	7.3%	18.4%
\$25,000 to \$34,999	271	9.5%	382	8.6%	41.0%
\$35,000 to \$49,999	510	17.9%	565	12.8%	10.8%
\$50,000 to \$74,999	813	28.6%	1205	27.2%	48.2%
\$75,000 to \$99,999	510	17.9%	837	18.9%	64.1%
\$100,000 to \$149,999	235	8.3%	573	12.9%	143.8%
\$150,000 or more	39	1.4%	247	5.6%	533.3%
Median Household Income	\$55,037		\$60,843		10.5%

SOURCE: U.S. CENSUS BUREAU, 2000; US CENSUS, 2009-2013 ACS

A special aggregation of 200-2012 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 16. The HUD CHAS data indicates that 250 of the City’s households are in the extremely low income group (5.8%), 205 are in the very low income group (4.8%), and 775 are in the low income group (18.1%), while the majority, 3,060 (71.5%), are in the moderate and above moderate income groups. 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 31X) provides for the 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 homeowner households.

TABLE 16: HOUSEHOLDS BY INCOME GROUP (2012)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	250	5.8%	155	4.8%	95	9.2%
Very Low	205	4.8%	130	4.0%	75	7.3%
Low	775	18.1%	505	15.5%	270	26.2%
Moderate and Above Moderate	3,060	71.5%	2,465	75.8%	595	57.8%
TOTAL	4,280	100%	3,250	100%	1,030	100%

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

SOURCE: HUD, 2015 (SPECIAL AGGREGATION OF 2008-2012 ACS DATA)

Overpayment

The analysis of existing housing needs helps local governments identify existing conditions that may present certain burdens such as cost or unmet need. A household is considered to be overpaying for housing when 30 percent or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

HUD’s Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data that is based on the 2008-2012 ACS is displayed in Table 17. In 2012, 1,075 households in Lathrop had a cost burden of 30 percent to 50 percent and another 985 households had a cost burden of over 50 percent. All of Lathrop’s extremely low income renters had a cost burden over 50 percent and 71 percent of extremely low income owners had a cost burden over 50 percent. In the very low income category, 78 percent of households had a cost burden over 50 percent and 12.2 percent had a cost burden in the 30 percent to 50 percent range. While low income households had a lower incidence of cost burden than extremely low and very low income households, 32.9 percent had a burden over 50 percent and 28.4 percent had a cost burden in the 30 percent to 50 percent range. Citywide, 45.1 percent of renters and 49.1 percent of renters had a cost burden over 30 percent.

TABLE 17: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2012)

Household Overpayment	Renters	Owners	Total	
Extremely Low Income Households	95	155	250	5.8%
With Cost Burden 30%-50%	0	20	20	8.0%
With Cost Burden >50%	95	110	220	88.0%
Very Low Income Households	75	130	205	4.8%
With Cost Burden 30%-50%	10	20	25	12.2%
With Cost Burden >50%	60	95	160	78.0%

TABLE 17: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2012)

Household Overpayment	Renters	Owners	Total	
Low Income Households	270	505	775	18.1%
With Cost Burden 30%-50%	125	95	220	28.4%
With Cost Burden >50%	40	215	255	32.9%
<i>Total Extremely Low, Very Low, and Low Income Households Paying >30%</i>	<i>330</i>	<i>555</i>	<i>900</i>	<i>73.2%</i>
Moderate and Above Moderate Income Households	595	2,465	3,060	71.5%
With Cost Burden 30%-50%	130	680	810	26.4%
With Cost Burden >50%	5	365	370	12.1%
Total Households	1,030	3,250	4,280	100%
<i>With Cost Burden 30%-50%</i>	<i>265</i>	<i>812</i>	<i>1,075</i>	<i>25.1%</i>
<i>With Cost Burden >50%</i>	<i>200</i>	<i>785</i>	<i>985</i>	<i>23.0%</i>

*NOTE: DATA IS ROUNDED TO THE NEAREST 5.

SOURCE: HUD, 2015 (SPECIAL AGGREGATION OF 2008-2012 ACS DATA)

HOUSING CHARACTERISTICS

Table 18 presents comparative data on the housing stock in Lathrop for 2010 and 2015. The table summarizes total housing stock according to the type of structures in which units are located, total occupied units, and vacancy rate. As shown in the table, the majority of housing in Lathrop is single-family detached housing, which accounted for 88.6 percent of units in 2015. Mobile homes represent 7.2 percent of the housing stock. Multifamily units represent 2.1 percent of the housing stock, with duplex through fourplex units accounting for less than 1 percent and multifamily developments with five or more units accounting for 1.3 percent. From 2010 to 2015, the number of multifamily units and mobile homes remained the same, while the number of single family attached homes increased slightly to represent 2.1 percent of housing units.

TABLE 18: HOUSING STOCK BY TYPE AND VACANCY

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5 + Units			
2010								
Units	5,261	4,659	111	42	71	378	4,782	479
Percent		88.6%	2.1%	0.8%	1.3%	7.2%	90.9%	9.1%
2015								
Units	5,801	5,202	108	42	71	378	5,268	533
Percent		89.7%	1.9%	0.7%	1.2%	6.5%	90.8%	9.2%

SOURCE: STATE OF CALIFORNIA DEPARTMENT OF FINANCE (DOF), 2015.

Vacancy Rate

Table 18 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 9.2 percent in 2015 compared to 9.1 percent in 2010.

As shown in Table 19, the majority of vacant units in Lathrop are for rent (24.3 percent) and for sale (34.3 percent). Almost 10 percent are sold or rented, but not yet occupied. Another 6.2 percent are for seasonal, recreational, or occasional use and 26.5 percent are other types of vacant units.

TABLE 19: VACANCY BY TYPE

Vacancy Type	Number	Percent
For rent	78	24.3%
Rented, not occupied	15	4.7%
For sale only	110	34.3%
Sold, not occupied	13	4.0%
For seasonal, recreational, or occasional use	20	6.2%
For migrant workers	0	0.0%
Other vacant	85	26.5%
TOTAL	321	100%

SOURCE: US CENSUS, 2009-2013 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 2009-2013 ACS data indicates that most of the housing in the City is less than 45 years old; 88.1 percent of units have been built in 1970 or later. It is noted that the 2015 DOF data identifies 5,801 units compared to 4,439 counted for the 2008-2013 Census, which means that the housing units added after the 2009-2013 ACS was compiled resulted in a 23.5 percent increase in Lathrop's housing. 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 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 20 indicates that all of Lathrop's housing units had complete plumbing facilities in 2013.

TABLE 20: HOUSING STOCK CONDITIONS (2013)

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Year Structure Built						
Built 2010 or later	22	0.7%	10	0.9%	32	0.7%
Built 2000 to 2009	1,477	45.2%	426	36.5%	1,903	42.9%
Built 1990 to 1999	518	15.9%	259	22.2%	777	17.5%
Built 1980 to 1989	599	18.3%	176	15.1%	775	17.5%
Built 1970 to 1979	316	9.7%	105	9.0%	421	9.5%
Built 1960 to 1969	140	4.3%	108	9.3%	248	5.6%
Built 1950 to 1959	104	3.2%	42	3.6%	146	3.3%
Built 1940 to 1949	69	2.1%	10	0.9%	79	1.8%
Built 1939 or earlier	20	0.6%	30	2.6%	50	1.1%
TOTAL	3,265	100%	1,166	100%	4,439	100%
Plumbing Facilities						
Units With Complete Plumbing Facilities	3,265	100%	1,166	100%	4,439	100%
Units Lacking Complete Plumbing Facilities	0	-	0	-	0	-

SOURCE: US CENSUS, 2009-2013 ACS

2008 Housing Conditions

In 2008, a citywide windshield survey was conducted to identify general housing conditions. The condition of housing was assessed by an exterior survey of quality, condition and improvement action. Information compiled by the survey included five structural categories: foundation, roofing, siding, windows, and electrical; and two supplemental categories: frontage improvements and additional factors. Based on scores assigned to the five categories, a block was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs. The information collected during the survey is summarized in Table 21, Housing Condition Survey.

2015 Housing Conditions

The City’s planning staff has indicated that rehabilitation is needed in the older neighborhoods. As part of this 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.

TABLE 21: LATHROP HOUSING STOCK CONDITIONS, 2008 AND 2015

Mobile	2008		2015							
	All Housing		Single Family		Multi Family		Mobile Homes		TOTAL	
Condition	Number	Projected Age	Number Surveyed	Percent	Number	Percent	Number	Percent	Number	Percent
Good/Fair	35	15-20	327	93%	22	42%	43	96%	392	87%
Needs Major Improvement	15	20-30	22	6%	11	21%	2	4%	35	8%
Needs Substantial Improvements	5	30-50	2	<1%	20	38%	0	0%	22	5%
Total	55	na	352	100%	53	100%	45	100%	449	100%

SOURCE: HOUSING SURVEY, 2008; 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 22 summarizes overcrowding data for Lathrop. In 2013, 94.8 percent of owner occupied housing units had one or fewer persons per room (with the remaining 5.2 percent considered overcrowded) and 90 percent of rental units were

overcrowded. Rental units had a higher rate of severe overcrowding (2.1 percent) compared to owner units (0.8 percent).

TABLE 22: OVERCROWDING BY TENURE (2013)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	3,094	94.8%	1,049	90.0%	4,143	93.5%
1.01 to 1.50	144	4.4%	52	4.5%	196	4.4%
1.51 or more	27	0.8%	65	5.6%	92	2.1%
TOTAL	3,265	100%	1,166	100%	4,431	100%
Overcrowded	171	5.2%	117	10.0%	288	6.5%

SOURCE: US CENSUS, 2009-2013 ACS

As shown in Table 23, renter households are typically larger than owner households in Lathrop. Table 24 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 23: HOUSEHOLD SIZE BY TENURE (2013)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	274	8.4%	79	6.8%	353	8.0%
2-person	850	26.0%	181	15.5%	1,031	23.3%
3-person	585	17.9%	228	19.6%	813	18.3%
4-person	647	19.8%	303	26.0%	950	21.4%
5-person	457	14.0%	215	18.4%	672	15.2%
6-person	256	7.8%	79	6.8%	335	7.6%
7-or-more-person	196	6.0%	81	6.9%	277	6.3%
TOTAL	3,265	100%	1,166	100%	4,431	100%
Median Household Size	3.73		4.03		3.81	

SOURCE: US CENSUS, 2009-2013 ACS

TABLE 24: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	37	1.1%	7	0.6%	44	1.0%
1-bedroom	9	0.3%	63	5.4%	72	1.6%
2-bedroom	218	6.7%	152	13.0%	370	8.4%
3-bedroom	1,257	38.5%	517	44.3%	1,774	40.0%
4-bedroom	1,185	36.3%	279	23.9%	1,464	33.0%
5 or more bedroom	559	17.1%	148	12.7%	707	16.0%
TOTAL	3,265	100%	1,166	100%	4,431	100%

SOURCE: US CENSUS, 2009-2013 ACS

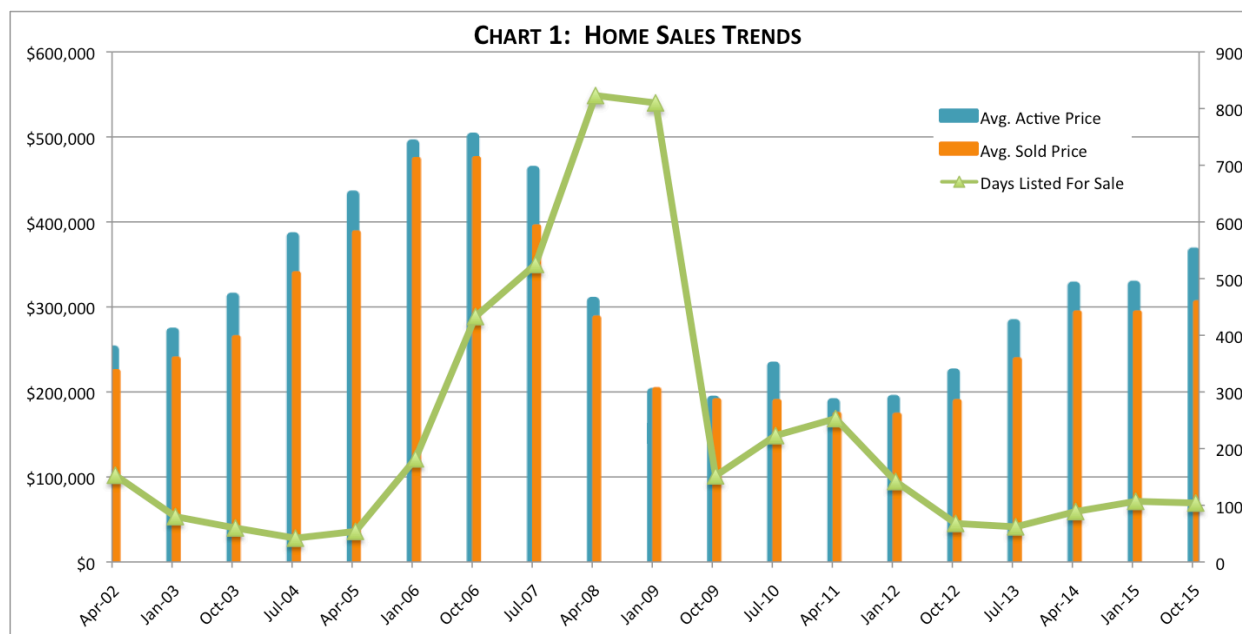
For Sale Housing Market

Home sales in Lathrop have fluctuated significantly over the past decade. Trendgraphix data indicates that the average sales price in April 2005 was \$386,000, which increased to \$473,000 in October 2006 then dropped to \$172,000 in January 2012. In October 2015, the average sold price of a home was \$304,000.

TABLE 25: HOMES FOR SALE (SEPTEMBER 2015)

Price	Homes	Percent
\$500,000 and more	2	5.7%
\$400,000 - \$499,999	5	14.3%
\$300,000 - \$399,999	17	48.6%
\$200,000 - \$299,999	9	25.7%
\$100,000 - \$199,999	1	2.9%
\$0 - \$99,999	1	2.9%

SOURCE: ZILLOW.COM, 2015;



SOURCE: TRENDGRAPHIX, 2015

In September 2015, 35 homes were identified for sale in Lathrop on zillow. While almost half of the homes (48.6%) are priced in the \$300,000 to \$399,999 range, approximately one-third of homes were priced less than \$300,000. Homes listed for sale in September 2015 are summarized in Table 25.

Rental Housing Costs

Table 26 summarizes rents paid in Lathrop by rental range. There were no units renting for less than \$300 dollars and the majority of units rented for \$1,500 or more. Only 1.3 percent of rentals were in the \$300 to \$499 range and another 15.1 percent were in the \$500 to \$999 range. Almost one-third of rentals were in the \$1,000 to \$1,499.

Based on a review of rental ads at zillow.com, craigslist.com, rentjungle.com, and assorted property management companies in September 2015, the median rent of available units in Lathrop is \$1,638 per month. It is noted that none of the rentals listed were in apartment complexes and there were no rentals with two bedrooms or less. Median rents range from \$1,630 for a three bedroom home and \$1,850 for a four bedroom home. The range of rents and median rates by unit size is shown in Table 27.

TABLE 26: RENTAL COSTS (2013)

Rent Range	Number	Percent
Less than \$200	0	-
\$200 to \$299	0	-
\$300 to \$499	14	1.3%
\$500 to \$749	94	8.5%
\$750 to \$999	73	6.6%
\$1,000 to \$1,499	358	32.5%
\$1,500 or more	562	51.0%
Median (dollars)	1,514	

SOURCE: 2009-2013 ACS

TABLE 27: UNITS FOR RENT (2015)

Bedroom Type	Rent Range (2015)	Median Rent (2015)
1 bed/2 bed	-	-
3 bed	\$1,600 - \$2,200	\$2,525
4 bed	\$1,595 - \$1,900	\$2,900
Total	--	Median Rent: \$1,638

SOURCE: ZILLOW.COM, CRAIGSLIST.COM, RENTJUNGLE.COM, REVIEWED SEPTEMBER, 2015

Housing Affordability

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 28 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 percent 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 percent of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80 percent of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120 percent of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120 percent of AMI, as established by HCD.

TABLE 28: STATE INCOME LIMITS –SAN JOAQUIN COUNTY (2015)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$13,950	\$15,950	\$20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$39,350
Very Low	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800
Low	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050
Moderate	\$55,700	\$63,650	\$71,600	\$79,550	\$85,900	\$92,300	\$98,650	\$105,000
Above Moderate	\$55,700+	\$63,650+	\$71,600+	\$79,550+	\$85,900+	\$92,300+	\$98,650+	\$105,000+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2015

Housing Affordability

Table 29 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 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 28). 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.

Comparing the maximum affordable housing costs in Table 29 to the rental rates in Tables 26 and 27, rental rates in Lathrop are generally affordable to moderate income households of two or more persons and to above moderate income 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 rate reported by 2009-2013 ACS is \$1,591, which is in the affordability range of moderate and above moderate income households. There are limited smaller rental units in Lathrop that are affordable to very low and low income households. The 2009-13 ACS data indicates that 14 households pay The lower ranges of one and two bedroom units are affordable to very low income households but there are limited units available at these rates. 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 25 and 30. There is a small number of units affordable to larger lower income households. Current home sales prices are not affordable to extremely low and very low income households.

TABLE 29: MAXIMUM MONTHLY HOUSING COSTS – SAN JOAQUIN COUNTY (2015)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$348	\$398	\$502	\$606	\$710	\$814	\$918	\$983
Very Low	\$581	\$663	\$746	\$828	\$896	\$962	\$1,028	\$1,095
Low	\$928	\$1,061	\$1,193	\$1,326	\$1,432	\$1,538	\$1,645	\$1,751
Moderate	\$1,392	\$1,591	\$1,790	\$1,988	\$2,147	\$2,307	\$2,466	\$2,625
Above Moderate	\$1,392+	\$1,591+	\$1,790+	\$1,988 +	\$2,147+	\$2,307+	\$2,466+	\$2,625+

SOURCE: DE NOVO PLANNING GROUP, 2015

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: 4.5 percent interest rate, 30-year fixed loan, downpayment that varies with income level, closing costs, and homeowners insurance.

TABLE 30: HOUSING AFFORDABILITY BY INCOME GROUP

	One Person		Two Person		Four Person		Six Person	
	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost
Extremely Low	\$51,821	\$348	\$58,558	\$398	\$86,517	\$606	\$114,543	\$814
Very Low	\$87,979	\$581	\$99,095	\$663	\$121,327	\$828	\$139,349	\$962
Low	\$134,801	\$928	\$152,654	\$1,061	\$188,361	\$1,326	\$216,993	\$1,538
Moderate	\$211,780	\$1,392	\$238,560	\$1,591	\$292,119	\$1,988	\$335,067	\$2,307
Above Moderate	\$211,780+	\$1,392+	\$238,560+	\$1,591+	\$292,119+	\$1,988+	\$335,067+	\$2,307+

* MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 4.5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$5,000 – EXTREMELY LOW, \$10,000 – VERY LOW AND LOW, \$25,000 – MODERATE, 1.25% PROPERTY TAX, UTILITIES, AND HOMEOWNERS INSURANCE.

SOURCE: DE NOVO PLANNING GROUP, 2015

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 (SJCOG), 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.

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. Table 31 summarizes Lathrop’s fair share, progress to date, and remaining units.

TABLE 31: REGIONAL HOUSING NEEDS ALLOCATION 2014-2023

	Allocated Housing Units	Progress to Date ¹	Remaining Allocation
Extremely Low²	526	0	526
Very Low	493	0	493
Low	759	0	759
Moderate	957	10	947
Above Moderate	2,421	319	2,102
TOTAL	5,156	329	4,827

¹ INCLUDES 4 COMPLETED HOMES SOLD AT PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLD

² INCLUDES 44 COMPLETED HOMES AND 281 HOMES UNDER CONSTRUCTION/PERMITTED

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2015

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 30, 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.

In 2013, 1,119 persons (6 percent of the City’s population) were 65 years and older. The senior population increased by approximately 77.3 percent since 2000, which is similar to the City’s overall population increase of 78.4 percent. Of the senior population, 783 were 65 to 74 (69.9 percent), 224 were 75 to 84 (20 percent), and 168 were 85 or older (15 percent). From 2000 to 2013, the 85 years and older age group increased by 133.3 percent and the 65 to 69 age group increased by 119.82 percent. The 80 to 84 age group decreased by 23.3 percent. Table 32 identifies the senior population by age group.

TABLE 32: SENIOR POPULATION BY AGE

Age	2000		2013		Percent Change
	Number	Percent	Number	Percent	
65 to 69 years	212	33.6%	466	41.6%	119.8%
70 to 74 years	174	27.6%	317	28.3%	82.2%
75 to 79 years	124	19.7%	168	15.0%	35.5%
80 to 84 years	73	11.6%	56	5.0%	-23.3%
85 years and over	48	7.6%	112	10.0%	133.3%
TOTAL	631	100.0%	1,119	100.0%	77.3%

SOURCE: US CENSUS, 2000; US CENSUS, 2009-2013 ACS

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 41 percent from 2000 to 2013, as shown in Table 33. While seniors represent approximately 6 percent of the City’s population, senior households represent approximately 10.7 percent of total households, which is primarily due to the smaller senior household size.

TABLE 33: SENIOR HOUSEHOLD GROWTH

	2000	2013
Population		
Number	631	1,119
Percent Change		77.3%
Annual Percent Change		5.9%
Households		
Number	336	473
Percent Change		40.8%
Annual Percent Change		3.1%

SOURCE: US CENSUS, 2000; US CENSUS, 2009-2013 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, 75.7 percent. Almost one-quarter 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 householders in the 75 and over age bracket. Table 34 summarizes senior households by age and tenure.

TABLE 34: HOUSEHOLDER AGE BY TENURE (2013)

	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	294	62.2%	50	10.6%
75-84 years	41	8.7%	36	7.6%
85 plus years	23	4.9%	29	6.1%
TOTAL	358	75.7%	115	100.0%

SOURCE: US CENSUS, 2009-2013 ACS

The 2009-13 ACS indicates that 8.8 percent of persons 65 years and over are below the poverty level, compared to 10.5 percent of the overall City population that is below the poverty level. The median income of households with a householder that is 65 years and over is \$34,292, 43.6 percent less than the median household income of \$60,843.

In 2007, the City of Lathrop's Senior Center was completely renovated. 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 two 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
- Stonebridge Care Facility, 555 Deerwood Avenue - 6-bed elderly residential care facility, market rate

Although there are several senior housing developments in Lathrop, there are no HUD Section 202 projects, which are targeted to very low-income seniors. 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

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 (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.

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 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 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.

The 2009-2013 ACS identifies six types of disabilities, considered a mental, physical, or health condition that lasts over six months, including hearing, vision, cognitive, ambulatory, self-care, and independent living. According to the 2009-2013 ACS, there were 1,485 persons with disabilities in Lathrop (8.8 percent of the population). Disabilities in Lathrop are summarized by type in Table 35.

TABLE 35: DISABILITIES BY DISABILITY TYPE

	Persons 17 and under		Persons 18-64		Persons 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	46	0.8%	98	0.9%	115	10.4%	259	1.5%
Vision Difficulty	47	0.9%	153	1.5%	149	13.4%	349	2.1%
Cognitive Difficulty	139	2.6%	356	3.4%	152	13.7%	647	3.8%
Ambulatory Difficulty	23	0.4%	481	4.6%	359	32.3%	863	5.1%
Self-Care Difficulty	57	1.1%	265	2.6%	208	18.7%	530	3.1%
Independent Living Difficulty	0	0%	377	3.6%	291	26.2%	668	4.0%
Total Persons with a Disability¹	169	3.1%	885	8.5%	431	38.8%	1,485	8.8%

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

SOURCE: US CENSUS, 2009-2013 ACS

Approximately 9 percent of the population in Lathrop is disabled. As of the 2009-2013 ACS, there were 885 disabled persons aged 18 to 64. Of the disabled persons in the 18 to 64 age bracket, 19.4 percent were employed, 6.9 percent were unemployed and the remaining 73.7 percent were not in the labor force. Table 35 identifies disabilities by type of disability and Table 36 identifies persons ages 18 to 64 by labor force, employment, and disability status.

TABLE 36: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS (AGES 18 – 64)

	With a Disability		Without a Disability		Total Population	
	Number	Percent	Number	Percent	Number	Percent
Employed	172	19.4%	6,069	64.0%	6,241	60.2%
Unemployed	61	6.9%	1,108	11.7%	1,169	11.3%
Not in Labor Force	652	73.7%	2,308	24.3%	2,960	28.5%
Total	885	100.0%	9,485	100.0%	10,370	100.0%

SOURCE: US CENSUS, 2009-2013 ACS

The persons in the “with a disability” category in Tables 35 and 36 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 mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The State Department of Developmental Services maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairment that begins before an individual’s 18th birthday. DDS data indicates that in June 2015 approximately 171 developmentally disabled persons resided in the Lathrop zip code (95330). Of these persons,

approximately 23 have special housing needs (community or intermediate care facility) and less than 10 live in an independent or supported living environment, as shown in Table 37. DDS data indicates that 95 developmentally disabled persons are age 17 or under and the remaining 76 developmentally disabled persons are 18 years of age or more.

TABLE 37: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (ZIP CODE 95330)

	Home of Family /Guardian	Independent /Supported Living	Community Care Facility	Foster/ Family Home	Intrmd. Care Facility/ Other	Total
Developmentally Disabled Persons	141	<10	23	<10	0	171

SOURCE: DDS, 2015

The 2009-13 ACS data indicates that 42 percent of households receiving food stamps or similar assistance have a disabled member. Of the 1,112 households with a disabled member, 163 households receive food stamps or similar assistance. The 2009-13 ACS data indicates that the median earnings for males 16 years and over with a disability were \$35,208 compared with \$40,810 for males with no disability. Median earnings for females 16 years and over with a disability were \$18,625, compared to \$22,644 for females with no disability.

Housing for Disabled

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 seven residential facilities serving adults with special needs, including physical, mental, and developmental disabilities.

- 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
- 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
- Lathrop Residence, 633 Libby Lane – 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

The 2009-13 ACS data indicates that 1,112 households (25.1 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 percent of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 9 percent of the RHNA, 464 units, may be needed to have universal design measures or be accessible to persons with a disability.

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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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.

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.

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, 1,284 households, 29 percent of all households, have five or more persons as described in Table 23. Of the large households, 70.8 percent own their home and 29.2 percent 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 2010 Census and ACS surveys have not provided data regarding overpayment for large households. Table 38 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 (\$59,688 versus the Citywide median of \$60,843), the median income is higher for six and seven or more persons households.

TABLE 38: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Five Person Households	\$59,688
Six Person Households	\$64,719
Seven or More Person Households	\$61,031
Median Household Income (All Households)	\$60,843

SOURCE: US CENSUS, 2009-2013 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 39 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 22, 5.2 percent of owner-occupied homes and 10 percent of renter-occupied homes are overcrowded.

TABLE 39: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2013)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	Households	Shortfall/Excess	4+ BR Units	Households	Shortfall/Excess
Owner	1,257	457	800	1,744	452	1,292
Renter	517	326	191	427	160	267

SOURCE: US CENSUS, 2009-2013 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In 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 percent 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, 5.7 percent of family households are headed by a single male or single female. There are 78 male heads of household with no wife present and 69 of these households have children under 18. There is a larger number of female householders with no husband present, 142 households or 3.7 percent of households, and 121 of these female-headed households have children under 18. Table 40 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed families (no husband present) is \$43,571, 17.1 percent less than the median income of a male-headed, no wife present family (\$52,594) and 28.4 percent less than the median income of all households in the City (\$60,843). Approximately 8.8 percent of families are under the poverty level; 22.3 percent of female-headed households with related children under 18 are under the poverty level.

TABLE 40: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2013)

Category	Number	Percent
Total Families	3,889	
Male householder, no wife present:	78	2.0%
<i>With children under 18</i>	69	88.5%
Female householder, no husband present:	142	3.7%
<i>With children under 18</i>	121	85.2%

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 include 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.

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 2012 US Agricultural Census, reported by the US Department of Agriculture, indicates that there were 3,580 farms in San Joaquin County totaling 787,015 acres. Of the 3,850 farms, there are 1,748 farms with hired labor, which collectively hire a total of 24,872 workers. Of the workers, 15,723 worked less than 150 days and 13,134 workers were migrant workers. This information is consistent with the farmworker data provided in the SJCOG data package.

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 41. Workers have declined from 34,816 in 1992 to 30,957 in 2002 to 24,872 in 2012, a 28.6 percent decrease over the last two decades. 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 are smaller owner-operator farms that do not hire farm labor. This is demonstrated by the data that out of the 3,580 farms in San Joaquin County in 2012, only 1,748 farms hired farm workers. Of the 24,872 farm workers in San Joaquin County in 2012, 9,149 (36.8%) worked 150 days or more and 15,723 (63.2%) worked less than 150 days. 13,134 of the farmworkers were migrant workers.

TABLE 41: SAN JOAQUIN COUNTY FARMS AND FARM LABOR WORKERS

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

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 III.3); 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 113 workers reported in Lathrop's agriculture, forestry, fishing and hunting, and mining industry sector, according to the 2009-2013 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 609,656 acres of farmland (California Department of Conservation Farmland Mapping and Monitoring Program, 2014). Farmland within the City limits, 7,788 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 2012 USDA farmworker count for the County, there are approximately 323 farmworkers associated with farming operations in the City. Based on the USDA data for the County, approximately 119 of these workers worked 150 days or more and approximately 171 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.

EDD identifies three agricultural operations in Lathrop:

- A&W Farms, Miscellaneous Crop Farming, 1-4 employees
- Dell'Osso Farm, Miscellaneous Crop Farming, 1-4 employees
- Classy Grass Turf, Nursery and Tree Production, 5-9 employees

The Housing Authority of San Joaquin County currently manages three migrant family farm labor housing developments within the County, with the capacity to accommodate 288 individuals. Two of the farm labor housing centers are located in French Camp and one is located in Lodi. Each has 96 units. 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.

The City is in the process of updating the Zoning Code to allow farmworker housing as a permitted use, consistent with the requirements of State law, in all zones where agriculture is a permitted use as described in Program 2q. 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.”

Countywide, there has been a decrease in the homeless population between the 2015 and 2011 homeless surveys (see Table 42). During this time frame, the total number of homeless persons has decreased by 832 and the number of homeless in emergency shelters and transitional housing has decreased by approximately 50% (-1,120 homeless). However, the number of unsheltered homeless has increased by 288 (116.6%). The 2011 and 2015 surveys did not identify any homeless persons in Lathrop. The 2013 survey only provided Countywide information and did not identify homeless persons by place within the County.

TABLE 42: HOMELESSNESS IN SAN JOAQUIN COUNTY - 2011-2015

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2015	1,173	535	1,708
Homeless Point-in-Time Survey 2013	1,278	263	1,541
Homeless Point-in-Time Survey 2011	2,293	247	2,540
<i>Change: 2015 to 2011</i>	<i>-1,120/-48.8%</i>	<i>+288/+116.6%</i>	<i>-832/-32.8%</i>

SOURCE: HUD CONTINUUM OF CARE, 2015

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 43 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 (285 homeless), victims of domestic violence (238 homeless), and severely mentally ill (211 homeless).

TABLE 43: HOMELESS POPULATION CHARACTERISTICS IN SAN JOAQUIN COUNTY (2014)

	Sheltered		Unsheltered**	Total
Chronically Homeless	49		67	116
Severely Mentally Ill	165		46	211
Chronic Substance Abuse	239		46	285
Veterans	65		22	87
Persons with HIV or AIDS	17		0	17
Victims of Domestic Violence	234		4	238
	Emergency Shelter	Transitional Housing	Unsheltered	Total Sheltered and Unsheltered
Persons in households without children	392	78	238	708
Persons in households with at least one adult/one child	347	503	25	875
Persons in households with only children	5	0	0	5
Individuals	475		238	713

SOURCE: HUD, 2014.

In 2008, the City estimated that there were approximately 13 homeless people from Lathrop seeking shelter. As part of this Housing Element Update, the local homeless population was reviewed and the Police Department estimates that in 2016 there are 15 to 20 unsheltered homeless persons who live in the City in tents, vehicles, and squatting in unoccupied structures and an additional 3 to 6 transient homeless persons who are passing through on a daily basis, sometimes remaining in the City for several days but do not remain in the City permanently. This is consistent with the County-wide data.

The City is in the process of amending 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.

City of Lathrop

The Commodity Program: The Commodity Program delivers over 9 million pounds of USDA, FEMA, and donated foodstuffs to 14 community agencies 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.

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.

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.

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.

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 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.

The City of 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.

3. Constraints

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

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Lathrop 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 of Lathrop 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 44 and Figure 1).

TABLE 44: 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
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 45.

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 45 reflects densities, lot sizes, and uses allowed by both the Zoning Code and applicable specific plan documents.

TABLE 45: 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
One-Family Residential (R-1-6, R-1-6X)	7.26	6,000	Single family, second unit, residential care (6 or less)
One-Family Residential (R-1-5)	8.71	5,000	Single family, second unit, residential care (6 or less)
Multifamily Residential (RM-3)	14.52	6,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-2)	21.78	6,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-1.5)	29.04	6,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-MH8)	8	5 acres	-
Professional Office (PO)	21.78	2,000	Single family, duplex, multifamily, residential care (6 or less)
Neighborhood Commercial (CN)	29.04	6,000	Single family to rear of permitted use
Community Commercial (CC)	29.04	6,000	-
Recreational Residential (R-REC-ST)	29.04	1,500	Single family, duplex, multifamily, small residential care
River Islands (-RI)			
Residential Low Density (RL-RI)	Minimum: 3 Maximum: 9	2,400	Single family, duplex, multifamily, second unit, residential care (6 or less)
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)

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
Central Lathrop (-CL)			
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)	Low: 0.14-4 High: 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)
Mossdale Village (-MV)			
Single Family Residential (R-MV, RX-MV)	7.26	6,000	Single family, multifamily, residential care (6 or less)
Multi-family Residential (RM-MV)	40	6,000 (multifamily) 5,000 (single family)	Single family, duplex, multifamily, residential care (6 or less)

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

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 46, single family uses are permitted in the zoning districts for the sites identified in Table 62 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.

TABLE 46: PERMITTED RESIDENTIAL USES

Zoning District	Single Family	Duplex	Multi-family	Mobile or Manufactured Housing	Second Unit	Residential Care, 6 or less	Residential Care, 7 or more	Mobile-home Park
Residential Acreage (RA)	P			A	A		C	
One-Family Residential (R)	P			A	A	P	C	C
Multifamily Residential (RM-3, RM-2, RM-1.5)	P	P	P	A	A	P	A/C ¹	C
Multifamily Residential (RM-MH8)	P	P	P	A	A	P	A/C ¹	C
Professional Office (PO)	P	P	P	-	A	P	C	
Neighborhood Commercial (CN)	A ²							
Community Commercial (CC)		C ³	C ³					
Recreational Residential (R-REC-ST)	P	A	S		C	P	C	-
River Islands (-RI)								
Mixed Use (MU-RI)	P		P	-	-	P	C	A
Residential Low Density (RL-RI)	P	P	P	A	A	P	C	C

Zoning District	Single Family	Duplex	Multi-family	Mobile or Manufactured Housing	Second Unit	Residential Care, 6 or less	Residential Care, 7 or more	Mobile-home Park
Residential Medium Density (RM-RI)	P	P	P	C	A	P	A	-
Residential High Density (RH-RI)	P		P	-	A	P	C	
Central Lathrop (-CL)								
Variable Density Residential (VR-CL)	P	P	P		A	P	C	
High Density Residential (HR-CL)	P	P	P		A	P	C	
Residential/Mixed-Use (R/MU-CL)	P	P	P		A	P	C	
Mossdale Village (-MV)								
Single Family Residential (R-MV, RX-MV)	P		P	A	PC	P	PC	
Multi-family Residential (RM-MV)	P	A	S	A		P	PC	PC

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

¹ ADMINISTRATIVE (NURSING HOMES, REST HOMES) AND CONDITIONAL (GROUP HOMES)

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

³ RESIDENTIAL ALLOWED IN CC DISTRICT IF OVER OR AT REAR OF PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-1.5 DISTRICT

Development Standards

Table 47 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 48 through 50 for residential zoning districts that are not within a specific plan. Table 48 summarizes development standards for River Islands zoning districts and Mossdale Village zoning districts, both addressed by the West Lathrop Specific Plan.

Table 49 describes development standards for conventional plotted single family lots and multifamily lots in zoning districts addressed by the Central Lathrop Specific Plan. Table 50 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. However, in Mossdale Village, the 35-foot limit on multifamily housing would not accommodate development at the maximum permitted density of 40 units per acre. The Housing Plan includes a program to increase maximum heights in Mossdale Village to 40 feet for multifamily development.

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 47: DEVELOPMENT STANDARDS BY ZONING DISTRICT

Development Standards	RA	R		RM				HIST. LATH ⁵	PO	CN/CC
		R-1-6, R-1-6X	R-1-5	RM-MH8	RM-3	RM-2	RM-1.5			
Density	1	7.26	8.71	--	14.52	21.78	29.04	8.71 to 29.04	7.26 – SF or 21.78 MF	Same as RM-1.5
Min. Site Area (sf) ¹	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	Same as RM-1.5
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	-
Minimum Setbacks (ft)				-				-	-	-
<i>Front</i>	35	20	20	15	15	15	15	8-10/15-20	15	15/10
<i>Side interior/Street</i> ²	5	5'	5/10'	5	5/5	5/5	5/5	4-5	5	0/10 if abutting residential
<i>Rear single-story/two-story</i> ³	5/10	10/10	10/20	5/10	5/10 ⁶	5/10 ⁶	5/10 ⁶	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 ⁴	35%	40%	40%	NA	50%	60%	65%	60-70%	70%	No limit

SOURCE: LATHROP MUNICIPAL CODE, TITLE 17, 2015.

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

²SIDE YARD SETBACKS INCREASED BY 10 FEET IN RA AND R DISTRICTS PER EACH STORY OVER ONE STORY AND BY 5 FEET IN RM DISTRICTS

³REAR SETBACK INCREASED BY 10 FEET IN ALL RESIDENTIAL DISTRICTS (5 FEET IN PO) PER EACH STORY OVER ONE STORY

⁴LOT COVERAGE APPLIES TO AREAS COVERED BY STRUCTURES

⁵HISTORIC 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.

⁶SIDE YARDS SHALL BE 10 FEET IF PROVIDING ACCESS TO MORE THAN ONE UNIT.

TABLE 48: DEVELOPMENT STANDARDS – WEST LATHROP SPECIFIC PLAN

Development Standards	River Islands ¹				Mosssdale Village	
	-RL	-RM	-RH	-MU	Single Family Residential (R-MV, RX-MV)	Multi-Family Residential (RM-MV)
Density (DU/AC)	3-9	6-20	15-40	Low density 3-9 High density: 15-40	7.26	40
Min. Site Area (sf)	2,400	2,400	0 - 20,000	2,400 – Single 0 - Multifamily	6,000	6,000 (multifamily developments or 2 or more single family units on a site) 5,000 (single family)
Minimum Lot Width <i>Corner/Interior</i>	35	35	-		65/60	50
Minimum lot depth <i>Corner/Interior</i>	75/75	75/75	-		80/90	50
Minimum Setbacks						
<i>Front</i>	0 – 10	0 – 10	0 - 20		10-20 (must vary within subdivision)	10-20 (must vary within subdivision)
<i>Side</i>	0 - 10	0 - 10	0 - 20		5 10 – Corner lot	
<i>Rear</i>	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)
Maximum Height	35	50	50	125	35	35
Maximum Lot Coverage by Structures	50%	65%	90%	Low density – 50% High density – 90%	40% (6,000 s.f. or more) 50% (5,000 s.f. or less)	50% (6,000 s.f. or more) 60% (5,000 s.f. or less)

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

¹GENERAL 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 49: 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)				
<i>Street to Porch</i>	12	10	8	8
<i>Street to Living</i>	15	12	10	10
<i>Street to Garage</i>	12	10	8	3-5 or 20+
<i>Side - Interior</i>	5	5	0/5	10
<i>Side - Street</i>	15	12	10	10
<i>Rear</i>	15	12	5	10
Open Space (sf)	400	300	180	80/unit

Development Standards	SF – Large Lot	SF – Medium Lot	SF – Small Lot	High Density
Building Height (ft)				50
Lots 45’ wide or more	35	35	35	-
Lots less than 45’ wide	30	30	30	-
Maximum Site Coverage (Structures)	50% - one story 60% multi-story	50% - one story 60% multi-story	65%	65%

SOURCE: CENTRAL LATHROP SPECIFIC PLAN, 2011

TABLE 50: CITY OF LATHROP 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 seventy-five percent of the parking facilities required for a primarily daytime use considered to be counted toward the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal.

The City is in the process of updating the Zoning Code to include density bonus provisions required by State law. These include reduced parking requirements for eligible affordable housing 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. This revision also allows on-site parking to be accommodated by tandem parking or uncovered parking. With the revisions to the Zoning Code, the City’s parking requirements do not constrain housing and encourage affordable and senior housing through reduced parking requirements.

Second Units

Government Code Section 65852.2(a)(1) allows cities to designate areas within the City where second units may be permitted and to impose development standards addressing issues such as building, size, parking, height, setbacks, lot coverage, and architectural review.

The City adopted the Second Unit Housing Ordinance (Zoning Code Chapter 17.80) to permit second units subject to administrative approval. The ordinance includes guidelines for residents who wish to construct a second-unit on their property. The ordinance sets forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units.

When the City does receive an inquiry regarding construction of a second unit, the prospective applicant is advised to also consider a “guest house” option as it can be a more affordable alternative. A guest house is different from a second unit 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 a second unit. 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.

A second unit is subject to the following standards:

- A second unit which is detached shall not exceed 1,200 square feet of floor area.
- A second unit which is attached to the existing residence shall not exceed 30% of the existing residence.
- The second housing unit shall be located either to the side or rear of the principal housing unit.
- At least one additional off-street parking space is required. Driveway access from the street to the second unit shall be provided by a twenty foot driveway to accommodate fire department access.
- Second units must conform to setback requirements of the zoning district applicable to the primary residence.
- The second dwelling unit shall be designed and constructed so as to blend with and complement the existing one-family unit to which it is attached in terms of height, roofing, and siding materials and color.

Since the adoption of this ordinance, the City does receive inquiries about second-units from time to time; however, only a few have been constructed. The City’s Second Unit Housing Ordinance contains a typographical error in Section 17.80.010 that suggest administrative approval is only for a second housing unit attached to an existing single family residence. The City is currently processing a Zoning Code amendment to change the language to reference both detached and attached second units. The City’s Second Unit Housing Ordinance is consistent with the requirements of Government Code Section 65852.2 and provides for second units in a range of zoning districts.

Planning for a Variety of Housing Types

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

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

Multifamily: Multifamily housing is accommodated in a range of densities, from RM-3 developments at 14.52 units per acre up to 40 units per acre in the River Islands, Central Lathrop, and Mossdale Village zones. Multifamily housing can be constructed as apartments, townhomes, condominiums, and as mixed-

use housing above or in conjunction with commercial or office uses. Duplexes are allowed in most residential zones, as shown in Table 46.

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 51.

TABLE 51: 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 ENCROACH INTO THIS FIVE FOOT AREA AS PROVIDED IN SECTION 17.38.070. FOR ZERO LOTS, THE MINIMUM DISTANCE SHALL BE ZERO FOR THE LENGTH OF THE GARAGE, A WALL WHICH SITS ON THE PROPERTY LINE, AND FOUR FEET FOR THE REMAINDER ON ONE SIDE WITH EIGHT FEET ON THE OTHER SIDE AND WITH EIGHT FEET ON ADJACENT PROPERTY WITH A FOUR FOOT RECIPROCAL ACCESS EASEMENT ON THE ADJACENT LOT, EXCEPT THAT ENCROACHMENTS AS DESCRIBED BELOW MAY ENCROACH INTO RECIPROCAL ACCESS AREA BY UP TO ONE FOOT.

** TWO-STORY HOME

Manufactured Housing: The Zoning Code provides for manufactured housing in any RA, R, RM, or PO district, when listed as a permitted use, as a single family home when set on a permanent foundation. However, the Zoning Code does not list manufactured housing on a permanent foundation as a permitted use in every zone that allows single family housing. The PO district does not list manufactured housing and the –RI and –CL districts do not address use of a manufactured housing as a single family structure. State law requires that manufactured housing, when constructed as a single family dwelling on a permanent foundation and limits architectural requirements, exclusive of any requirements for additional enclosures, to roof overhang, roofing material, and siding material. Section 17.68.020 of the Zoning Code establishes standards for manufactured housing that include minimum floor area and minimum width requirements that are in addition to the requirements allowed under State law. The Housing Plan includes a program to ensure that manufactured housing on a permanent foundation is allowed to be constructed as a single family home in all zoning districts that allow single family housing and to remove the minimum floor area and minimum width requirements from Section 17.68.020.

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: Family care homes, foster homes, and group homes serving six persons or less are allowed as a permitted use in all residential zones, except the Residential Acreage zone. The Zoning Code limits a residential care type of home to mentally disordered or otherwise handicapped persons or dependent or neglected children populations. This limitation exceeds the requirements of State law which requires local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single family houses. The City is in the process

of updating the Zoning Code to allow residential care facilities in the RA zone as a permitted use and to revise the description of a residential care facility to be consistent with State law.

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 is being updated 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 250 to 300 square feet, and parking ratio of one space per unit and bicycle rack storage of one rack per 5 units.

Farmworker Housing: The Zoning Code is being updated 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: The Zoning Code is being updated 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: The Zoning Code is being updated to permit emergency shelters as a permitted use without discretionary action in the City's RM and PO zoning districts. The City has 15 vacant parcels ranging from 0.25 to 2.44 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. Emergency shelters will be subject to objective 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.

Transitional and Supportive Housing: The Zoning Code is being updated to define transitional and supportive housing consistent with requirements of State law. The Zoning Code revisions will permit 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).

Condominium Conversions: The City of Lathrop 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 tenants 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.

Between 2006 and 2007, the City obtained grant funds to create safe routes to school programs. Funds are being used to build ADA accessible sidewalks and ramps around major thoroughfares and neighborhoods near schools.

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. The City of Lathrop 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 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. This can be a constraint to housing for 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 is being updated to provide the approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) with flexibility in reducing parking requirements for units or projects for persons with disabilities that demonstrate a reduced need for parking.

The Zoning Code defines family as an individual, two or more persons who are related by blood or marriage, or a group of not more than five persons not necessarily related by blood or marriage, living together in a dwelling unit. Fair housing practices typically consider six unrelated persons living together as a single housekeeping unit to be considered a family or household. The Zoning Code is being updated to revise the definition of family to be consistent with fair housing requirements to remove this potential constraint for disabled or other household types.

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. The Zoning Code is being updated to include reasonable accommodation procedures 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. The City is in the process of revising 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: Section 17.56.050 of the Zoning Code currently allows a density bonus of up to 25% the maximum density allowed, provided that the project qualifies under Section 65915 of the California Government Code pertaining to the granting of density bonuses and other incentives for housing development intended for low or moderate income households. This standard applies to the Planned Unit Developments. These provisions are not consistent with State density bonus requirements. As described in the Housing Plan, the City is in the process of updating the Zoning Code to allow density bonuses for affordable and senior housing projects in accordance with State law.

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.

Growth Controls/Growth Management

The City of Lathrop 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 of Lathrop'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 2013 California Building Standards Code, Title 24 Parts 1 through 12. The City of Lathrop adopted the 2013 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 2013 California Building Standards Code without amendment.

With regard to existing residences, the City of Lathrop 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 of Lathrop 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 projects fair-share of roadway improvements that serve the Specific Plan, ensuring that the backbone roadway system is constructed and remove the burden of each individual development project constructing full road improvements.

Fees and Exactions

The City of Lathrop 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 52 details the City’s processing fees for development project entitlements and Table 53 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

TABLE 52: CITY OF LATHROP DEVELOPMENT PROJECT PROCESSING FEES 2015

Permits/Entitlements	
Administrative Permit/Minor Site Plan Review/Large Family Day Care	\$382
Conditional Use Permit	\$2,167
General Plan Amendment	\$3,561
Variance	\$938
Rezone	\$2,327
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 2015 MASTER FEE SCHEDULE, 2015

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 53: BUILDING PERMIT FEES - RESIDENTIAL

Permit	Fee
Building Permit Fees	
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
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
Other Inspections and Fees (including inspection of fire sprinkler systems)	
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 - MASTER FEE SCHEDULE

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.

PFFP fees in Lathrop range from \$28,170 to \$43,690 per single family unit and \$18,725 to \$30,867 per multifamily unit. In neighboring communities, development impact fees range from a low of \$26,707 per single family unit (Oakdale) and \$15,017 per multifamily unit (Oakdale) to a high of \$49,534 per single family unit (Ripon) and \$29,118 per multifamily unit (Ripon). 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.

TABLE 54: REGIONAL IMPACT FEE COMPARISON

Jurisdiction	Single Family	Multifamily
Lathrop	\$28,170 (Stewart Tract) - \$43,690 (East Lathrop)	\$18,725 (Mossdale Landings) - \$30,867 (East Lathrop)
Manteca	\$35,727 - \$39,372	\$22,049 - \$24,443
Modesto	\$41,318	\$20,055
Oakdale	\$26,707 - \$32,241	\$15,017 - \$17,148
Ripon	\$49,353.98	\$29,118.22
Stockton	\$36,613.61	\$19,701.75
Tracy	\$46,998	\$25,488.48

SOURCE: CITY OF MANTECA 2015-2023 HOUSING ELEMENT PUBLIC REVIEW DRAFT, AUGUST 2015; CITY OF MODESTO HOUSING ELEMENT (2015-2023), NOVEMBER 2015; CITY OF OAKDALE DRAFT 2015-2023 HOUSING ELEMENT, MAY 2015; CITY OF STOCKTON 2015-2023 HOUSING ELEMENT PUBLIC REVIEW DRAFT, NOVEMBER 2015; CITY OF TRACY 2015-2023 HOUSING ELEMENT, OCTOBER 2015; CITY OF RIPON, 2015

TABLE 55: DEVELOPMENT IMPACT FEES (CITY AND REGIONAL FEES) FOR SINGLE FAMILY AND MULTIFAMILY UNITS, 2015

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	\$5,004	\$3,574	\$5,004	\$3,574	\$5,004	\$3,574	\$5,003	\$3,573	\$5,499	\$3,928	\$0	\$0
Facilities	\$3,066	\$2,189	\$3,066	\$2,189	\$3,066	\$2,189	\$2,008	\$1,434	\$3,066	\$2,189	\$3,066	\$2,189
Municipal Services	\$3,435	\$2,453	\$3,435	\$2,453	\$3,435	\$2,453	\$3,374	\$2,410	\$3,435	\$2,453	\$3,435	\$2,453
Surface Water Supply	\$677	\$353	\$677	\$352.56	\$3,295	\$1,716	\$0	\$0	\$3,565	\$1,857	\$0	\$0
Water System buy-in ¹	\$3,129	\$1,630	\$2,941	\$1,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water System Well Improv. ¹	\$0	\$0	\$0	\$0	\$685	\$357	\$685	\$357	\$685	\$357	\$685	\$357
Water System Storage ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$811	\$422	\$0	\$0	\$0	\$0
Sewer	\$5,015	\$2,612	\$5,015	\$2,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer Coll./Recycle Distribution	\$0	\$0	\$0	\$0	\$980	\$510	\$980	\$510	\$980	\$510	\$0	\$0
Recycled Water Outfall	\$0	\$0	\$0	\$0	\$41	\$21	\$41	\$21	\$41	\$21	\$41	\$21
Storm Drainage	\$809	\$809	\$809	\$809	\$212	\$166	\$212	\$166	\$0	\$0	\$0	\$0
Environmental Mitigation	\$0	\$0	\$0	\$0	\$102	\$37	\$102	\$37	\$0	\$0	\$0	\$0
Agricultural Mitigation	\$0	\$0	\$0	\$0	\$418	\$125	\$0	\$0	\$627	\$188	\$460	\$138
Manteca WQCF	\$7,666	\$7,666	\$0	\$0	\$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	\$3,222	\$2,369	\$3,222	\$2,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WLSP Regional Transportation	\$0	\$0	\$0	\$0	\$310	\$363	\$310	\$363	\$310	\$363	\$310	\$363
West/Central Lathrop Transportation	\$0	\$0	\$0	\$0	\$2,652	\$1,630	\$2,376	\$1,461	\$2,964	\$1,820	\$3,448	\$2,115
Mossdale CFD One-Time Fee	\$0	\$0	\$0	\$0	\$625	\$312	\$625	\$312	\$0	\$0	\$0	\$0
Offsite Roadway Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136	\$84	\$0	\$0
North Lathrop Transportation Impact	\$678	\$678	\$696	\$696	\$678	\$678	\$678	\$678	\$587	\$587	\$678	\$678
Administrative Fee	\$1,039	\$779	\$804	\$547	\$703	\$473	\$516	\$352	\$657	\$431	\$514	\$399
County CFF Transportation	\$1,926	\$1,651	\$1,926	\$1,651	\$1,926	\$1,651	\$0	\$0	\$0	\$0	\$0	\$0
San Joaquin RTIF	\$3,141	\$1,885	\$3,141	\$1,885	\$3,141	\$1,885	\$3,141	\$1,885	\$3,141	\$1,885	\$3,141	\$1,885
School District Fees	\$4,884	\$2,220	\$4,884	\$2,220	\$4,884	\$2,220	\$4,884	\$2,220	\$4,884	\$2,220	\$5,280	\$2,400
SJMSCP ²	\$0	\$0	\$2,424	\$727	\$2,424	\$727	\$2,424	\$727	\$2,424	\$727	\$2,424	\$727
TOTAL³	\$43,690	\$30,867	\$38,043	\$23,616	\$34,580	\$21,089	\$28,170	\$16,929	\$33,001	\$19,621	\$28,481	\$18,725

¹ASSUMES A 48-UNIT MULTIFAMILY PROJECT SERVED BY A 4" WATER METER

²MAJORITY OF NEW DEVELOPMENT IS WITHIN THE AGRICULTURE/OPEN SPACE FEE DISTRICT (\$14,543/ACRE); LAND IN THE EAST LATHROP AREA IS GENERALLY EXEMPT

³THE SUM OF THE INDIVIDUAL FEES MAY NOT EQUAL THE TOTAL DUE TO ROUNDING.

SOURCES: CITY OF LATHROP, 2015

As shown in Table 56, 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 56: 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)	\$10,979,261.86	\$59,070.91	\$1,630,959.68
TOTAL	\$11,547,228.86	\$62,156.91	\$1,699,757.68
<i>Total Fees Per Unit</i>	\$58,824.74	\$62,156.91	\$35,833.04

SOURCE: CITY OF LATHROP, 2015; DE NOVO PLANNING GROUP, 2015

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 of Lathrop, 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.

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, second unit dwelling permits, and minor site plan review permits.

Minor Site Plan Review

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

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 of Lathrop'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;
- 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 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 56 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 57, 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 57: 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

Type of Approval or Permit	Processing Time	Reviewing Body
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
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, 2015

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 EIR's 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 variable residential densities, mixed uses and potential development standard exceptions. The Central Lathrop Design Guidelines are structured to allow design innovation and choices to accommodate the diversity of dwelling types and land uses anticipated by the CLSP, and to create a vibrant and livable community.

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

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

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

River Islands

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

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

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

Mossdale Landing

The Mossdale Landing Urban Design Concept emphasizes the creation of a livable, pedestrian-oriented community that provides identity and variety. Lathrop's Mossdale Landing is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP). It is consistent with the City of Lathrop'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 Mosssdale Village section of the West Lathrop Specific Plan (which encompasses both the Stewart Tract and Mosssdale 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 Mosssdale Landing Urban Design Concept. Neighborhood Design Review approval typically takes 8-12 weeks. Neighborhood Design Review is not required for multifamily developments.

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 Mosssdale Village. River Islands is approved to develop with a range of 9,100 to 12,700 units, as shown in Table 58 below. Mosssdale Village is approved to develop with up to 3,480 units. Table 59 identifies the units anticipated in each area of Mosssdale Village, based on development occurring at the average allowed density. Central Lathrop Specific Plan is approved for 6,790 units as shown in Table 60 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 58: 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		
TOTAL	7,300	9,100	800	2,250	1,000	1,350

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012

TABLE 59: 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
TOTAL		1,072.5	3,201

Note: Up to 3,480 units are permitted in Mosssdale Village and it is anticipated that some neighborhoods or sites may develop at higher than the average densities

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012

TABLE 60: 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 ¹
OC-VR	67.0	3-16	500
TOTAL	843.6	-	6,790

1IN ADDITION TO 723 RESIDENTIAL UNITS, THE R/MU SITES ARE ANTICIPATED TO DEVELOP WITH APPROXIMATELY 590,674 S.F. 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 of Lathrop 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 Update

Concurrent with the preparation of this Housing Element, the City is preparing revisions to the Zoning Code, as described earlier in this section, that reduce potential governmental constraints and provide for a variety of housing types. The revisions to the Zoning Code are anticipated to be adopted prior to this Housing Element and will be in place for the 2015-2023 planning period. The revisions to the Zoning Code to address density bonus law, single room occupancy uses, emergency shelters, transitional housing, supportive housing, large residential care homes, manufactured housing, farmworker/agricultural employee housing, reasonable accommodation procedures, and incentives for affordable housing, have been prepared by City staff and will be adopted either prior to or concurrently with this Housing Element.

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 \$95,238 per acre for unentitled land to \$536,842 per acre for land with an approved, entitled multifamily project based on a review of zillow and loopnet listings. A recently sold parcel approved for a 12-unit subdivision sold for \$399,000, which translates to an average of \$33,250 per single family lot. A 9.5-acre multifamily residential site entitled for 208 units is listed for \$5,100,000, which is a cost of \$2,581 per unit or \$536,842 per acre. Increases in land prices have an adverse effect on the ability of developers to construct affordable housing.

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 2015 cost an average of \$124 per square unit to construct, based on an average cost of \$306,397 (Censtats, 2015) and an average size of 2,486 square feet (Zillow, 2015). Building permit data indicates that single family construction costs range from approximately \$110 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 2015, the site improvement cost for a single-family lot in Lathrop is estimated at approximately \$30,000. This estimate does not include the cost of land.

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

Cost and Availability of Financing

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

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

In November 2015, the average rate for a 30-year mortgage was 3.94 percent. From 2005 through 2015, average monthly mortgage rates have ranged from a high of 6.76 percent in July 2006 to a low of 3.35 percent 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.

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 and there is no guarantee of funding.

4. Resources

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 of Lathrop 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 61 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 61. 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).

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 329 constructed units (see Table 30). The City has 4,827 units remaining to be accommodated. As is shown in Table 60, 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 93.5 acres that can accommodate 1,897 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 2.27 to 27.5 acres and are described in more detail in Table 61.

TABLE 61: COMPARISON OF RHNA TO INVENTORY OF SITES

	Extremely Low, Very Low, & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
2014-2023 RHNA Remaining Allocation (Table 30)	-	1,778	-	947	-	2,102	-	4,827
West Lathrop Specific Plan/Mossdale	8.89	208	0	0	103.37	319	112.3	527
West Lathrop Specific Plan/River Islands	45.20	1,025	178.51	1,508	2,707.5	8,190	2,931.2	10,723
Central Lathrop Specific Plan	39.44	664	55.38	440	682.17	4,589	777.0	5,693
Individual Sites not in specific plans	0	0	17.35	206	6.04	34	23.4	238
Total Capacity	93.5	1,897	251.24	2,154	3,499.1	13,132	3,843.9	17,181
Surplus	-	119	-	1,141	-	11,030	-	12,354

SOURCE: CITY OF LATHROP, 2015, 2016; DE NOVO PLANNING GROUP, 2016

Approved Projects

Many of the City’s sites are in approved projects, including approved Vesting Tentative Maps (VTM 3647 – Central Lathrop Specific Plan, VTM 3694 – River Islands, and VTM 3789 – Central Lathrop Specific Plan), approved final maps (River Islands Maps 3702-3791 – all portions of VTM 364) and approved individual projects (Fairfield Apartments). These approved projects are included in the inventory of sites shown in

Table 61, and, where appropriate, in the lower income sites summarized in Table 62. Each approved project is described in more detail, including applicable APNs, land use designations, and number of units, in Appendix A.

Lower Income Sites

The City has 93.5 acres of land that allows multifamily uses at densities of 15 to 40 units per acre. These sites will accommodate 1,897 units, as shown in Table 62, based on realistic capacity assumptions. If these sites are developed at maximum densities, 3,281 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 62 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).

Lower income sites include the approved Fairfield Apartments in Mossdale Landing South, which is fully entitled multifamily project of 208 acres. This project site was for sale at the time of this Housing Element Update.

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 assumed that lower densities 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 600 units at a density of approximately 21.8 du/ac.

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 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 62 below, the majority of sites in the inventory of lower income sites are vacant (Sites 1, 2, 3, 4, 6, and 8). Two of the sites (Sites 5 and 7) are underutilized with rural uses.

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 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. Market conditions in the City are currently strong, with Vesting Tentative Map approvals for 5,594 single family units, as well as sites for approximately 766 multifamily units and 284 townhome units as described in Appendix A. 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.

The lower income sites shown in Table 62 are adequate to accommodate the City's RHNA for extremely low, very low, and low income sites. Each of the sites included in Table 62 is anticipated to develop with high density uses as each site: 1) has a required minimum density (Sites 2, 3, 4, 5, 6, 7, and 8), 2) has an

approval with a density of 20 units/acre or more (Sites 1 and 2), and/or 3) are required to have a minimum number of units in the Specific Plan that addresses the site (Site 3).

TABLE 62: INVENTORY OF LOWER INCOME SITES

Site/ APN(s)	General Plan	Zoning	Acre s	Realistic Unit Capacity	Maximum Unit Capacity	Notes*
Site 1: 24102061 24102065 24102066	RH-MV	HD	8.89	208	356	Fairfield Apartments. Realistic capacity is based on the existing approved project. Maximum capacity is based on the maximum density allowed in the RH-MV zone, 40 du/ac. Approved for 208 multifamily units (23.4 du/ac). Project applicant is marketing project site/entitlements to potential buyers. Vacant.
Site 2: 21331010	MU-RI	MU-RI	17.7	425	700	River Islands Vesting Tentative Map 3694 includes approximately 17.7 acres of this 124.52-acre parcel for multifamily apartments at approximately 24 du/ac. For the purposes of the Housing Element, the realistic capacity for this site has been calculated based on a density of 24 du/ac based on assumptions in the Vesting Tentative Map as that is an approved entitlement for this site. Vacant.
Site 3: 21321006	RH-RI	RH-RI	27.5	600	650	Realistic capacity is based on the optimal number of multifamily units identified for this site by West Lathrop Specific Plan. West Lathrop Specific Plan designates this River Islands site for a minimum of 500 and a maximum of 650 units and identifies 600 units (equal to 21.8 du/ac) as optimal. Vacant.
Site 4: 19121017	HR/DS- CL	HR-CL	13.65	341	546	Central Lathrop Specific Plan Vesting Tentative Map 3647, Neighborhood 4 allows 15 to 40 du/ac on this multifamily site. Vacant.
Site 5: 19122032	R/MU/D S-CL	R/MU- CL	11.89	149	475	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. The realistic capacity calculation assumes development at 25 du/ac for 50% of the mixed use sites. 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.

Site/ APN(s)	General Plan	Zoning	Acre s	Realistic Unit Capacity	Maximum Unit Capacity	Notes*
Site 6: 19122039	R/MU/D S-CL	R/MU- CL	5.81	73	232	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. The realistic capacity calculation assumes development at 25 du/ac for 50% of the mixed use sites. Vacant.
Site 7: 19122040	R/MU/D S-CL	R/MU- CL	5.81	73	232	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. The realistic capacity calculation assumes development at 25 du/ac for 50% of the mixed use sites. 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.
Site 8: 19122059	R/MU/D S-CL	R/MU- CL	2.27	28	90	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. The realistic capacity calculation assumes development at 25 du/ac for 50% of the mixed use sites. Vacant.
TOTAL			93.5	1,897	3,281	

* 15 DU/AC IS THE MINIMUM ALLOWED DENSITY FOR ALL OF THE THE SITES INCLUDED IN THIS TABLE, EXCEPT THE FIRST SITE (FAIRFIELD APARTMENTS) WHICH HAS NO MINIMUM DENSITY REQUIREMENT AND HAS BEEN APPROVED FOR DEVELOPMENT AT 23.4 DU/AC.
SOURCE: CITY OF LATHROP, 2015, 2016; DE NOVO PLANNING GROUP, 2016

Moderate and Above Moderate Income Sites

As identified in Table 60, the City has 251.24 acres of land that can accommodate 2,093 moderate income units and 3,499.1 acres of land anticipated to accommodate 13,191 above moderate income units. A

Medium density sites that accommodate 10 units per acre or higher were anticipated to accommodate moderate income units. Available moderate income sites include APN 21331010, a mixed use parcel in River Islands that has been approved for 668 multifamily units (this is assumed to accommodate 243 townhomes 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, CC, and PO lots that can accommodate mid- to high densities that are appropriate for moderate or lower income development.

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 of Lathrop Street Master Plan Update identifies roadway improvements required to accommodate growth planned by the General Plan through 2020. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on build out land use estimates, resulting level of service (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 Street Master Plan is updated from time to time to reflect development conditions and to continue to ensure that adequate roadway improvements are planned to accommodate future growth under the General Plan.

Water

This section discusses the City's ability to provide adequate water service to future planned development. This section is based on the most recent water assessment performed for Lathrop, the water analysis provided in the City of Lathrop Municipal Services Review and Sphere of Influence Plan prepared by the City in February 2016. The MSR analysis was based on available documentation, including the 2001 Potable Water Supply and Distribution Master Plan, the 2004 Water Supply Study (WSS) by RBF Consulting, the 2005 Urban Water Management Plan prepared by Nolte Engineering published in 2009, and the 2010 Urban Water Management Plan (UWMP) and Water Supply Study (WSS) prepared by West-Yost published but not approved in September of 2013.

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).

Ground Water

The groundwater basin used by the City for municipal potable water is the Eastern San Joaquin 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, five groundwater wells supply potable water to City residents: Wells No. 6, 7, 8, 9 and 10. Well No. 21 is currently not in service because of detectable levels of uranium which exceed State Standards. The City is evaluating a plan to blend the well water from Well No. 21 with Wells No. 9 and 10. Funding for this project will come from monies allocated for water development as part of the Mossdale CFD. 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 continues to search for new well locations which comply with appropriate well separation requirements per published recommendations by the State of California away from documented groundwater concerns.

Capacities of the City's wells are presented in Table 63.

TABLE 63: CITY OF LATHROP GROUNDWATER WELL CAPACITY

Groundwater Well		Modeled Well Capacity		
Well Name	Well Status	MGD	AFY	Available for Use in AFY
Well No. 6	Existing	2.0	2,240	1,120
Well No. 7	Existing	1.8	2,016	1,008
Well No. 8	Existing	1.8	2,016	1,008
Well No. 9	Existing	1.8	2,016	1,008
Well No. 10	Existing	1.8	2,016	1,008
Well No. 21	Existing (not in service)	1.8	2,016	1,008
Well No. 22	Proposed	1.8	2,016	1,008
Well No. 23	Proposed	1.8	2,016	1,008
Well No. 24	Proposed	1.8	2,016	1,008
	Total	16.4	18,368	9,184

MGD = million gallons per day
AFY = acre feet per year

SOURCE: CITY OF LATHROP MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE PLAN, 2016

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 combined safe yield for the Lathrop groundwater basins (eastern and western) is 11,165 AFY. The estimated safe yield of the entire groundwater basin is approximately 618,000 acre feet per year (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 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 utilize adjusted demand factors estimated in the 2008 WSS. Demand projections include attainable water savings from residential water conservation measures. The water demands are distributed throughout the planning horizon based on the estimated phasing of future proposed developments. The drought and mandated water conservation measures imposed by the State of California during the summer of 2015 have resulted in a much lower water demand city wide. If Lathrop assumed the same water demand per capita established in 2010 of 0.2049 AFY/dwelling units and applied that water usage rate to a build out population of 85,292 persons, Lathrop would have a cumulative water demand of 17,476 AFY.

It is anticipated that Well No. 21 will come online in 2018 to meet projected water demands as well as Well No. 22 in 2025 and Well No. 23 in 2030.

Water demand projections through City build-out 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. 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 of Lathrop is still developing comprehensive plans to harvest recycled water to be used more efficiently in LLA areas and

other public open spaces and it is reasonable to assume the non-potable water supply will increase significantly in the future.

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

	2010	2012	2014	2015	2020	2025	2030	2035	Build-Out
Available Surface Water ¹	8,007	8,007	6,887	6,887	6,887	6,887	10,671	10,671	10,671
Groundwater Pumping Capacity	5,152	5,152	5,152	5,152	6,160	7,168	8,176	8,176	8,176
Recycled Non-Potable Water	289	469	500	500	500	500	500	500	500
Total Potable Water Supply	13,159	13,159	12,039	12,039	13,047	14,055	18,847	18,847	18,847
Potable Water Demand ³	3,693	9,884	4,571	3,145	5,805	7,111	8,711	10,671	17,476
Difference for Potable Water ²	9,466	4,171	7,468	8,894	7,242	6,944	10,136	8,176	1,371

¹ THE CITY'S CONTRACT WITH SSJID EXPIRES IN 2029. THE CITY HAS THE OPTION TO PURCHASE THE WATER TREATMENT FACILITY AT THAT TIME. PROJECTED ALLOCATIONS AFTER THIS DATE ARE BASED ON CURRENT CONTRACT ALLOCATIONS.

² POSITIVE VALUES ARE SUPPLY SURPLUSES.

³ ASSUMES 4.5 PERCENT ANNUAL GROWTH IN WATER DEMAND FROM 2014 LEVELS.

⁴ WATER DEMANDS REPORTED FOR 2010, 2012, 2014 AND 2015 ARE BASED ON ACTUAL METER READINGS MONITORED BY THE CITY.

SOURCE: CITY OF LATHROP MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE PLAN, 2016

Potable water demand presented in Table 64 above is substantially lower for year 2015 and into the future, when compared to the 2009 MSR. The large reduction in the 2015 water demand, and that of future years following 2015, was triggered by the “Great Recession” which greatly reduced development activity during the past 10 years. This delayed growth coupled with State required domestic water reductions is reflected in the projected future domestic water needs presented above in comparison to those water demand figures assumed with the 2009 MSR. The build-out water demands presented above in Table 64 are based on actual water usage versus projected demand, and reflect the large impact of conservation by the community. It should be noted that the calculated groundwater safe yield of 11,165 AFY is substantially higher than the projected ground water pumping capacity.

Groundwater treatment for TDS removal is expensive. Therefore, alternative water management practices that can minimize the use of groundwater and maintain the quality of the City’s groundwater supply were analyzed as part of the 2008 WSS. The City identified ten water supply and management alternatives which could be implemented to compensate for the limited use of groundwater. The City plans to implement an optimized combination of these alternatives to ensure reliable water supplies for the future. The recommended water system improvements to meet the City’s future demands include the installation of arsenic treatment facilities in Well Nos. 6-10 (complete), water blending of surface and groundwater to reduce TDS, development of non-potable water sources, and continued implementation of water conservation programs. The City could also implement one or more of the other water supply alternatives as deemed necessary.

The City completed a Potable Water Master Plan that identified infrastructure needed for new development. However, the Potable Water Master Plan needs to be updated to include the results of the 2008 WSS. 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.

It is noted the projected use of non-potable recycled water is greatly understated in Table 65, and will be increased based upon the recent RWQCB adjustment to the TDS limitation that will now allow use for urban irrigation. The end result is that water supply will continue to outpace water demand in Lathrop, as shown in Table 64. The increase in water demand from 2015 to 2025 is projected to be 3,966 AFY, which will accommodate approximately 19,355 households. Further, the projected water supply surplus of 6,944 to 8,8944 AFY from 2015 through 2025 would accommodate approximately 33,000 additional households. 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 City of Lathrop Municipal Services Review and Sphere of Influence Plan prepared by the City in February 2016. The MSR analysis was based on available documentation, including the City's Wastewater Collection Master Plan and Wastewater Treatment and Disposal Master Plan (prepared in 2000 and updated in 2004), the 2006 Lathrop 5-year Plan and the Central Valley Regional Water Quality Control Board (CVRWQCB) Order R5-2015-0006 are the primary sources of information included in this section. 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 percent 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. Recently completed upgrades to the WQCF increased the City's capacity at the WQCF to approximately 1.45 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 1.0 MGD. The City has the ability to upgrade the existing LCTF to increase the treatment capacity and operational flexibility of the plant to 6.0 MGD as needed. The Regional Board Order R5-2015-0006 authorizes the City's permitted capacity to increase from 0.75 MGD to 1.0 MGD of raw sewage. This capacity increase is pending the City's completion of the improvements associated with recycled water generation. Ultimate capacity of the LCTF is authorized by current permits to 6.0 MGD.

The City has planned for a total combined treatment capacity at build-out of 11.9 MGD of which 9.1 MGD would be processed by LCTF and the balance processed by the Manteca-Lathrop WQCF. The City has established development impact fees and capital accounts as part of the planning to construct improvements for future capacity when needed. The City's current Waste Discharge Report (WDR) from the CV-RWQCB limits the treatment capacity of the City in the future to 6.0 MGD. However, WDR can be negotiated in the future, allowing the City to increase the permitted treatment capacity to the planned capacity of 9.1 MGD. The treatment technology described in the WDR permit consists of fine screening,

grit removal, flow measurement, influent pumping, influent equalization, emergency storage, nitrification/denitrification activated sludge by means of a membrane bioreactor and effluent pumping.

Wastewater Disposal and Reuse

Wastewater at the LCTF is treated to meet recycled water requirements as defined in the California Water Code Section 13050 and in Title 22 Section 60301.230 (disinfected tertiary recycled water). The LCTF WDR specifies additional restrictions on recycled water use. Recycled water from the LCTF is delivered to one of five storage ponds until it is used. The storage ponds are lined with 40-mil high-density liner to minimize percolation. The City uses recycled water for irrigation of agricultural crops and plans to apply the treated water on planned landscape areas within the Mossdale and River Island development. Recycled water is applied to land application areas using flood irrigation at agronomic rates for both nitrogen and water application. Recycled water from the LCTF is delivered to land application areas or storage ponds until it is used. The storage ponds are lined to minimize percolation.

The CV-RWQCB regulates the LCTF and use of recycled water through Board Order Number R5-2015-0006. The order allows land application only to those areas subject to review in a final document adopted pursuant to the California Environmental Quality Act (CEQA) and prior to the date of adoption of the order.

Future Wastewater Demand and System Improvement

The Wastewater Treatment and Disposal Master Plan projects new developments will increase the total wastewater flow to an average dry weather flow of approximately 11.9 MGD at build-out. All wastewater flows will be treated at the LCTF or Lathrop-Manteca WQCF, however it is not clearly defined how much would be allocated to each treatment plant. The 2004 wastewater flows (per the 2004 Master Plan) and projected future wastewater flows of the three major City areas are presented in Table 65.

TABLE 3-8: PROJECTED WASTEWATER FLOW (MGD)

Date	Area 1 (East Lathrop)	Area 2 (West Central Lathrop)	Area 3 (Stewart Tract)	Total
2004	0.76	0.0	0.0	0.76
Build-out	3.8	3.7	4.4	11.9

SOURCE: CITY OF LATHROP MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE PLAN, 2016

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 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 is in the process of preparing 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 of Lathrop anticipates demonstrating "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, on or before July 2, 2016 (City of Lathrop, 2015.)

RDs 17 and 2062 - together with the City of Lathrop - are responsible for providing flood protection to urban and urbanizing portions of Lathrop; RD 17 together 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 are developing 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 \$1.1 million 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 primary proposed remediation is the installation of cutoff walls in the existing levees together with other relatively minor improvements to correct levee top width, acquire right-of-way and correct slope stability and existing penetration concerns. The total projected cost of improvements is approximately \$168 million. The cities are moving forward with an additional \$1.4 million program to complete levee evaluations, secure construction funding, and then design and construct necessary improvements.

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 8). 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. Because these levees will be improved after July 2016, River Islands intends to submit a plan prior to that date illustrating how those levees will be able to 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 in July 2016 for the City to continue to permit urban development. The City and RDs 17 and 2062 are in the process of demonstrating "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.

Disadvantaged Unincorporated Communities

The 2016 City of Lathrop Municipal Services Review and Sphere of Influence Plan identifies that there are no disadvantaged unincorporated communities (DUC) located within the City's Sphere of Influence. SJ LAFCO has identified the French Camp DUC as part of their development of modified Sphere of Influence policies adopted December 14, 2012. The French Camp DUC has three (3) Districts and District 3 adjoins the Lathrop Sphere of Influence to the north of Roth Road. Based on an aerial review, confirmed by a physical windshield survey, the area in question adjacent to the Lathrop SOI contains a mixture of industrial and large rural ranchette uses and does not contain compact urban development lacking municipal services. We are unaware of any failing water and sewer infrastructure in the area. The proposed growth horizon changes involves lands westerly of the Union Pacific Railroad Tracks and the DUC area immediately north of the proposed change is used for industrial purposes. The MSR concluded that there was no need to extending services to this area.

FINANCIAL/OTHER RESOURCES

Federal and State Programs

Community Development Block Grants (CDBG) – 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 – HOME 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.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program 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.

Section 8 – Project Based Assistance. The Section 8 Project-Based program is a component of the Housing Choice Voucher program. 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.

Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds. The AHIP provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

Building Equity and Growth in Neighborhoods (BEGIN). BEGIN provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes. No current funding is offered for this program.

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's 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. CalHome 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.

California Housing Finance Agency (CHFA). 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). 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. The purpose of the Emergency Shelter Grants (ESG) Program is to provide 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. The 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 percent of the units for the useful life of the housing or the mortgage term.

Infill Infrastructure Grant Program. The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

Joe Serna Jr. Farmworker Housing Grant Program. The Serna 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. Twenty percent of federal credits are reserved for rural areas, and ten percent 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 percent 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 nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent 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). 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 eight percent 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.

Multifamily Housing Program (MHP). The MHP program 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.

Preservation Interim Repositioning Program (PIRP). 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 percent of total costs. No current funding is offered for this program.

California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation 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.






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.

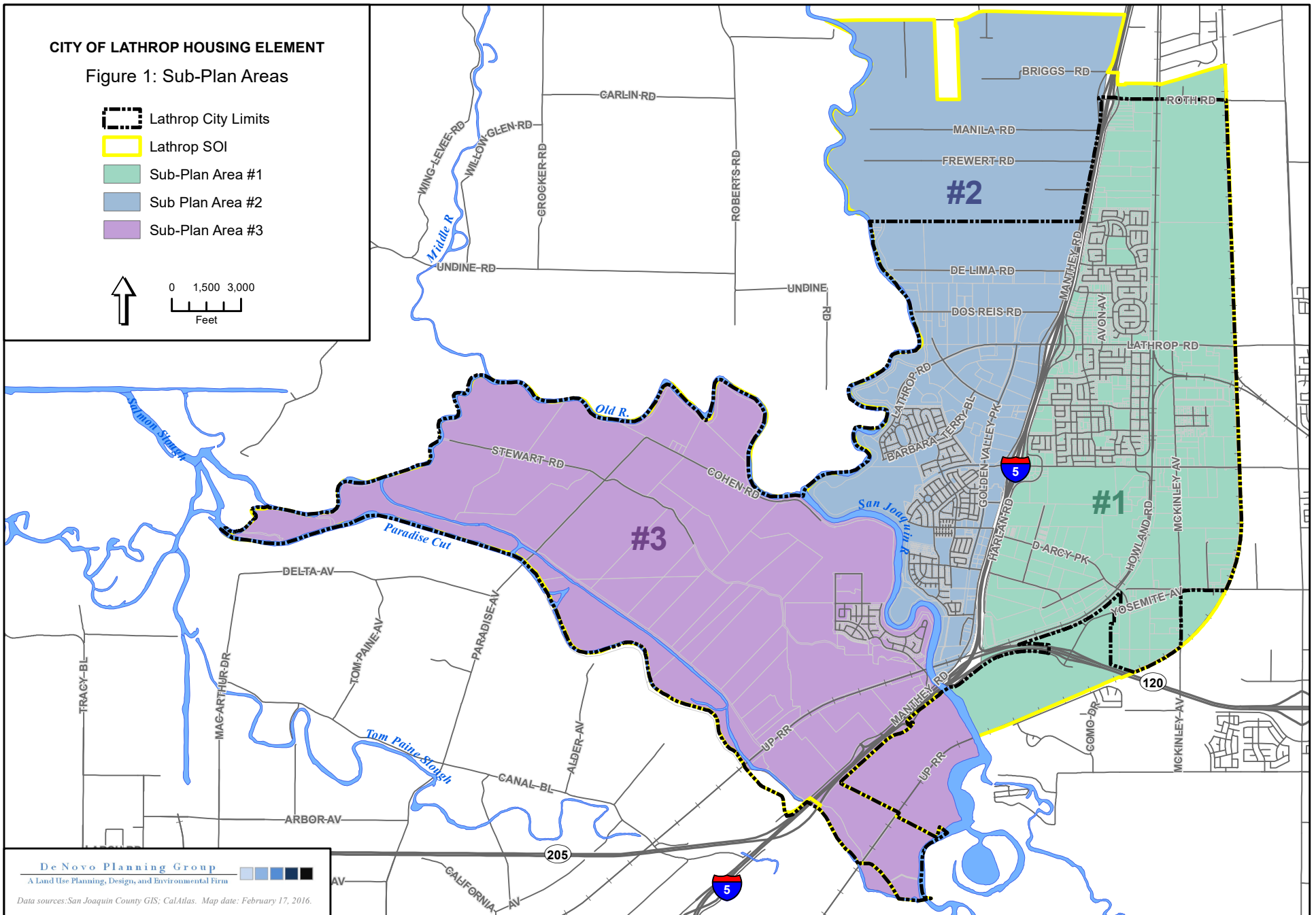
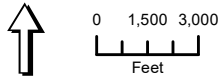
Weatherization Program administered through San Joaquin HSA provides home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, 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.

CITY OF LATHROP HOUSING ELEMENT

Figure 1: Sub-Plan Areas

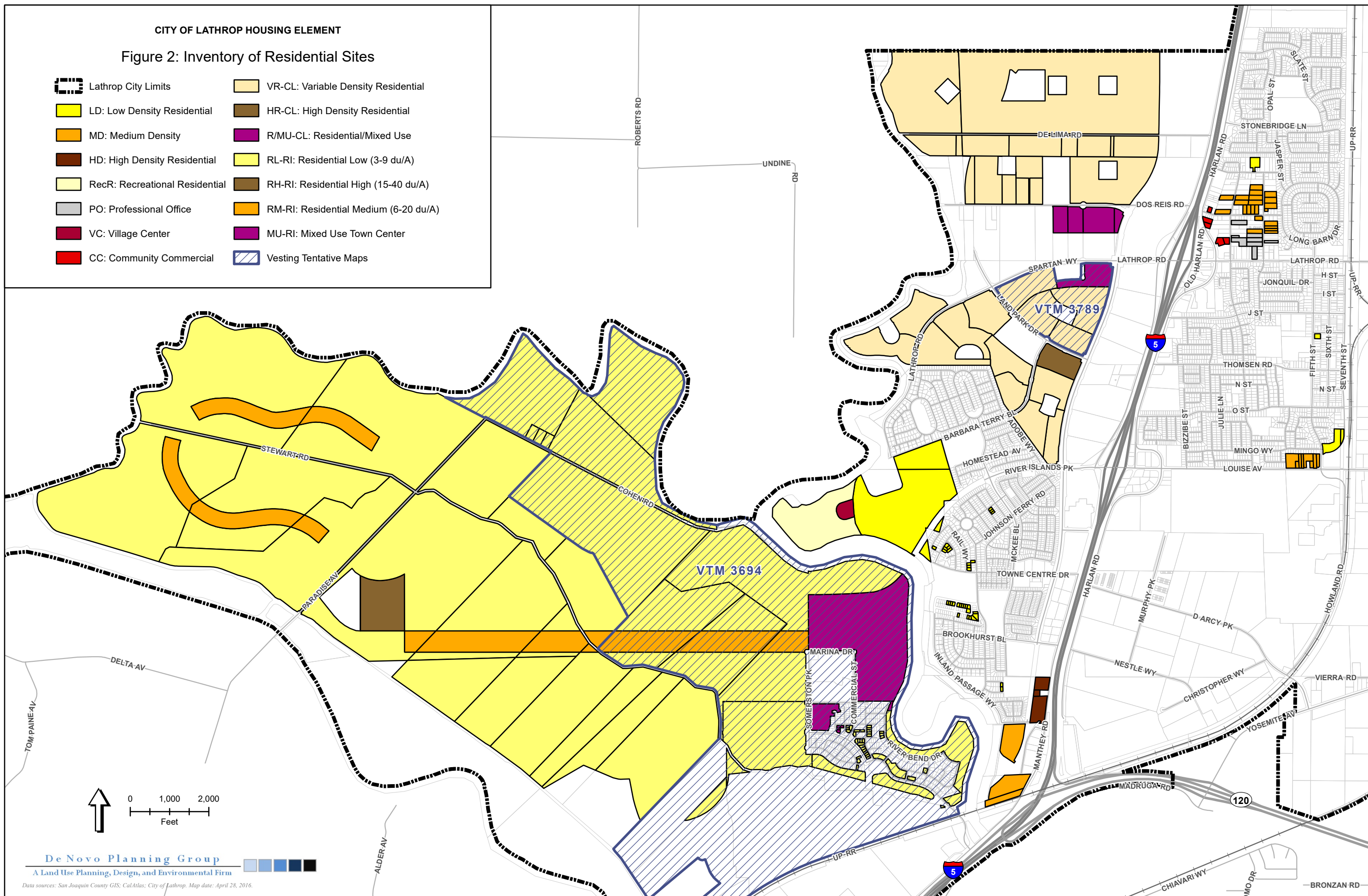
-  Lathrop City Limits
-  Lathrop SOI
-  Sub-Plan Area #1
-  Sub Plan Area #2
-  Sub-Plan Area #3



CITY OF LATHROP HOUSING ELEMENT

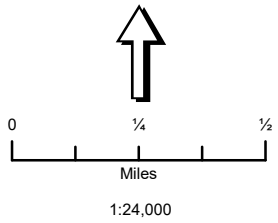
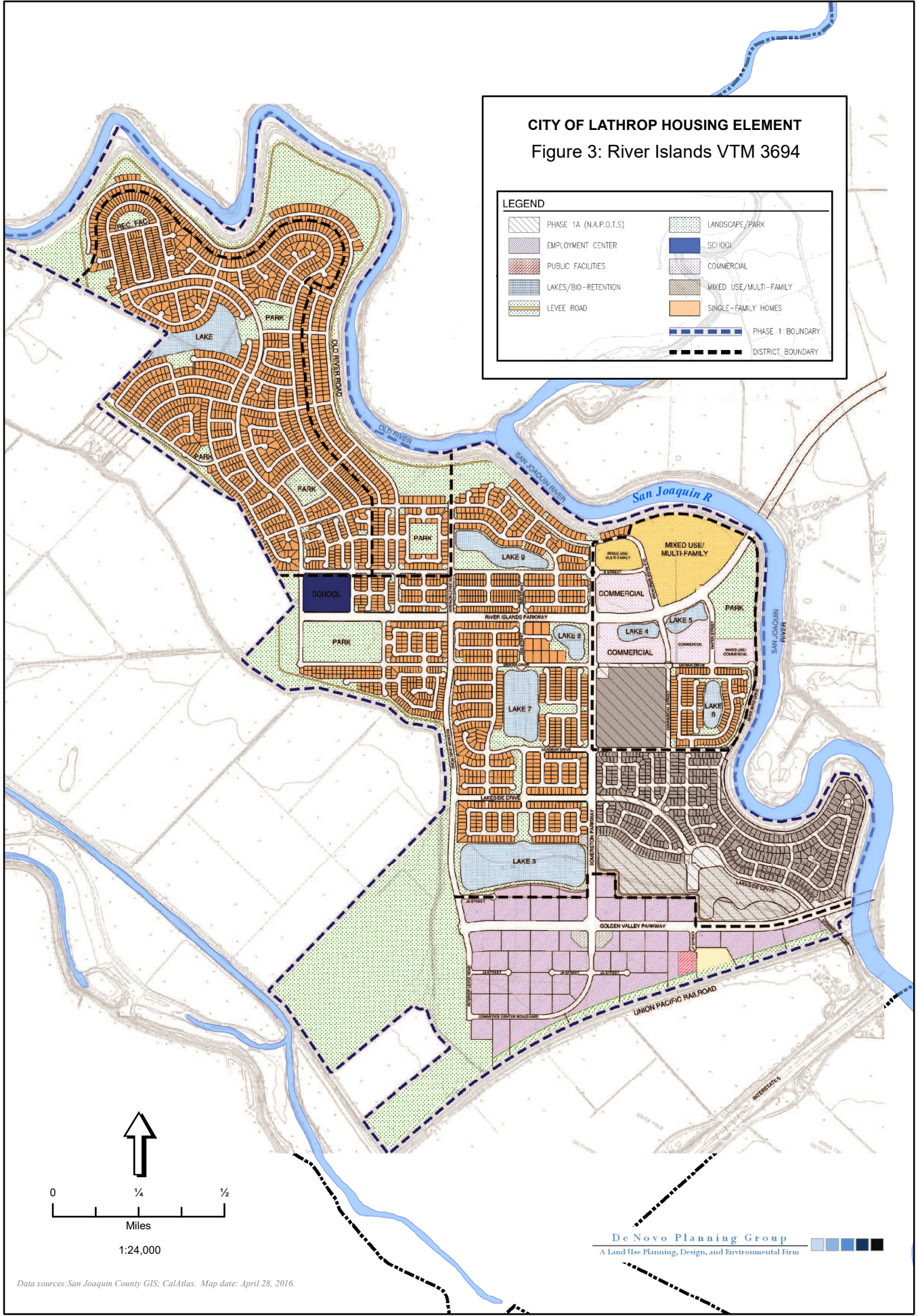
Figure 2: Inventory of Residential Sites

- | | |
|--------------------------------|---------------------------------------|
| Lathrop City Limits | VR-CL: Variable Density Residential |
| LD: Low Density Residential | HR-CL: High Density Residential |
| MD: Medium Density | R/MU-CL: Residential/Mixed Use |
| HD: High Density Residential | RL-RI: Residential Low (3-9 du/A) |
| RecR: Recreational Residential | RH-RI: Residential High (15-40 du/A) |
| PO: Professional Office | RM-RI: Residential Medium (6-20 du/A) |
| VC: Village Center | MU-RI: Mixed Use Town Center |
| CC: Community Commercial | Vesting Tentative Maps |



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


LEGEND	
	PHASE 1A (N.A.P.O.T.S.)
	EMPLOYMENT CENTER
	PUBLIC FACILITIES
	LAKES/BIO-RETENTION
	LEVEE ROAD
	LANDSCAPE/PARK
	SCHOOL
	COMMERCIAL
	MIXED USE/MULTI-FAMILY
	SINGLE-FAMILY HOMES
	PHASE 1 BOUNDARY
	DISTRICT BOUNDARY




Data sources: San Joaquin County GIS; CalAtlas. Map date: April 28, 2016.

CITY OF LATHROP HOUSING ELEMENT


Figure 4: Flood Hazard Areas

 Lathrop City Limits

Flood Hazard Areas

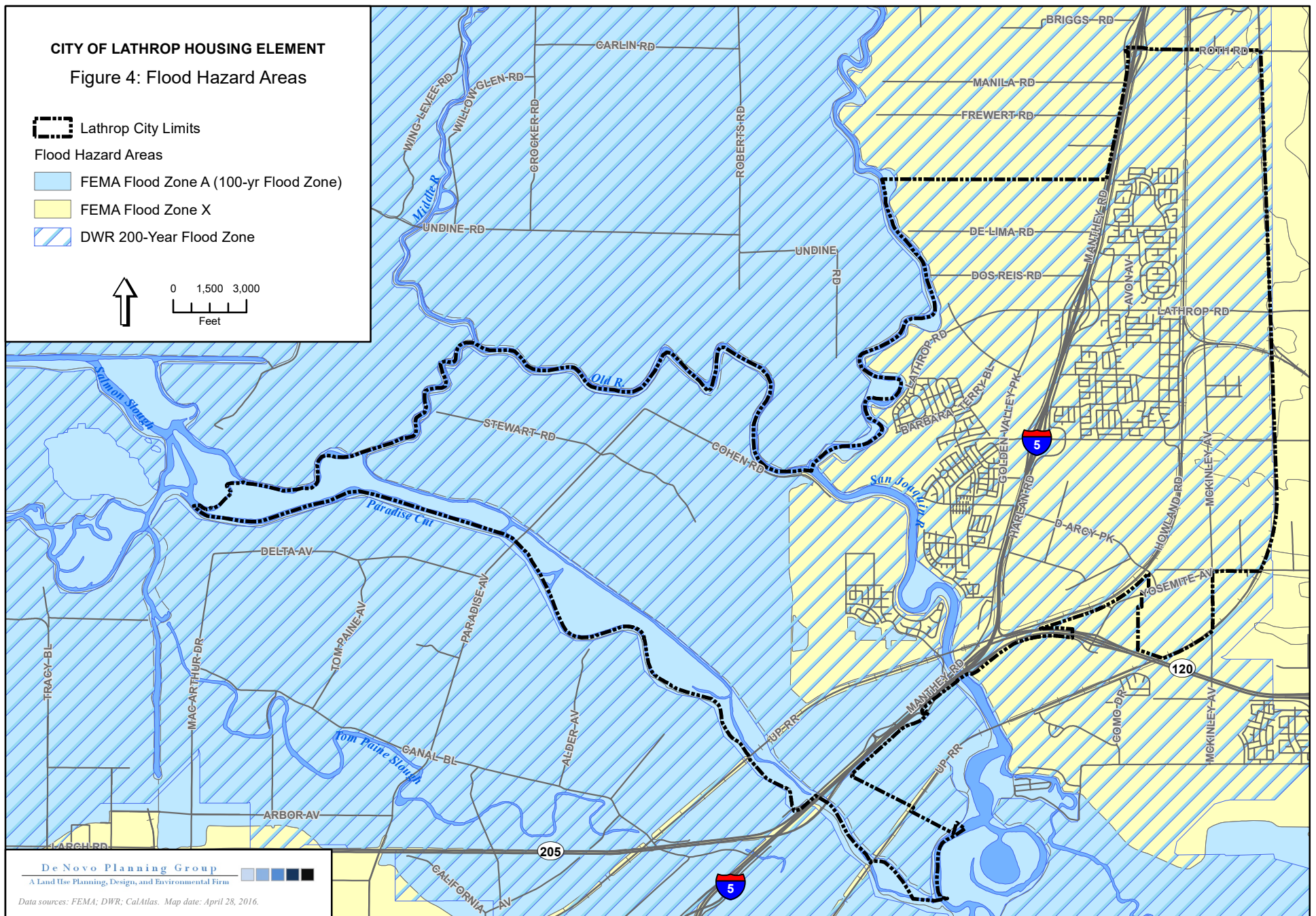
 FEMA Flood Zone A (100-yr Flood Zone)

 FEMA Flood Zone X

 DWR 200-Year Flood Zone



0 1,500 3,000
Feet



5. Other Requirements

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 portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

RELATIONSHIP TO OTHER CITY PLANS AND POLICIES

The Housing Element identifies priority goals, objectives, policies, and action programs 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.

ENERGY CONSERVATION

Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

City Standards

The City has adopted and enforces the 2013 California Energy Code and the 2013 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). 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:

- *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 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.

6. Review of Previous Housing Element

The following section reviews and evaluates the City's progress in implementing the 2009-2014 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2007 through 2014. It also analyzes the difference between projected housing need and actual housing production.

REVIEW OF 2009-2014 HOUSING ELEMENT

The 2009-2014 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 2009-2014 Housing Element identified the following goals:

- Goal 1** *HOUSING OPPORTUNITIES AND ACCESSIBILITY: It is the goal of the City of Lathrop to concentrate its efforts to increase the availability of permanent housing for all community residents.*
- Goal 2** *REMOVE CONSTRAINTS: The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.*
- Goal 3** *PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING: It is the goal of the City of Lathrop to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.*
- Goal 4** *PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS: It is the goal of the City of Lathrop to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.*
- Goal 5** *PROVIDE HOUSING FREE FROM DISCRIMINATION: It is the goal of the City of Lathrop to 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 6** *ENCOURAGE AND ENHANCE COORDINATION: It is the goal of the City of Lathrop to 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 7** *ENERGY CONSERVATION: Encourage energy conservation in new housing and existing housing.*

The previous Housing Element included policies and programs to assist the City in achieving the identified goals. Table 64 analyzes each implementation program provided in the 2009-2014 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 4TH CYCLE RHNA PERIOD

The 2009-2014 Housing Element specifically addressed housing needs for the City from 2007 through 2014 and was implemented in 2010 through 2015. Table 64 shows the total number of housing units built in the

City during the 4th RHNA cycle 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. During the 2007-2014 RHNA, 1,005 units were constructed in the City including 171 unrestricted moderate income units and 834 above moderate income units. Due to the recession, many of the single family units constructed during the 2007-2014 RHNA were affordable to moderate income households, including 40 units constructed as small lot (approximately 2,613 to 4,756 s.f.), clustered single family housing. While no multifamily units were constructed, the City did approve two multifamily projects: Griffith Apartments – a 10-unit project in eastern Lathrop and Fairfield Apartments – a 208-unit project in Mossdale Landing South. The 2007-2014 RHNA time period saw less variety in housing types than the previous cycle due to economic conditions. The downturn in the economy during the 2007-2014 RHNA caused many approved projects, including those with multifamily or potentially affordable components, to not be developed. Overall, the 2009-2014 Housing Element continued many of the City’s programs that were effective in housing production despite the economic downturn.

TABLE 64: REGIONAL HOUSING NEEDS ALLOCATION: 4TH RHNA CYCLE (2007-2014)

	Very Low	Low	Moderate ¹	Above	TOTAL
2007-2014 RHNA	247	186	250	643	951
<i>Units Constructed: 2007-2014</i>	<i>0</i>	<i>0</i>	<i>171</i>	<i>834</i>	<i>1,005</i>
2007-2014 Units Remaining	<247>	<186>	<79>	191	54

¹MODERATE INCOME UNITS ARE NOT RESTRICTED; AFFORDABILITY IS BASED ON SALES PRICE.

SOURCE: CITY OF RIPON, 2014; DE NOVO PLANNING GROUP

APPROPRIATENESS AND EFFECTIVENESS OF 2009-2014 HOUSING ELEMENT

The overarching goals and policies of the 2009-2014 Housing Element continue to be appropriate to encourage the City’s housing goals. While the majority of goals, policies, and programs included in the 2009-2014 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.

As discussed in Table 65, 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.

As described above in the Housing Production discussion and shown in Table 64, during the 2007 through 2014 Housing Element cycle, a total of 1,005 housing units, including 171 units affordable to moderate income households, were developed. Through the Urban County, the City provided five housing rehabilitation loans, three emergency repair grants, and five homebuyer assistance loans from 2007 through 2014. 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 development did not occur due primarily to a lack of available local funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are also 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 Chapter 7, Housing Plan, for the goals, policies, and programs of this Housing Element.

The City implemented programs to ensure that there were adequate sites for all income levels, including approving two vesting tentative tract maps that include sites for approximately 766 high density multifamily units and reviewing development proposals to ensure that high density residential opportunities would not be lost due to downzoning. The City is in the process of implementing a number of programs from the 2009-2014 Housing Element that require updates to the Zoning Code. Those updates will be adopted concurrently with this Housing Element as described in the Housing Element Background Report. The City had programs to review the potential for forming a redevelopment agency, which would have provided the City with a powerful funding and land use regulation tool to provide affordable housing. However, the State closed redevelopment agencies statewide and this potential tool was no longer available to the City. 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.

TABLE 65: EVALUATION OF THE 2009-2014 LATHROP HOUSING ELEMENT PROGRAMS

Program	Accomplishments
<p><u>Program 1.1:</u> The City shall review the HUD Section 8 voucher program administered by the San Joaquin Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR). (5 extremely low, 10 very low, and 5 low income units)</p>	<p>Result/Evaluation: HUD Section 8 Fair Market Rents were reviewed and appear to be appropriate for Lathrop. The City did not recommend any changes to the Section 8 FMRs. There are 33 Section 8/Housing Choice Vouchers in use in Lathrop.</p> <p>Continue/Modify/Delete: Delete: San Joaquin County Housing Authority manages the HUD Section 8 Housing Choice Voucher program and regularly reviews the established Fair Market Rents. Additional review by the City is not necessary.</p>
<p><u>Program 1.2:</u> The City of Lathrop participates in the San Joaquin County Consortium. Each year, the City is allocated both CDBG and HOME funds to be used for community programs. HOME funds must be used for housing related programs. The City shall allocate CDBG funds targeted for the construction, rehabilitation and preservation of housing units available to extremely low-income, very low-income units, low income units, and moderate-income households. (2 low income units)</p>	<p>Result/Evaluation: The City receives an allocation of funds each fiscal year under the Urban County with San Joaquin County and the Cities of Escalon, Lodi, Manteca, Ripon, and Tracy. 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. From June 2007 to July 2014, the Rehabilitation Assistance Program provided housing rehabilitation assistance to six single family, lower income homes and provided emergency repair grants to three lower income, single family homes. The City allocated additional funds for housing rehabilitation that have not yet been expended.</p> <p>Continue/Modify/Delete: Continue: This program has been successful in assisting lower income households with needed rehabilitation and repairs. The City will continue to partner with the San Joaquin County Consortium.</p>
<p><u>Program 1.3:</u> The City shall continue to offer predevelopment meetings to 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>Result/Evaluation: The City offers pre-application review between the project sponsor and planning staff. 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.</p> <p>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>Continue/Modify/Delete: Continue: This program has been effective.</p>
<p><u>Program 1.4:</u> The City shall cooperate with San Joaquin County, other cities in the County, developers and builders, and with financial institutions to secure tax-exempt mortgages. City Staff shall share housing information to all parties to address where these tax-exempt mortgages should be most applicable.</p>	<p>Result/Evaluation: The City has not had any requests for assistance with securing tax-exempt mortgages.</p> <p>Continue/Modify/Delete: Modify: This program will be revised to support/encourage developers to use available affordable housing assistance programs, including CDBG, HOME, and tax credits.</p>

<p><u>Program 1.5:</u> The City receives an allocation of funds each fiscal year under the Urban Cooperative Agreement with San Joaquin County and the cities of Escalon, Lodi, Manteca, Ripon, and Tracy. All HOME funds have been allocated to the Housing Rehabilitation Assistance Program that is run by San Joaquin County on behalf of the City of Lathrop. The City shall continue to work with HOME funds by providing informational packets and handouts to all those who are interested. These handouts shall include specific contact information, programs available, and how to apply for funds. (1 very low and 4 low income units)</p>	<p>Result/Evaluation: See Program 1.2 Continue/Modify/Delete: Modify: This program will be combined with Program 1.2. See Program 3a of the Housing Plan.</p>
<p><u>Program 1.6:</u> The City shall work with the County to provide a First-Time Home-Buyer’s program in the City of Lathrop by providing informational packets and handouts to all those who are interested. These handouts shall include specific contact information, programs available, and how to apply for funds. (2 very low and 10 low income units)</p>	<p>Result/Evaluation: The City’s HOME/CDBG allocation has been used for housing rehabilitation. The City receives very limited funds and the funding amounts would not provide significant first time homebuyer assistance. Continue/Modify/Delete: Modify: This program will be revised to evaluate potential funding sources for a First-Time Homebuyer program.</p>
<p><u>Program 1.7:</u> The City shall consider the feasibility of an inclusionary zoning program for the development of affordable housing. This will be addressed on an annual basis based on input from City Staff and the City’s elected officials.</p>	<p>Result/Evaluation: The City of Lathrop did not adopt an inclusionary housing ordinance. While City staff considered the program, there was not adequate resources available to fully evaluate a potential inclusionary housing program on an annual basis. With the increase in housing development in recent years, it may be an appropriate time to reconsider the program. Continue/Modify/Delete: Modify: The program will consider adoption of an Inclusionary Housing Ordinance and will identify incentives and methods to ensure that the program would support development consistent with the City’s RHNA through providing mechanisms to produce affordable housing while not constraining market rate housing.</p>
<p><u>Program 1.8:</u> The City shall track regional development by reviewing online resources. The City shall continue to work with neighboring municipalities and retain active membership in the SJCOG to provide affordable housing and achieve better regional development.</p>	<p>Result: The City coordinates with surrounding municipalities to monitor the extent and cost of regional development through participation as an active member of SJCOG. The City continues to work with SJCOG and surrounding jurisdictions through participation in the Regional Housing Needs Allocation program. Evaluation: The City obtains valuable regional information by actively participating in SJCOG. Continue/Modify/Delete: Continue: The City shall continue to work with neighboring municipalities and retain active membership in the SJCOG to promote affordable housing and coordinate regional development.</p>
<p><u>Program 1.9:</u> The City shall contact homeless service providers in Manteca and Stockton, in 2010, to determine the number of homeless persons who have been residents of Lathrop. Provide a memorandum with recommendations for submittal to the City Council, within one year of certification of this housing element.</p>	<p>Result/Evaluation: The City continues to work and consult with homeless service providers in surrounding cities and the county to assure that homeless persons in Lathrop receive the necessary services. In 2010, the County’s shelter providers had not provided the City with numbers on the homeless and no report was prepared for City Council’s review. The City participates in the County Continuum of Care, which addresses</p>

	<p>homelessness through homeless counts and allocation of grant funds to shelter and service providers.</p> <p>Continue/Modify/Delete: Modify: The City shall continue to participate in the County Continuum of Care/Emergency Shelter Grant programs to ensure that services are available for homeless persons in the region and will review the annual Countywide report.</p>
<p>Program 1.10: The City shall continue to 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. Identify potential land that can be used for a homeless or transition shelter.</p>	<p>Result/Evaluation: 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 is not aware of any shelter providers that are interested in providing an emergency shelter or transitional/supportive housing in Lathrop. This Housing Element identifies appropriate zoning to accommodate emergency shelters and the City is in the process of updating its Zoning Code to allow emergency shelters in accordance with State law.</p> <p>Continue/Modify/Delete: Modify: Continue to actively support efforts to provide emergency shelter and transitional/supportive housing.</p>
<p>Program 1.11: The City shall continue to work with homeless services providers by providing informational packets and handouts to all those who are interested. These handouts shall include specific contact info, programs available, and how to apply for funds.</p>	<p>Result/Evaluation: The City provides information regarding homeless shelters and services in the region when requested. This program has been successful in ensuring that information regarding homeless services is available.</p> <p>Continue/Modify/Delete: Continue: Combine with revised Program 1.9.</p>
<p>Program 1.12: The City shall continue to work with San Joaquin County Rehabilitation Program as well as provide information to Lathrop’s residents regarding housing rehabilitation programs. This information shall be available at the City of Lathrop Community Development Department in the form of informational packets and handouts to all those who are interested. These handouts shall include specific contact information, programs available, and how to apply for funds. (1 very low and 1 low income unit)</p>	<p>Result/Evaluation: The City has continued to work with San Joaquin County, through the Urban County program, to provide housing rehabilitation in Lathrop. Although funds are extremely limited, three housing rehabilitation loans and three emergency repair grants have been made to lower income families since 2010. The City makes information regarding housing programs available at City Hall at the Community Development public counter. This program has been effective.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 1.13: The City shall regularly monitor the City’s ordinances, codes, policies, and procedures to ensure that they comply with the “reasonable accommodation” for disabled persons. This task will be completed with annual input from the Fire Departments and Building Division to ensure City Code is up to date with current legislation.</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to include provisions for reasonable accommodation for disabled persons. The Zoning Code amendments will be adopted prior to the adoption of this Housing Element Update.</p> <p>Continue/Modify/Delete: Modify. This program will be combined with Program 5.11 and modified to ensure continued implementation of reasonable accommodation provisions. See Program 2e of the Housing Plan.</p>
<p>Program 1.13.A: The City shall amend Title 17 to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in Multiple Family Residential (RM) district. Development standards will be established that will allow and accommodate the inclusion of new SRO’s.</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to include provisions for SRO uses in the RM district. The Zoning Code amendments will be adopted prior to the adoption of this Housing Element Update.</p> <p>Continue/Modify/Delete: Modify. This program will be combined with Program 5.11 and modified to ensure continued implementation of reasonable accommodation provisions. See Program 2f of the Housing Plan.</p>

<p>Program 1.14: The City shall increase its educational efforts by assuring that all flyers are available in both English and Spanish regarding fair housing issues as related to migrant and seasonal farm workers. Financial and technical assistance may be sought from California Rural Legal Assistance, the farm worker Justice Fund, the USDA Rural Development Program, and HCD’s Office of Migrant Services.</p>	<p>Result/Evaluation: The Urban County program, which the City participates in, funds fair housing services for Lathrop residents and tenants. San Joaquin Fair Housing provides information regarding fair housing in both English and Spanish. The City ensures that fair housing brochures in both languages are available at City Hall.</p> <p>Continue/Modify/Delete: Modify: The City does not have funding to directly provide fair housing services or translate fair housing documents. This program will be moved under Goal 5 and revised to support the City’s continued participation in the provision of County-wide fair housing services and to continue to make available fair housing information in English and Spanish provided by San Joaquin Fair Housing.</p>
<p>Program 1.15: 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>Result/Evaluation: 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>Continue/Modify/Delete: Continue. The City will continue to work with the County regarding farmworker housing issues.</p>
<p>Program 1.16: The City shall continue to work with the San Joaquin Housing Authority and use all the influence the City has to obtain more Housing Vouchers from the Housing Authority. The City through County services shall also identify other housing opportunities that arise due to the decline in the housing market. The City shall accomplish by providing the Housing Authority information pertaining to housing surveys, foreclosed homes, vacant land available for housing, active and/or pending projects, and any interest from residences, nonprofits, and the development community.</p>	<p>Result/Evaluation: 33 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>Continue/Modify/Delete: Modify to continue supporting the County-administered Section 8 program and other housing services and to provide the Housing Authority information upon request.</p>
<p>Program 1.17: 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>Result/Evaluation: 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 the rate of development continues to increase.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 1.18: Facilitate the development of market rate rental housing through the following:</p> <ul style="list-style-type: none"> • Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and • Provide a density bonus in compliance with State law; and 	<p>Result/Evaluation: All housing projects are fast-tracked. The City has approved the Central Lathrop and West Lathrop Specific Plans and has approved three large vesting tentative maps within these specific plans. The vesting tentative maps include 5,594 single family units as well as sites for approximately 766 multifamily units and 284 townhome units. The Specific Plans provide for a variety of housing types, including rental housing. However, approved rental housing projects have not been constructed. The steps necessary to qualify for a density bonus</p>

<ul style="list-style-type: none"> 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 the specific plan and subdivision applications. 	<p>are discussed with all housing developers who are encouraged to take advantage of the program.</p> <p>Continue/Modify/Delete: Modify. This program will be modified to facilitate the development of market rate rental housing as well as affordable housing.</p>
<p><u>Program 2.1:</u> The City shall continue to monitor average processing times for discretionary development permits on an annual basis.</p>	<p>Result/Evaluation: 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.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p><u>Program 2.2:</u> The Community Development Department has been designated lead reviewer and shall continue to promote a coordinated review process among affected city departments to reduce delays and processing time.</p>	<p>Result/Evaluation: The City of Lathrop continues to review processes and make adjustments as needed. As previously described, Lathrop has a very short processing time for all development projects. Periodic meetings are held with key staff from all city departments to discuss their concerns on the permit processing procedures and resulting entitlements.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p><u>Program 2.3:</u> The City shall implement provisions of State law that exempt certain affordable housing projects from CEQA, if specified criteria are met. This review will be on a project by project basis.</p>	<p>Result/Evaluation: The City complies with State law, including the provisions of CEQA. 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 projects eligible for CEQA’s affordable housing exemption.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p><u>Program 2.4:</u> The City shall continue to implement the density bonus program for all developers of residential projects who agree to provide units affordable to extremely low-, very low, and/or low-income households.</p>	<p>Result/Evaluation: At this time, developers have not requested to utilize the density bonus program provided under State law. The City is currently updating the Zoning Code and amending the density bonus program in compliance with State law.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program. See Programs 1m and 2h of the Housing Plan.</p>
<p><u>Program 2.4.A:</u> The City shall continue to process applications in a timely manner, expediting projects and placing priority on those projects which include units available to extremely low-, very low-, and low income households; while still complying with environmental and other State time frames and noticing requirements.</p>	<p>Result/Evaluation: 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 any during the 2007-2014 planning period.</p> <p>Continue/Modify/Delete: Modify: This program will be combined with Program 2.4.</p>
<p><u>Program 2.4.B:</u> The City shall continue to encourage concurrent applications when applicable and City staff will assist with the entitlement process for those projects which propose housing for extremely low-, very low-, and low-income households.</p>	<p>Result/Evaluation: See Programs 2.4 and 2.4.A.</p> <p>Continue/Modify/Delete: Modify: This program will be combined with Program 2.4.</p>

<p><u>Program 2.4.C:</u> The City shall consider providing fee waivers and fee deferrals, where deemed appropriate, for those projects providing housing for extremely low-, very low-, and low income households.</p>	<p>Result/Evaluation: State law allows eligible affordable housing projects to request incentives, including fee waivers or deferrals, as allowed by State law. To date, the City has not received any requests for incentives for affordable housing.</p> <p>Continue/Modify/Delete: Modify: This program will be combined with Program 2.4.</p>
<p><u>Program 2.4.D:</u> The City shall consider modifying development standards, including but not limited to narrower streets, variable set backs, and increased height limitations for those projects providing housing for extremely low-, very low-, and low income households.</p>	<p>Result/Evaluation: State law allows eligible affordable housing projects to request incentives, including modified development standards, as allowed by State law. To date, the City has not received any requests for incentives for affordable housing.</p> <p>Continue/Modify/Delete: Continue: This program will be kept in the Housing Element with an updated timeline for implementation.</p>
<p><u>Program 2.4.E:</u> The City shall contact non-profit housing service providers and developers to develop a housing plan, in coordination with the San Joaquin County efforts to develop a housing plan, identifying sites and funding sources for affordable housing targeting extremely low-, very low-, and low-income households.</p>	<p>Result/Evaluation: The City’s Housing Element identifies sites appropriate for affordable housing in the City, identifies potential funding sources for affordable housing, and establishes a plan to encourage and support development of affordable housing. The County’s Housing Element provides the same information for the unincorporated County. The City continues to coordinate with the County to document Countywide housing needs through the Consolidated Plan process through the Urban County program and through the Annual Action Plan to address housing and community development priorities each fiscal year.</p> <p>Continue/Modify/Delete: Delete. This program is redundant with existing planning efforts.</p>
<p><u>Program 2.4.F:</u> The City shall apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. The City shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income (ELI) households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p>	<p>Result/Evaluation: 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 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. The City does not have a housing trust fund and is not eligible for the Local Housing Trust Fund program. The City has created a handout that identifies potential funding sources for affordable housing.</p> <p>Continue/Modify/Delete: Modify. This program will be consolidated with Programs 1.2 and 1.4 and will be revised to reflect the City’s on-going participation in the County-administered CDBG and HOME programs and to reference funding sources that are more relevant than the Local Housing Trust Fund program.</p>
<p><u>Program 2.4.G:</u> Develop a Target Percentage of Affordable Housing Funds to Support Extremely Low Income Households and meet the City’s fair share of this housing need. Extremely low-income (ELI) households are a subset of very low income households who earn 30 percent or less of the median income. More than 65 percent of ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other</p>	<p>Result/Evaluation: The City did not develop a Target Percentage due to limited funding resources. The City has minimal affordable housing funds available and the funds typically help one or two households in any given year. The Housing Rehabilitation and Emergency Repair programs that have been funded through CDBG and HOME have been available to extremely low income households. This Housing Element includes a review of the needs of extremely low income households.</p> <p>Continue/Modify/Delete: Delete. This program will be consolidated with Program 1.2 to ensure that affordable</p>

<p>adverse event. The City, acting through the Community Development Department will conduct an analysis of ELI household housing needs and will develop a local policy target percentage of affordable housing funds to meet the housing needs of this segment of the City's population, consistent with all applicable statutory obligations. These analysis and reports shall be contained and monitored within the City's annual housing needs assessment.</p>	<p>housing funds (CDBG/HOME) consider needs of Extremely Low Income households. However, due to the limited amount of funds available, it is anticipated that the funds may not be adequate in any given year to fund an assistance project, such as housing rehabilitation or emergency repair, for an extremely low income household.</p>
<p><u>Program 2.4.H:</u> Ensure development standards do not constrain the development of SROs, the City will adopt development standards which may include:</p> <ul style="list-style-type: none"> - Requirements for a management plan outlining policies and procedures. - 24- hour on- site management - Room limitation to single occupancy, with allowance for overnight guests - Requirements for monthly tenancies - Units must be 250–300 square feet in size and include kitchen or bathroom - Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units 	<p>Result/Evaluation: The City is in the process of revising the Zoning Code to address SROs. The development standards proposed for SROs are appropriate and would not constrain SRO development. The Zoning Code will be revised prior to the adoption of this Housing Element.</p> <p>Continue/Modify/Delete: This program will be kept in the Housing Element with the timing modified to identify that the program will be implemented concurrent with Housing Element adoption. See Program 2f of the Housing Plan.</p>
<p><u>Program 2.5:</u> The City shall continue to review all housing projects in a quick and efficient manner. Each department shall review and comment on all housing projects.</p>	<p>Result/Evaluation: The City continues to review provide efficient and streamlined review of housing projects, as described under Programs 2.1 and 2.2. As part of the application review process, each department reviews and, if necessary, comments on the proposed application. This program, along with 2.1 and 2.2, remain effective in ensuring that the review of housing projects by city departments is performed in a quick and efficient manner.</p> <p>Continue/Modify/Delete: Modify: This program will be combined with Programs 2.1 and 2.2.</p>
<p><u>Program 2.6:</u> The City will 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. (4 low income units)</p>	<p>Result/Evaluation: From 2007-2014, no second units were constructed. The City encourages developers to provide second units in their projects and the City's Zoning Code provides for second units in a range of zoning districts.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p><u>Program 2.7:</u> The City shall continue to provide incentives to developers who agree to construct at least 10 percent of total units toward very low and low-income units or senior citizen affordable units. The City's Zoning Ordinance shall be reviewed and where necessary brought into conformance with Government Code Section 65915 pertaining to the granting of density bonuses.</p>	<p>Result/Evaluation: The City has not had any requests for a density bonus for affordable or senior housing. The City is in the process of revising the density bonus provisions of the Zoning Code for consistency with State law. The Zoning Code revisions will be in place prior to adoption of this Housing Element update.</p> <p>Continue/Modify/Delete: Modify. This program will be modified to encourage developers to take advantage of density bonus provisions for affordable and senior housing.</p>
<p><u>Program 2.8:</u> The City shall continue to publish information regarding the City's Housing Element. The City will provide specific information on funding</p>	<p>Result: The City includes housing information, including the Housing Element, on the City's website. Housing information, including the Housing Element and flyers for housing program</p>

<p>program opportunities and potential recipients. The City will continue to provide Housing Rehabilitation flyers at City Hall and with the San Joaquin Board of Realtors.</p>	<p>(when funding is available) are also available to the public at City Hall and are provided to the San Joaquin Board of Realtors. This program is effective in ensuring that housing information is available to the public. Continue/Modify/Delete: Continue.</p>
<p><u>Program 3.1:</u> The City shall continue to contact developers through the San Joaquin County Consortium on a regular basis as well as maintain a list of available sites that are ready for development. The City will continue to monitor the status of the underutilized land, if the land becomes available, the City will notify those developers included on the list so as to encourage further development of affordable housing within the City.</p>	<p>Result/Evaluation: The City continues to contact non-profit developers as part of the San Joaquin Urban County/Consortium process to annually identify housing needs and available funds. The City monitors underutilized land by updating the City’s land use survey. This program has been effective in ensuring the development community is aware of funds and potential housing sites. While the City approved a multifamily project, the project was placed on hold by the developer due to slowing of the economy. Continue/Modify/Delete: Continue. The City shall continue to contact developers through the San Joaquin County Consortium and on a regular basis as well as maintain a list of available sites that are available for development.</p>
<p><u>Program 3.2:</u> The City shall continue to encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as 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 these zones as in the Village Commercial Zone in the Mossdale Landing Specific Plan. In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures.</p>	<p>Result: The City’s West Lathrop Specific Plan (River Islands and Mossdale Landing) and the Central Lathrop Specific Plan provide for a range of compatible uses. Each specific plan allows up to 40 du/ac for multifamily residential uses as well as relatively high FARs to encourage non-residential uses as well. Evaluation: These specific plans provide for a combination of residential, commercial, office and service type uses that provide a mixture of compatible uses for the benefit of nearby residents and residents throughout Lathrop. The commercial and office uses will provide employment opportunities for residents to reduce the burden of commuting out of the area for employment opportunities. On the East Side of the San Joaquin River, residential buildings up to a height of four stories are permitted which assists the developer in reaching a higher density for residential development. Processing under the specific plans provides for a more efficient entitlement process. Continue/Modify/Delete: Continue: The City shall continue this program and encourage developers throughout the City to provide more mixed-use innovative development projects.</p>
<p><u>Program 3.3:</u> The City shall continue to monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.</p>	<p>Result/Evaluation: The City has continued to monitor land designated for single family and multifamily development. To date, the City has adequate sites to accommodate a range of single family and multifamily sites and to meet the City’s housing needs. While there was no need to rezone land during the 2009-2014 planning period, this program remains appropriate. Continue/Modify/Delete: Continue: This program will be kept in the Housing Element to ensure adequate sites continue to be available throughout the 2015-2023 planning period.</p>
<p><u>Program 3.4:</u> The City shall continue to implement the minimum development densities established for each residential zoning district and limit development at a lower density.</p>	<p>Result/Evaluation: The City approved development at single family densities on a high density residential site in Central Lathrop. As part of the approval, the City identified an alternate site that could accommodate the HDR densities and initiated a</p>

	<p>site exchange to ensure that adequate land was provided for higher density development. Continue/Modify/Delete: Continue.</p>
<p>Program 3.5: The City will continue to implement the provisions of AB 2292 (Dutra) and prevent the down zoning of a residential property without a commitment for up-zoning of a comparable property.</p>	<p>Result/Evaluation: The City approved the down-zoning of a High Density Residential site in the Central Lathrop Specific Plan and required that an adjoining site be designated High Density Residential to accommodate the unrealized capacity of the downzoned site. residential sites during the 2007-2014 planning period. This program remains appropriate to ensure that adequate sites are maintained. Continue/Modify/Delete: Modify. This program will be combined with Program 3.5.</p>
<p>Program 3.6: 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 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>	<p>Result/Evaluation: While worded differently, this program is essentially the same as Program 3.5. The City did not rezone any sites to lower densities or non-residential designations during the planning period. Continue/Modify/Delete: Modify: This program will be combined with Programs 3.3 to ensure adequate sites continue to be provided during the 2015-2023 planning period.</p>
<p>Program 3.7: The long term housing needs will be addressed beyond the planning period of this Housing Element (post 2014) through amendments to existing Specific Plans and the development of new Specific Plans.</p>	<p>Result/Evaluation: This program encourages addressing long-term housing needs. The City’s land use designations, including adopted Specific Plans, provide for housing needs beyond the 2014 planning period. Continue/Modify/Delete: Modify. This program does not identify any action to be taken and will be revised to include specific implementation language.</p>
<p>Program 3.8: Residential uses may be required to be part of new projects on key mixed use sites.</p>	<p>Result/Evaluation: This program encourages addressing long-term housing needs. The City’s land use designations, including adopted Specific Plans, provide for housing needs beyond the 2014 planning period. Continue/Modify/Delete: Modify. This program does not identify any action to be taken and will be revised to include specific implementation language.</p>
<p>Program 3.9: As existing Specific Plans are amended, new Specific Plans are proposed and where other opportunities are available, the City shall encourage re-designation of additional appropriate sites to Multi Family Land Use categories through the City.</p>	<p>Result/Evaluation: Few revisions have been made to existing Specific Plans and no new Specific Plans have been proposed. Revisions to the Central Lathrop Specific Plan included redesignating Office Commercial to High Density Residential uses. This program has been successful in ensuring that Specific Plans consider potential high density residential and multifamily uses. Continue/Modify/Delete: Continue.</p>
<p>Program 4.1: The City shall explore the following: (1) expansion of the Historic Lathrop Overlay District boundaries, (2) review standards for new residential development, (3) review incentives for new residential development, (4) review incentives for rehabilitation of existing residential units, (5) incentives to encourage re-investment in the properties located within the Historic Lathrop</p>	<p>Result/Evaluation: The Historic Lathrop Overlay District boundaries were reviewed and determined to be appropriate, as they provide extensive opportunities for reinvestment and new development in the core Historic Lathrop area. Standards and incentives for new residential development were reviewed. Due to the amount of new residential development in the City, no revisions to the standards or incentives were determined to be necessary. This Housing Element includes Program 2b to</p>

<p>Overlay District, and (6) explore establishment of a Redevelopment Agency.</p>	<p>ensure incentives are available to encourage affordable and special needs housing. Incentives for affordable housing would also be available for properties within the Historic Lathrop Overlay District that provide an affordable or special needs component. The City continues to work with the Urban County to provide housing rehabilitation and repair loans and grants, however funding remains limited. This Housing Element includes Program 3g to explore new funding opportunities for housing rehabilitation. The State ended redevelopment, so the City was not able to establish a redevelopment agency. This program addresses important objectives to encourage new development and housing rehabilitation.</p> <p>Continue/Modify/Delete: Modify. This program will be separated into new programs or combined with existing programs to encourage new affordable and special needs housing development and to promote housing rehabilitation.</p>
<p><u>Program 4.2:</u> The City shall promote and encourage mixed use and higher densities in the Lathrop Historic District.</p>	<p>Result/Evaluation: The City adopted the Historic Lathrop Overlay District to encourage higher densities and flexible development standards in the historic area. The City has developed a brochure identifying housing funding opportunities that are available to homeowners and residents located in the Historic Lathrop Overlay District.</p> <p>Continue/Modify/Delete: Continue.</p>
<p><u>Program 4.3:</u> The City shall continue to employ a full time code compliance officer who will vigorously enforce the building and zoning codes in areas where dilapidation may be occurring.</p>	<p>Result/Evaluation: The City has maintained a full-time code compliance officer in the Community Development Department. The code compliance officer investigates conformance and enforces compliance with City codes. In addition to the code compliance officer, City building inspectors enforce the building code and public safety personnel work closely with all departments to enforce City codes. This program has been successful in ensuring that the City addresses code compliance.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 4.4: The City shall continue to supply energy conservation awareness brochures in all public meeting places.</p>	<p>Result/Evaluation: The City has developed a Recycling and Conservation Guide that addresses recycling, water conservation, and a reduced ecological footprint. The guide does not address energy conservation. It is recommended that the City obtain energy conservation brochures from PG&E (the local gas and electric utility provider) and make these brochures available on the City’s website and at City Hall.</p> <p>Continue/Modify/Delete: Modify: This program shall be moved to Goal 7 (Energy Conservation) and revised to require the City shall make energy conservation information available on the City website and in public meeting places, including City Hall and the library.</p>
<p><u>Program 4.5:</u> The City shall continue to make available and aggressively market CDBG single-family housing rehabilitation funds. The City shall work with the San Joaquin Housing Authority to rehabilitate 15 units during the five-year lifespan of the Housing Element. (2 extremely low, 3 very low, 7 low, 3 moderate income units)</p>	<p>Result/Evaluation: Funding for housing rehabilitation has declined and the City has limited HOME and CDBG funds available through the Urban County on an annual basis. The City markets the program, however, aggressive marketing is no longer recommended as available funds can only provide approximately one rehabilitation per year. Three single family homes have been rehabilitated and emergency repairs have been performed on three additional single family homes</p>

	<p>through the HOME and CDBG programs. This is an ongoing program that will continue as long as the funds are available.</p> <p>Continue/Modify/Delete: Modify: The City shall continue this program by continuing to use CDBG and/or HOME funds to fund housing rehabilitation loans. This program will be combined with other programs that address use of CDBG and HOME funds for housing rehabilitation. The reference to the Housing Authority will be removed as the Housing Authority does not administer HOME or CDBG funds and there is no public housing managed by the Housing Authority in Lathrop.</p>
<p><u>Program 4.6:</u> Aggressively market the Housing Rehabilitation program in targeted areas with need for rehabilitation as identified by City staff.</p>	<p>Result/Evaluation: See Program 4.5</p> <p>Continue/Modify/Delete: Delete: The City’s limited funding does not warrant aggressive marketing. Program 4.5 will be revised to fully address rehabilitation needs.</p>
<p><u>Program 4.6A:</u> The City shall allow bedroom and bathroom additions as part of the City’s Housing Rehabilitation Program. (1 very low and 1 low income unit)</p>	<p>Result/Evaluation: The Housing Rehabilitation Program requirements are developed by San Joaquin County. The funding is limited to rehabilitation loans that do not exceed 110% of the value of the property when combined with the mortgage. Additions are allowed.</p> <p>Continue/Modify/Delete: Modify: The guidelines for the Housing Rehabilitation Program are developed by the County, so this program will be combined with other Housing Rehabilitation programs to encourage the program to continue to allow for additions.</p>
<p><u>Program 4.7:</u> The City shall continue to coordinate housing rehabilitation programs with code compliance efforts and combine both targeted and citywide neighborhood participation.</p>	<p>Result/Evaluation: The City continues to coordinate code enforcement with its housing rehabilitation program. 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>Continue/Modify/Delete: Continue: The City shall continue to support this program.</p>
<p><u>Program 4.8:</u> The City shall continue to provide funding and support for the rehabilitation of mobile homes. (2 extremely low, 3 very low, 5 low income units)</p>	<p>Result/Evaluation: Mobile homes on a permanent foundation are eligible for the City’s County-administered Housing Rehabilitation Program. Data provided by the County does not indicate how many of homes assisted through the program are mobile homes or manufactured housing. This program continues to be appropriate and necessary.</p> <p>Continue/Modify/Delete: Continue: The City shall continue to support this program.</p>
<p><u>Program 4.9:</u> The City shall continue to expand rehabilitation program eligibility to include rental properties.</p>	<p>Result/Evaluation: The City’s allocation of HOME and CDBG funds has not been sufficient to fund the rehabilitation of multifamily housing. The City has determined that the best use of funds for rehabilitation focuses on single family housing as the City’s allocation is only adequate to support the rehabilitation of a single unit most years.</p> <p>Continue/Modify/Delete: Delete: The City’s funding is not adequate to support this program.</p>
<p><u>Program 4.10:</u> The City shall continue to include funds in its operating budget for building code and blight enforcement programs.</p>	<p>Result/Evaluation: The City continues to fund code compliance officer and building inspector staff positions to provide ongoing enforcement of the City Municipal Code in order to encourage property owners to maintain safe and habitable housing and to</p>

	<p>reduce blight. This program is effective and continues to be appropriate.</p> <p>Continue/Modify/Delete: Continue: The City shall continue to support this program.</p>
<p><u>Program 4.11:</u> The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.</p>	<p>Result/Evaluation: The City continues to receive federal CDBG and HOME funds through the Urban County program. There has been a reduction in available federal and state funding for housing in recent years. Most State funding sources are offered through a competitive application process. The City has not identified other funding sources that the City would be competitive to receive. The City should continue to review available funding sources and implement this program.</p> <p>Continue/Modify/Delete: Continue: The City shall continue to support this program.</p>
<p><u>Program 4.12:</u> The City shall continue to annually update the status of housing conditions to determine the need for housing rehabilitation and removal of unsafe units.</p>	<p>Result/Evaluation: The City reviews housing conditions on a regular basis through code enforcement. There is no database of information that would provide a meaningful update of Citywide housing conditions on an annual basis.</p> <p>Continue/Modify/Delete: Modify: The City shall review code enforcement activities on an biennial basis to identify any new housing rehabilitation needs or significant changes in housing condition.</p>
<p><u>Program 4.13:</u> The City shall conduct a bi-annual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.</p>	<p>Result/Evaluation: The City continues to review its code, ordinance, processing, and fee requirements for housing. No changes, other than changes to the Zoning Ordinance discussed herein to address SROs, group quarters, and reasonable accommodation, have been identified. The City's code enforcement targets specific areas based on complaints received and also strives to address city-wide code compliance. This program continues to be appropriate to ensure that constraints to housing are considered and addressed.</p> <p>Continue/Modify/Delete: Modify: The City shall conduct this review at the same time as updates to the City's development impact fee program.</p>
<p><u>Program 4.14:</u> The City shall work with San Joaquin County in implementing the Neighborhood Stabilization Program for the City of Lathrop. The City shall utilize the funds to assist in the rehabilitation and re-sale of foreclosed homes to be available for approximately 10-12 very low-, low-, and moderate-income households over a 5 year period. (3 very low, 5 low, 4 moderate income units)</p>	<p>Result/Evaluation: The City coordinated with San Joaquin County to encourage use of Neighborhood Stabilization Funds in Lathrop and was allocated \$645,663. Five foreclosed homes were purchased through the Neighborhood Stabilization Program and were then rehabilitated and sold to low income households. While this program was successful, the Neighborhood Stabilization Program has ended and is no longer funded.</p> <p>Continue/Modify/Delete: Delete: The Neighborhood Stabilization Program has ended.</p>
<p><u>Program 5.1:</u> The City shall require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.</p>	<p>Result/Evaluation: The City includes a one page information page/disclosure form addressing a no tolerance standard for any type of housing discrimination for all projects receiving City assistance. This program has been effective and remains appropriate.</p> <p>Continue/Modify/Delete: Continue: The City shall continue to support this program.</p>

<p>Program 5.2: The City shall acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including health fairs, and City sponsored events. Distribute materials to public locations such as the library and senior center, multifamily housing, and the City Hall.</p>	<p>Result/Evaluation: The Urban County program, which the City participates in, funds fair housing services for Lathrop residents and tenants. San Joaquin Fair Housing provides information regarding fair housing that addresses disability and familial status 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>Continue/Modify/Delete: Modify: The City shall continue this program in conjunction with Program 1.14. The program shall be revised to remove the language regarding developing new brochures and will focus on distributing brochures developed by federal, state, and local organizations that specialize in fair housing issues.</p>
<p>Program 5.3: The City shall continue to refer all housing discrimination referrals to the Community Development Director who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission. The City shall improve public outreach efforts regarding how and where housing discrimination complaints can be filed. The City shall include bilingual communication with any public outreach efforts.</p>	<p>Result/Evaluation: The City has not received any housing discrimination complaints. The City works with San Joaquin Fair Housing, which is funded to provide fair housing services to all jurisdictions participated in the San Joaquin Urban County. The City distributes brochures regarding housing discrimination at City Hall and other community places.</p> <p>Continue/Modify/Delete: Modify: The City shall modify this program to refer complaints to San Joaquin Fair Housing and to encourage San Joaquin Fair Housing to conduct outreach efforts targeted at Lathrop residents.</p>
<p>Program 5.4: The City shall fund, support and promote programs to “affirmatively further” fair housing through (1) outreach and education, (2) an easy access public complaint system, and (3) tracking activities and complaints for follow-up action, 3) provide bilingual communication, and 4) include website information.</p>	<p>Result/Evaluation: The City has not had adequate staffing or funding to prepare a formal outreach program with forms, website accessible information, nor implementation of a formal tracking program. Given Lathrop’s “open door policy” and customer service friendly staff, the need for a formal program may not be necessary. However, bilingual communication and inclusion of information on the website would be beneficial. It would be more appropriate to work with San Joaquin Fair Housing, or other fair housing providers that are contracted to provide fair housing services for Lathrop, as these service providers are familiar with appropriate outreach programs and methods of providing fair housing information.</p> <p>Continue/Modify/Delete: Modify: This program will be combined with Programs 5.2 and 5.3 and will focus on providing fair housing outreach in partnership with the Urban County and San Joaquin Fair Housing.</p>
<p>Program 5.5: The City shall amend Chapter 17 of the Municipal 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. With approximately 93 acres of land in the RM and PO zone districts there is sufficient land available for at least one emergency shelter. In addition to amending Chapter 17 to identify specific zone districts, the City shall also adopt objective standards to regulate emergency shelters as provided for under SB 2.</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to allow emergency shelters as a permitted use in the RM and PO zones, subject to standards as provided under SB 2. The changes to the Zoning Code will be adopted prior to the adoption of this Housing Element. This program has been effective.</p> <p>Continue/Modify/Delete: This program will be kept in the Housing Element with the timing modified to identify that the program will be implemented concurrent with Housing Element adoption. See Program 2i of the Housing Plan.</p>

<p>Program 5.6: The City shall amend Chapter 17 of the Municipal 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 Senate Bill 2, which took effect in 2008.</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to allow transitional and supportive housing consistent with the requirements of State law. The changes to the Zoning Code will be adopted prior to the adoption of this Housing Element. This program has been effective.</p> <p>Continue/Modify/Delete: This program will be kept in the Housing Element with the timing modified to identify that the program will be implemented concurrent with Housing Element adoption. See Program 2j of the Housing Plan.</p>
<p>Program 5.7: The City shall amend Chapter 17 of the Municipal Code to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple Family Residential (RM) zone district.</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to allow small residential care homes consistent with the requirements of State law. The Zoning Code was reviewed as part of this Housing Element Update and it was determined appropriate to continue to allow large residential care homes with administrative and conditional approvals as shown in Table 46.</p> <p>Continue/Modify/Delete: This program will be removed from the Housing Element.</p>
<p>Program 5.8: Assist disabled homeowners in making modifications for improved accessibility. (1 extremely low, 2 very low, 5 low, 5 moderate low income units)</p>	<p>Result/Evaluation: The City is in the process of amending the Zoning Code to create a process to address reasonable accommodation requests. The reasonable accommodation program will assist disabled homeowners in modifying their homes to address accessibility needs. This program has been effective.</p> <p>Continue/Modify/Delete: This program will be kept in the Housing Element with the timing modified to identify that the program will be implemented concurrent with Housing Element adoption.</p>
<p>Program 5.9: 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. (20 extremely low, 20 very low, and 50 low income units)</p>	<p>Result/Evaluation: The City has not had any affordable housing projects during the planning period, so has not been able to encourage larger rental units. The City has minimal funding to assist developers in providing affordable housing for large families, but will provide information regarding potential funding sources to interested developers. Affordable housing for large families continues to be a need in the City and this program continues to be relevant.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 5.10: The City will support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code.</p>	<p>Result/Evaluation: The City continues to permit child day care facilities in accordance with the Zoning Code. This program remains appropriate.</p> <p>Continue/Modify/Delete: Modify. This program will be modified to include City support for the inclusion of on-site child-care facilities in proposed multifamily developments, as well as encouraging neighborhood-serving childcare facilities in order to improve access to childcare for both single parent and dual parent households.</p>

<p><u>Program 5.11:</u> Amend City Municipal Code Title 17 to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair 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>Result/Evaluation: The City is in the process of amending the Zoning Code to create a process to address reasonable accommodation requests. The reasonable accommodation program will provide for reasonable accommodation in both owner- and renter-occupied units. This program has been effective in ensuring the City provides reasonable accommodation.</p> <p>Continue/Modify/Delete: This program will be kept in the Housing Element with the timing modified to identify that the program will be implemented concurrent with Housing Element adoption. The Housing Plan of this Housing Element Update includes a program to ensure that City staff is aware of the reasonable accommodation program and that reasonable accommodation requests are processed in an efficient manner. See Program 2e of the Housing Plan.</p>
<p><u>Program 5.12:</u> Amend City Municipal Code Title 17 to adopt a new ordinance relating to Universal Design Element pursuant to Health and Safety Code Section 17959. The ordinance shall address the full cycle of use of housing without regard to the physical abilities or disabilities of a home’s occupants or guest in order to accommodate a wide range of individual preferences or physical abilities. Include provisions for clear rules, policies, and procedures, for Universal Design in order to promote equal access to housing.</p>	<p>Result/Evaluation: This program has not yet been implemented due to limited staff resources. State law does not require adoption of a Universal Design Ordinance. On its website, HCD provides a Universal Design Checklist to assist jurisdictions with encouraging universal design in housing.</p> <p>Continue/Modify/Delete: Modify. This program will be replaced with a program to utilize the HCD Universal Design Checklist.</p>

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Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
West Lathrop Specific Plan/Mossdale						
19119001	RL-MV	LD	82.06	198	West Lathrop Specific Plan/Mossdale Area D 198 dwelling units at 5.5 units per acre for this site. Vacant.	AM
19120002	RL-MV	LD	16.33	89	West Lathrop Specific Plan/Mossdale identifies 5.5 units per acre. Vacant.	AM
19138047	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19138048	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19138049	RL-MV	LD	0.13	1	Mossdale - vacant single family lot.	AM
19162030	RL-MV	LD	0.20	1	Mossdale - vacant single family lot.	AM
19162031	RL-MV	LD	0.14	1	Mossdale - vacant single family lot.	AM
19162032	RL-MV	LD	0.20	1	Mossdale - vacant single family lot.	AM
19162033	RL-MV	LD	0.16	1	Mossdale - vacant single family lot.	AM
19162034	RL-MV	LD	0.16	1	Mossdale - vacant single family lot.	AM
19162041	RL-MV	LD	0.16	1	Mossdale - vacant single family lot.	AM
19163005	RL-MV	LD	0.16	1	Mossdale - vacant single family lot.	AM
19163009	RL-MV	LD	0.18	1	Mossdale - vacant single family lot.	AM
19163010	RL-MV	LD	0.15	1	Mossdale - vacant single family lot.	AM
19163011	RL-MV	LD	0.14	1	Mossdale - vacant single family lot.	AM
19175006	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175007	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175008	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175009	RL-MV	LD	0.15	1	Mossdale - vacant single family lot.	AM
19175028	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175033	RL-MV	LD	0.12	1	Mossdale - vacant single family lot.	AM
19175034	RL-MV	LD	0.12	1	Mossdale - vacant single family lot.	AM
19175035	RL-MV	LD	0.27	1	Mossdale - vacant single family lot.	AM
19175036	RL-MV	LD	0.38	1	Mossdale - vacant single family lot.	AM
19175037	RL-MV	LD	0.15	1	Mossdale - vacant single family lot.	AM
19175041	RL-MV	LD	0.18	1	Mossdale - vacant single family lot.	AM
19175042	RL-MV	LD	0.12	1	Mossdale - vacant single family lot.	AM
19175043	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175044	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175045	RL-MV	LD	0.11	1	Mossdale - vacant single family lot.	AM
19175046	RL-MV	LD	0.15	1	Mossdale - vacant single family lot.	AM
19175052	RL-MV	LD	0.23	1	Mossdale - vacant single family lot.	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
24102061	RH-MV	HD	5.58	208	Mossdale Landing South. Fairfield Apartments approved for 208 units (APNs 24102061,065,066). Vacant.	EL, VL, L

Appendix A - Inventory of Residential Sites

24102065	RH-MV	HD	2.73	-	Mossdale Landing South. Fairfield Apartments approved for 208 units (APNs 24102061,065,066). Vacant.	EL, VL, L
24102066	RH-MV	HD	0.58	-	Mossdale Landing South. Fairfield Apartments approved for 208 units (APNs 24102061,065,066). Vacant.	EL, VL, L
Subtotal: Residential Low			103.37	319		AM
Subtotal: Residential High			8.89	208		EL, VL, L
West Lathrop Specific Plan/River Islands						
21322002	RL-RI	RL-RI	195.72		River Islands Vesting Tentative Map 3694 approved for 3,616 single family (3,552 detached single family and 64 single family courtyard units) and 668 multifamily units including 425 apartments (approx. 17.7 net acres at 24 du/ac) and 245 townhomes (approx. 21 net acres at 11.6 du/ac) in the Mixed Use area. Approximately 250 single family units completed and 175 single family lots in final maps (see below); 3,191 single family and 668 multifamily remaining. The remaining units in the Vesting Tentative Map will accommodate 425 lower income units (15-40 du/ac, assumed at approx. 24 du/ac), 312 moderate income units at medium densities (single family courtyard units and multifamily townhome units), and 3,191 single family units at low densities.	All
21322004	RL-RI	RL-RI	28.50			All
21323001	RL-RI	RL-RI	91.09			All
21323002	RL-RI	RL-RI	1.85			All
21323003	RL-RI	RL-RI	1.85			All
21323004	RL-RI	RL-RI	1.85			All
21323005	RL-RI	RL-RI	95.38			All
21323006	RL-RI	RL-RI	93.05			All
21330008	RL-RI	RL-RI	7.30			All
21330011	RL-RI	RL-RI	3.77			All
21331007	RL-RI	RL-RI	16.28			All
21331008	RL-RI	RL-RI	71.41			All
21331009	RL-RI	RL-RI	62.05			All
21331010	RL-RI	RL-RI	200.27			All
21331012	RL-RI	RL-RI	78.70			All
21331008	RM-RI	RM-RI	26.21			All
21331009	RM-RI	RM-RI	25.96			All
21331010	RM-RI	RM-RI	11.95			All
21331026	MU-RI	MU-RI	0.44			All
21331010	MU-RI	MU-RI	124.52			All
21331023	MU-RI	MU-RI	8.81	27	River Islands 3791 (finaled lot of VTM 3694). Vacant.	AM
21342040	MU-RI	MU-RI	0.16	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342041	MU-RI	MU-RI	0.11	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342042	MU-RI	MU-RI	0.12	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342043	MU-RI	MU-RI	0.12	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21331025	RL-RI	RL-RI	2.64	16	River Islands 3702 (finaled lot of VTM 3694). Vacant.	AM
21331026	RL-RI	RL-RI	27.62	62	River Islands 3794 and 3795 (finaled lot of VTM 3694). Vacant.	AM
21337010	RL-RI	RL-RI	0.14	1	River Islands 3705 (finaled lot of VTM 3694). Vacant.	AM
21337012	RL-RI	RL-RI	0.19	1	River Islands 3705 (finaled lot of VTM 3694). Vacant.	AM
21337052	RL-RI	RL-RI	0.13	1	River Islands 3705 (finaled lot of VTM 3694). Vacant.	AM
21338028	RL-RI	RL-RI	0.16	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21338029	RL-RI	RL-RI	0.14	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339001	RL-RI	RL-RI	0.15	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339002	RL-RI	RL-RI	0.15	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339003	RL-RI	RL-RI	0.16	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM

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21339010	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339011	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339012	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339013	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339014	RL-RI	RL-RI	0.14	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339015	RL-RI	RL-RI	0.15	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339016	RL-RI	RL-RI	0.19	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339017	RL-RI	RL-RI	0.24	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339018	RL-RI	RL-RI	0.14	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339019	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339020	RL-RI	RL-RI	0.13	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339021	RL-RI	RL-RI	0.18	1	River Islands 3703 (finaled lot of VTM 3694). Vacant.	AM
21339026	RL-RI	RL-RI	0.17	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21339027	RL-RI	RL-RI	0.19	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21339028	RL-RI	RL-RI	0.14	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21339031	RL-RI	RL-RI	0.12	1	River Islands 3792 (finaled lot of VTM 3694). Vacant.	AM
21339032	RL-RI	RL-RI	0.15	1	River Islands 3792 (finaled lot of VTM 3694). Vacant.	AM
21339033	RL-RI	RL-RI	0.15	1	River Islands 3792 (finaled lot of VTM 3694). Vacant.	AM
21340012	RL-RI	RL-RI	0.29	1	River Islands 3704 (finaled lot of VTM 3694). Vacant.	AM
21340017	RL-RI	RL-RI	0.41	3	River Islands 3702 (finaled lot of VTM 3694). Vacant.	AM
21342047	RL-RI	RL-RI	0.12	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342048	RL-RI	RL-RI	0.10	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342049	RL-RI	RL-RI	0.16	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342050	RL-RI	RL-RI	0.19	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342040	MU-RI	MU-RI	0.16	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342041	MU-RI	MU-RI	0.11	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342042	MU-RI	MU-RI	0.12	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21342043	MU-RI	MU-RI	0.12	1	River Islands 3706 (finaled lot of VTM 3694). Vacant.	AM
21311001	RL-RI	RL-RI	175.13	551	West Lathrop Specific Plan/River Islands. Assumed proportional share of 4,916 low density units allocated to Woodlands, West Village, and remaning 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	117.53	370		AM
21311003	RL-RI	RL-RI	124.71	392		AM
21312001	RL-RI	RL-RI	176.11	554		AM
21312002	RL-RI	RL-RI	157.28	495		AM
21321002	RL-RI	RL-RI	86.57	272		AM
21321003	RL-RI	RL-RI	9.71	31		AM
21321004	RL-RI	RL-RI	61.56	194		AM
21321005	RL-RI	RL-RI	56.55	178		AM
21321006	RL-RI	RL-RI	184.57	581		AM
21322001	RL-RI	RL-RI	85.50	269		AM
21322003	RL-RI	RL-RI	49.45	156		AM
21325001	RL-RI	RL-RI	83.24	262		AM
21325002	RL-RI	RL-RI	42.51	134		AM
21325003	RL-RI	RL-RI	42.03	132		AM
21325004	RL-RI	RL-RI	110.41	347		AM
21311001	RM-RI	RM-RI	17.15	131	West Lathrop Specific Plan/River Islands. Assumed proportional share of 1,200 medium density units	M
21311002	RM-RI	RM-RI	25.55	195		M

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21311003	RM-RI	RM-RI	7.16	55	designated for the Woodlands, East Village, West Village. Approx. 10.16 du/ac net density, 7.62 du/ac gross density. Vacant.	M
21312001	RM-RI	RM-RI	26.83	204		M
21312002	RM-RI	RM-RI	18.29	139		M
21321002	RM-RI	RM-RI	33.24	253		M
21321003	RM-RI	RM-RI	17.02	130		M
21321006	RM-RI	RM-RI	6.66	51		M
21322003	RM-RI	RM-RI	4.33	33		M
21325001	RM-RI	RM-RI	1.19	9		M
21321006	RH-RI	RH-RI	27.50	600	West Lathrop Specific Plan designates site for 500 to 650 units and identifies 600 units (21.8 du/ac) as optimal. Vacant.	EL, VL, L
Subtotal: Residential Low			2,707.49	8,190		AM
Subtotal: Residential Medium			178.51	1,508		M
Subtotal: Residential High			45.20	1,025		EL, VL, L
Central Lathrop Specific Plan						
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
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
19121024	VR/DS-CL	VR-CL	17.02	84		

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19121025	VR/DS-CL	VR-CL	20.36	100		
19122032	R/MU/DS-CL	R/MU-CL	11.89	149	Central Lathrop Specific Plan. Assumed 25 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	5.81	73	Central Lathrop Specific Plan. Assumed 25 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 25 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	2.27	28	Central Lathrop Specific Plan. Assumed 25 du/ac for 50% of mixed use site. Vacant.	EL, VL, L
19122004	VR/DS-CL	VR-CL	82.25	617	Vacant. Assumed 7.5 du/ac.	AM
19122005	VR/DS-CL	VR-CL	218.12	1,636	Vacant. Assumed 7.5 du/ac.	AM
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	1.89	14	Vacant. Assumed 7.5 du/ac.	AM
19122008	VR/DS-CL	VR-CL	14.42	108	Vacant. Assumed 7.5 du/ac.	AM
19122009	VR/DS-CL	VR-CL	16.25	122	Small portion developed with single family home. Assumed 7.5 du/ac.	AM
19122010	VR/DS-CL	VR-CL	4.95	37	Vacant. Assumed 7.5 du/ac.	AM
19122011	VR/DS-CL	VR-CL	10.39	78	Vacant. Assumed 7.5 du/ac.	AM
19122012	VR/DS-CL	VR-CL	0.95	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	4.99	37	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
19122035	VR/DS-CL	VR-CL	8.97	67	Vacant. Assumed 7.5 du/ac.	AM
19122036	VR/DS-CL	VR-CL	4.99	37	Barn or outbuilding. Assumed 7.5 du/ac.	AM
Subtotal: Residential Low			682.17	4,589		AM
Subtotal: Residential Medium			55.38	440		M
Subtotal: Residential High			39.44	664		EL, VL, L
Individual Sites						
19605069	R-1-6	LD	1.56	8	Small, older home anticipated to be replaced with permitted higher density uses based on market demand based on capacity of site to support additional development.	AM
19625031	R-1-6	LD	0.43	3	Vacant.	AM
19651008	R-1-6	LD	3.45	20	Vacant.	AM
19651010	R-1-6	LD	0.60	3	Vacant.	AM

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19605020	RM3	MD	1.05	6	Vacant.	M
					Small, older home anticipated to be replaced with permitted higher density uses based on market demand based on capacity of site to support additional development.	
19605030	RM3	MD	1.00	11		M
19605032	RM3	MD	1.00	12	Vacant.	M
19605033	RM3	MD	0.99	12	Vacant.	M
19650001	RM3	MD	2.44	28	Vacant.	M
19650002	RM3	MD	0.33	4	Vacant.	M
19650003	RM3	MD	0.56	6	Vacant.	M
19650004	RM3	MD	0.46	5	Vacant.	M
19650005	RM3	MD	1.32	15	Vacant.	M
19650007	RM3	MD	0.35	4	Vacant.	M
19650008	RM3	MD	0.69	10	Vacant. Previously approved for a 10-unit apartment project (Griffith Apartments).	M
19650009	RM3	MD	0.60	7	Vacant.	M
19607004	CC	CC	0.46	7	Residential required to be above commercial use. Assumed 29.04 du/ac on 50% of parcel. Vacant.	M
19607005	CC	CC	0.67	10	Residential required to be above commercial use. Assumed 29.04 du/ac on 50% of parcel. Vacant.	M
19607011	CC	CC	0.31	5	Residential required to be above commercial use. Assumed 29.04 du/ac on 50% of parcel. Vacant.	M
19608078	CC	CC	0.56	8	Residential required to be above commercial use. Assumed 29.04 du/ac on 50% of parcel. Vacant.	M
19608079	CC	CC	0.81	12	Residential required to be above commercial use. Assumed 29.04 du/ac on 50% of parcel. Vacant.	M
19608021	PO	PO	1.00	12	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Vacant.	M
19608026	PO	PO	1.50	17	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Underutilized - small older structure on large lot.	M
19608044	PO	PO	1.00	12	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Vacant.	M
19608072	PO	PO	0.25	3	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Vacant.	M
Subtotal: Residential Low			6.04	34		AM
Subtotal: Residential Medium			14.54	164		M
Subtotal: Residential High			2.81	42		M