



HOUSING ELEMENT

2009 - 2014

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2009-2014 Policy Document Lathrop Housing Element

June 2010

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330



I. 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.

The purposes of the 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 of Lathrop's respective Council of Governments (COG) address and assign the City's "fair share" of regional housing needs. The San Joaquin Area Council of Governments (SJCOG) is the official COG for the City, which establishes the Regional Housing Needs Plan (RHNP) to accommodate the city's share of the regional housing need based on population growth and projections (Government Code 65584). The RHNP provides standards for evaluating the adequacy of governmental policies and practices to ensure each local government is providing sufficient land and opportunities to address population growth and job generation. Beyond these income-based housing needs, the housing element must also address special needs groups; such as persons with disabilities, farm workers, and homeless persons.

The City of Lathrop Housing Element consists of two documents: Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies programs, and quantified objectives in the City of Lathrop Housing Element Policy Document. This Policy Document is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, the format of this Housing Element, and certification process.

II. Public Participation

This section describes the outreach efforts that were taken to achieve positive community input in the creation of this updated Housing Element.



III. Consistency with the General Plan

This section involves the internal consistency between the updated Housing Element with the other elements within the General Plan.

IV. Citywide Housing Plan

This section examines the effectiveness of the previous element and provides an overview of the current Housing Element, including a review of all goals, objectives, and the status on their implementation by the responsible agency and/or City department. After a review of the previous element all opportunities and constraints within the City will be reviewed to determine how they affect current and future housing stock. This section will address opportunities and constraints that influence the demand and need for future housing, as well as the Quantified Objectives and consistency with the General Plan.

V. Goals, Policies, and Programs

Section V includes seven housing categories. Each housing category contains a set of Goals, with subsequent policies, that are addressed in the Background Report's assessment of the City's needs and provide direction for future housing development. Implementation programs are listed at the end of each category and describe the proposed action, the group, department, and/or agency responsible for carrying out the program, including the timeframe for accomplishing the actions.

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 remaining 5-year timeframe of the Housing Element
- "Affordable Housing" means housing affordable to extremely low-, very low-, low-, and moderate-income households.



II. PUBLIC PARTICIPATION

WORKSHOPS AND NOTICING

During the preparation of the Lathrop Housing Element a number of public outreach resources were utilized. City officials, the Department of Housing and Community Development (HCD), and various social services agencies were contacted and consulted. The following meetings were held to garner public input:

April 2, 2009:	Two Public Workshops
July 2010:	Planning Commission public hearing
August 2010:	City Council public hearing

The meetings were formally noticed in the local newspaper, the Lathrop Rush, notices and announcements were mailed to interested individuals, and organizations were contacted. These included public officials, non-profit and for-profit housing developers, housing advocates, and HCD. Notices were mailed on March 16, 2009. The April 2, 2009 public workshops were noticed in the following newspapers as follows: Tri-Valley Herald March 21, 2009; Sun Post March 27, 2009; and The Lathrop Rush March 31, 2009. The workshops were attended by interested individuals who provided comments on issues related to the Housing Element. The workshop was also recorded and made available for those who could not attend either of the two workshops.

Prior to the first workshops, City staff held several meetings to review the City's Existing Housing Element. Site visits were also conducted to evaluate housing conditions, vacant/underutilized sites, and new housing projects within the City.

The City held two public workshops on April 2, 2009 at two different times. This was done to assure that anyone interested in attending would be able to do so. The first workshop was held from 4:00 p.m. to 5:30 p.m. and the second workshop was held from 7:00 p.m. to 8:30 p.m. Both workshops were held at Lathrop City Hall which is accessible to individuals with mobility impairments. Notification of this workshop was provided in both English and Spanish. Additionally, a Spanish language interpreter was available by phone to assist residents in understanding the purposes of the workshop and to relay their input.

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. These groups were notified to attend the workshop through a direct mailing sent March 16, 2009. The public workshop notice was also posted at City Hall one week prior to the workshop and the City posted the notice on the City's website.

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 April 2, 2009 public workshops. At the first public workshop the manager of one of the City's largest mobile home parks stated that she copied both the English and Spanish public workshop notices and gave them to all of residents in the mobile home park.



The public workshops were attended by City of Lathrop residents, the real estate community, a media representative, mobile home park manager, and City staff. These workshops were conducted early in the Housing Element process to find out from the community and housing advocates what their concerns are, share ideas on housing types, and discuss preliminary findings.

Summary comments from the City's April 2, 2009 public workshops included:

Senior citizens need more housing opportunities.

There needs to be assisted living housing for senior citizens so they can stay in Lathrop.

The City needs some nice apartments.

The City needs more apartments.

The City needs to investigate lowering the Mello Roos bonds so the property tax bills are not so high.

The City needs more mobile home parks.

There has been an increase in families moving into the mobile home parks because they lost their homes in Lathrop due to foreclosures.

Foreclosures are a big problem in the City.

There are entire blocks of empty homes.

Homes used to sell for over \$400,000 and are now selling for \$100,000.

The City needs to look forward and plan to be different than just a city of suburbs.

Harlan Road needs work.

Investors are buying homes and renting them out.

Can the City get funds from the Housing Authority to help with foreclosures?

Can the City get funds from Community Development Block Grants to help with foreclosures?

The mobile home parks provide affordable housing for low income seniors and families and they should be counted as providing this type of housing.

Following the public workshops City staff reviewed the available site inventory and future sites for shelters and transitional housing. The City staff also discussed the City's accomplished goals and programs, new programs required in light of new legislation, and constraints facing the Lathrop community.

The information received through the public participation process has been incorporated into different sections of the 2009-2014 Housing Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice identifies a 30-day review and comment period, and identifies locations for review of the draft document including the City of Lathrop library, City Hall, and the Community Development Department. In addition, the draft Housing Element was placed on the City's website prior to being submitted to HCD. The draft was also submitted to HCD for review and comment.

Public hearings are held on the Housing Element by both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct



notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person.

HOUSING ELEMENT CERTIFICATION PROCEDURES

In accordance with Government Code Section 65585, the City of Lathrop must submit copies of its draft and adopted housing elements to the Department of Housing and Community Development (HCD) for review. The Department will review the draft and report its findings to the jurisdiction. During the review process, HCD review staff will contact the City to discuss the element and its review prior to submitting final written findings to the City. After adoption of the element, the jurisdiction is required to submit the adopted element to the Department for review. There is a 60-day review for a draft element and a 90-day review period for adopted element. In the preparation of its findings, HCD may consult with any public agency, group, and must consider any third party comments regarding the draft under review.



III. CONSISTENCY WITH GENERAL PLAN AND POLICIES

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 the 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 that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan. The Housing Element is mostly related to the Land Use Element. The Land Use Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the City.

Working within this framework, the Housing Element identifies priority goals, objectives, and program actions for the next five years that directly address the housing needs of Lathrop's existing and future residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy - 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 reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this 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 and Specific Plans must all remain consistent with the Housing Element.

Lathrop Municipal Code

The Lathrop Municipal Code (LMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The LMC includes the City's Subdivision Ordinance and Zoning Ordinance.



Subdivision Ordinance

The Subdivision Ordinance regulates the design, development and implementation of land division. Pursuant to Title 16, Chapter 16.04, Section 16.04.010 the purposes of this ordinance are listed below:

- A. To implement the general plan of the city, and elements thereof, as adopted by the City Council.
- B. To provide lots and parcels of sufficient size and appropriate design for the purposes for which they are to be used.
- C. To provide streets of adequate capacity for the anticipated vehicle traffic which would utilize them, and to ensure that they are designed to promote a safe and uncontested traffic circulation system.
- D. To accommodate new development in a manner which will preserve and enhance the city's living environment, and to create attractive areas of development through skilled subdivision design.
- E. To provide for water supply, sewage disposal, storm drainage, solid waste pickup and other utilities and facilities which are required by conditions of living and working in an urban environment.
- F. To ensure that the costs of providing public and private rights-of-way, street and alley improvements, utilities and public areas and facilities needed to serve new developments are borne fairly and equitably by the subdivider and property owners in direct benefit rather than by property owners of the city-at-large.
- G. To protect and enhance real property values.
- H. To coordinate development policies and regulations with those of the county to ensure the unimpeded annexation and development of such land that is logical, desirable and in accordance with goals, policies, standards and proposals of the general plan of the city. (Prior code § 159.001).

Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures. The purposes of the ordinance are listed below (Title 17, Chapter 17.04, Section 17.04.020):



- A. To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses described and depicted in the general plan.
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with objectives, policies, principles and standards of the general plan.
- C. To prevent excessive population densities and overcrowding of land with structures.
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities.
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base.
- F. To protect and enhance real property values and the city's natural assets.
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with objectives and policies of the general plan.
- H. To provide and protect open space in accordance with policies of the resource management element of the general plan, including avoiding the premature development of prime agricultural lands. (Prior code § 170.02).

Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Lathrop has two approved Specific Plans, and one that is in either in the draft or final processing phases, bringing the total to three. These plans are listed below:

Approved:

West Lathrop Specific Plan
Central Lathrop Specific Plan

Processing:

Lathrop Gateway Business Park Specific Plan



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. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To facilitate and expedite the notification process, updates or amendments to the housing element should be sent to service providers within a month after adoption. When submitting copies of housing elements to service providers HCD further recommends inclusion of a summary quantification of the local government's regional housing need allocation and any other appropriate housing information. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups.

SEWER

The City of Lathrop maintains the sewage collection system, sewage treatment is provided by the Manteca Wastewater Treatment Facility which serves as a regional plant to serve Lathrop as well as Manteca. The City is entitled to 14.7% of the Facility's Design flow capacity, or about 0.8 million gallons per day (mgd). This provides sufficient capacity to serve existing development areas along with providing service to vacant in-fill lands within the established community. However, the City of Lathrop maintains all of the wastewater collected in the areas west of Interstate 5 and south of Louise Avenue which is conveyed to the Water Recycling Plant (WRP). The City of Lathrop is relatively flat. Therefore, a series of "pump" stations and "lift" stations are required to convey the influent to one of the two treatment plants. For the areas of the City east of Interstate 5, the collection system conveys the influent to "O" Street Pump Station which then pumps it to the Manteca-Lathrop WQCF. For the areas of the City west of Interstate 5, the collection system conveys the influent to the Mossdale Pump Station which then pumps it to the Lathrop WRP No. 1.



WATER

The City of Lathrop currently derives all of its domestic water supplies from well fields and a distribution system developed by the San Joaquin County Water District prior to Lathrop's incorporation. Water service is only available from wells which tap into groundwater aquifers. The City's water system consists of wells, pump stations, an elevated storage tank and water lines for distribution to system users. The City's water service encompasses most of the developed land between Interstate 5 and the Southern Pacific Railroad north of Louise Avenue, along some agricultural acreage along the Dos Reis Road corridor extending west of I-5 to the San Joaquin River.

Ground water quality in the area west of the Southern Pacific Railroad remains a problem for the City primarily because of salt water intrusion and pollution from agricultural and industrial sources. The potential for salt water intrusion is especially significant as an obstacle to having a dependable long-term supply of groundwater to meet the needs of the expanding urban area as depicted by the General Plan diagram. The potential limitation on water supplies posed by the continued overdraft of groundwater throughout the region continues to be a matter of concern.

The City of Lathrop General Plan EIR has policies to provide guidance for the preparation of the Water System Master Plan and progressive development of a water treatment and distribution system(s) to meet the needs of the future urban pattern.



IV. CITYWIDE 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.

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

Adjusted Lathrop Regional Housing Needs Plan by Income

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
#1) Total RHNP Allocation (2007-2014)	247	186	250	643	1,326
#2) Vacant Land (Table 56 Items#1-144)	428		2,498	2,497	5,423
#3) Parcels with Approved Entitlements (Table 56 #145-146 and Table 57)	208		544	543	1,295
#4) Total Units(#2+#3)	636		3,042	3,040	6,718
Housing Allocation to be Met (#4-#1)	203		2,792	2,397	5,392

Source: City of Lathrop 2010.

The quantified objectives shall however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year period. However because the Regional Housing Needs Assessment (RHNA) covers a 7½-year period, the information is provided for the time period covering January 1, 2007 to June 30, 2014.

The Background Report includes detailed information identifying this time period, the RHNA assigned housing need, the units constructed, the approved/on-line units, and the holding capacity of identified vacant and redevelopable properties. Table 1 above, provides a summary of residential holding capacity in Lathrop compared to the City's assigned housing need. Large portions of the approved and online units are for moderate- to above moderate housing.



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. Eighty-five percent of the CDBG Funds and all of the HOME funds are allocated to the Housing Rehabilitation Program. This program is administered by San Joaquin County on behalf of the City of Lathrop.

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 2			
Quantified Objectives – 2003-2008			
Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	0	0	
Very Low	0	0	
Low	4	43	
Moderate	11	0	
Above Moderate	1,785	0	
TOTAL	1,800	43	1,843

Source: City of Lathrop.

Table 3 provides a summary of income group breakdown in Lathrop for this Housing Element planning period for new construction, rehabilitation, conservation, and preservation. As shown, Lathrop projects 658 units through new construction, 53 units through rehabilitation, and 70 units through conservation/preservation.

TABLE 3			
Quantified Objectives			
Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	26	5	12
Very Low	33	14	20
Low	104	26	34
Moderate	170	8	4
Above Moderate	325		
TOTAL	658	53	70



V. 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).

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.

Objective 1-1: Seek assistance under federal, state and other programs for eligible activities within the City that address affordable housing needs.

Policy 1-1-1: Apply to HUD and State HCD for grant funds that may be used for housing related programs.

Program 1.1: *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).*

Responsible Agency: Community Development Department

Potential Funding Source: State and Federal HUD funds for Section 8 vouchers

Timing: Within one year of Housing Element certification

Quantified Objective: 5 extremely low, 10 very low, 5 low

Program 1.2: *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.*

Responsible Agency: Community Development Department

Potential Funding Source: CDBG and HOME funds

Timing: Annually

Quantified Objective: 2 low income units

Program 1.3: *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.

Responsible Agency: Community Development Department

Potential Funding Source: City General Fund

Timing: Ongoing

Objective 1-2: Provide home ownership opportunities whenever possible.

Policy 1-2-1: Investigate programs that would assist First Time Homebuyers in purchasing their first home.

Program 1.4: 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.

Responsible Agency: Community Development Department, City Council

Potential Funding Source: City General Fund

Timing: Ongoing

Program 1.5: 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.

Responsible Agency: City of Lathrop turns funds over to San Joaquin County for program administration

Potential Funding Source: HOME funds

Timing: 2010-2014

Quantified Objective: 1 very low, 4 low income units

Program 1.6: 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.

Responsible Agency: Community Development Department

Potential Funding Source: CDBG

Timing: 2010-2014

Quantified Objective: 2 very low, 10 low income units



Policy 1-2-2: Continue to find programs to facilitate very low-income families becoming homeowners.

Program 1.7: 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 official.

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

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification

Policy 1-2-3: Direct a portion of CDBG monies to develop a program to monitor the extent and cost (sales, monthly rents, and monthly lease rates) of residential, commercial, and industrial development on an annual basis. Sufficient detail will be provided to monitor employment growth and housing production. Include information from the Central Valley Board of Realtors, and Multiple Listing Service to track housing development, sales, and listing costs.

Program 1.8: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Objective 1-3: Encourage the development of housing and programs to assist special needs persons.

Policy 1-3-1: Assess the need for emergency shelters.

Program 1.9: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Within one year of housing element certification.

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.

Responsible Agency: Community Development Department



Potential Funding Source: General Fund

Timing: 2011-2014

Policy 1-3-2: The City shall review homeless needs with San Joaquin County and other cities in the County and participate in coordinated programs to meet identified needs.

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..

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Policy: 1-3-3: Provide accessibility and mobility enhancing device grants to persons with disabilities.

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..

Responsible Agency: Community Development Department

Potential Funding Source: General Fund and CDBG

Timing: Ongoing

Quantified Objective: 1 very low and 1 low income unit

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 provisions. 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.

Responsible Agency: Community Development Department, Building Division

Potential Funding Source: General Fund

Timing: Ongoing

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.

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



Potential Funding Source: General Fund

Timing: 2010

Policy 1-3-4: Assess the need for farmworker housing in the City.

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.

Responsible Agency: Community Development Department

Potential Funding Source: California Rural Legal Assistance, the farm worker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services

Timing: Within one year of Housing Element certification

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.

Responsible Agency: Community Development Department working with San Joaquin County

Potential Funding Source: Local funds, USDA Rural Housing Services, and California Office of Migrant Services

Timing: 2010

Objective 1-4: Assist the Housing Authority of the County of San Joaquin to meet the growing demand for public housing units and rental assistance through the voucher programs.

Policy 1-4-1: Continue to support the efforts of the San Joaquin Housing Authority in its administration of certificates and vouchers.

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.

Responsible Agency: San Joaquin County Housing Authority and the City Community Development Department

Potential Funding Source: General Fund and HUD funds

Timing: 2010-2014

Quantified Objective: 5 extremely low, 7 very low, 12 low income units



Objective 1-5: Accommodate New Housing to meet the needs of present and future Lathrop residents at all income levels.

Policy 1.5.1: Facilitate the construction of a variety of housing types affordable to all income levels.

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Quantified Objective: 5 extremely low, 12 very low, 20 low, 120 moderate, 200 above moderate income units

Program 1.18: Facilitate the development of market rate rental housing 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*
- *Provide a density bonus in compliance with 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 the specific plan and subdivision applications.*

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Quantified Objective: 24 low, 50 moderate, 125 above moderate income units



Goal 2:

REMOVE CONSTRAINTS

The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.

Objective 2-1: Provide the citizens in the City of Lathrop with reasonably priced housing opportunities within the financial capacity of all members of the community.

Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

Program 2.1: The City shall continue to monitor average processing times for discretionary development permits on an annual basis.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 2.2: 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.

Responsible Agency: All City departments

Potential Funding Source: General Fund

Timing: Ongoing

Program 2.3: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Policy 2-1-2: To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to extremely low-, very-low and low-income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.



Program 2.4: 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 low-income households.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Quantified Objective: 1 extremely low, 1 very low, 6 low income units

Program 2.4.A: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Program 2.4.B: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Program 2.4.C: 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.

Responsible Agency: Community Development Department, City Council

Potential Funding Source: General Fund

Timing: 2009-2014

Program 2.4.D: 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.

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

Potential Funding Source: General Fund

Timing: 2010-2014



Program 2.4.E: 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.

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

Potential Funding Source: General Fund

Timing: 2010-2014

Program 2.4.F: 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.

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

Potential Funding Source: General Fund

Timing: Within 1 year of Certification, Ongoing

Program 2.4.G: 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 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.

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

Potential Funding Source: General Fund

Timing: Within 1 year of Certification, Ongoing

Program 2.4.H: 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 Agency: Community Development Department, Planning Commission, City Council

Potential Funding Source: General Fund

Timing: Within 1 year of Certification, Ongoing

Policy 2-1-3: Consider the impact on housing affordability of all regulatory and fee changes, policies, and development projects.

Program 2.5: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Policy 2-1-4: Encourage the development of second dwelling units to provide additional affordable housing opportunities.

Program 2.6: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Quantified Objective: 4 low income units

Policy 2-1-5: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Program 2.7: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification



Objective 2-2: 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/grants.

Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.

Program 2.8: The City shall continue to publish information regarding the City's Housing Element. The City will provide specific information on funding 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing



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.

Objective 3-1: Provide information to for-profit and non-profit developers and other housing providers on available vacant land.

Policy 3-1-1: Monitor and update the inventory of vacant lands.

Program 3.1: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Objective 3-2: Continue to provide opportunities for mixed-use developments.

Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.

Program 3.2: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Objective 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.



Policy 3-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.

Program 3.3: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Quarterly

Policy 3-3-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA.

Program 3.4: The City shall continue to implement the minimum development densities established for each residential zoning district and limit development at a lower density.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

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.

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, and low-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to 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-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: By July 1, 2010

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 3.8: Residential uses may be required to be part of new projects on key mixed use sites.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing



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.

Objective 4-1: Preserve existing neighborhoods.

Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

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 Overlay District, and (6) explore establishment of a Redevelopment Agency.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification

Program 4.2: The City shall promote and encourage mixed use and higher densities in the Lathrop Historic District.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification

Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

Program 4.3: 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.

Responsible Agency: Building Division/Code Compliance Division

Potential Funding Source: General Fund

Timing: Ongoing

Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.

Program 4.4: The City shall continue to supply energy conservation awareness brochures in all public meeting places.



Responsible Agency: Community Development Department
Potential Funding Source: General Fund
Timing: Ongoing

Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Lathrop.

Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.

Program 4.5: 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.

Responsible Agency: Community Development Department and San Joaquin Housing Authority
Potential Funding Source: CDBG
Timing: 2010-2014
Quantified Objective: 2 extremely low, 3 very low, 7 low, 3 moderate income units

Program 4.6: Aggressively market the Housing Rehabilitation program in targeted areas with need for rehabilitation as identified by City staff.

Responsible Agency: Community Development Department
Potential Funding Source: General Fund
Timing: 2009-2014

Program 4.6A: The City shall allow bedroom and bathroom additions as part of the City's Housing Rehabilitation Program.

Responsible Agency: Community Development Department
Potential Funding Source: CDBG
Timing: Within 1 year of Housing Element certification City shall complete review of standards and amend eligible activities as necessary
Quantified Objective: 1 very low and 1 low income unit

Program 4.7: The City shall continue to coordinate housing rehabilitation programs with code compliance efforts and combine both targeted and citywide neighborhood participation.

Responsible Agency: Community Development Department/Code Compliance Division
Potential Funding Source: General Fund
Timing: 2010-2014



Program 4.8: The City shall continue to provide funding and support for the rehabilitation of mobile homes.

Responsible Agency: Community Development Department

Potential Funding Source: CDBG

Timing: Ongoing

Quantified Objective: 2 extremely low, 3 very low, 5 low income units

Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.

Program 4.9: The City shall continue to expand rehabilitation program eligibility to include rental properties.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2011-2014

Program 4.10: The City shall continue to include funds in its operating budget for building code and blight enforcement programs.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Program 4.11: The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Annually

Program 4.12: The City shall continue to annually update the status of housing conditions to determine the need for housing rehabilitation and removal of unsafe units.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Annually



Program 4.13: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Bi-annually beginning in 2010

Program 4.14: 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.

Responsible Agency: Community Development Department and San Joaquin County

Potential Funding Source: Federal Neighborhood Reinvestment Act funds

Timing: 2010-2014

Quantified Objective: 3 very low, 5 low, 4 moderate income units



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.

Objective 5-1: Eliminate housing discrimination.

Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.

Program 5.1: 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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2011-2014

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing



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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

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 SB2.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification

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.

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

Potential Funding Source: General Fund

Timing: 2010

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010



Program 5.8: Assist disabled homeowners in making modifications for improved accessibility.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Quantified Objective: 1 extremely low, 2 very low, 5 low, 5 moderate low income units

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-and4-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 Agency: Community Development Department

Potential Funding Source: State tax credits, federal tax credits, CDBG

Timing: 2010-2014

Quantified Objective: 20 extremely low, 20 very low, and 50 low income units.

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.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: 2010-2014

Program 5.11: 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.

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

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification



Program 5.12: 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.

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

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification



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.

Objective 6-1: Maximize coordination and cooperation among housing providers and program managers.

Policy 6-1-1: Continue to support the Housing Authority of the County of San Joaquin to provide housing assistance to extremely low, very low, low and moderate-income households.

Program 6.1: The City shall maintain membership in the Housing Authority to qualify City residents for Section 8- existing housing assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to qualified residents.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Policy 6-1-2: Support non-profit cooperation in the development of affordable housing.

Program 6.2: The City shall provide housing information to all interested residents and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the Housing Authority and Non-Profit groups.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Objective 6-2: Achieve a jobs/housing balance.

Policy 6-2-1: Cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Program 6.3: The City shall establish policies and standards that would address and mitigate, the loss of residential properties resulting from any amendments to the Specific Plan.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Annually beginning in 2010



Goal 7:
ENERGY CONSERVATION
Encourage energy conservation in new housing and existing housing

Objective 7-1: Promote the use of energy conservation features in the design of new residential development.

Policies 7-1-1: Ensure that the design of development is consistent with state laws regarding energy conservation.

Program 7.1: The City shall enforce Title 24 provisions of the California Administrative Code for energy conservation measures.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Policy 7-1-2 The City shall 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.

Program 7.2: The City shall encourage pre-application meetings to address site layout and design prior to any formal submittal that is to be heard before 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 Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing

Objective 7-2: Improve energy conservation in existing residential development.

Policy 7-2-1: The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Program 7.3: The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Timing: Ongoing



Policy 7-3-1: The City shall promote conservation policies.

Program 7.4: The City shall consider preparation, adoption, and implementation of policies for new development projects that include but are not limited to the following: energy efficient air conditioners, light colored roofing materials, photovoltaic energy systems, and Energy Star appliances.

Responsible Agency: Community Development Department, Planning and Building Divisions

Potential Funding Source: General Fund

Timing: Within one year of Housing Element certification

Program 7.5: The City shall continue to strive for greater energy conservation in residential development. Through the use of housing rehabilitation funds, monies are available for energy efficiency work for lower-income households. The City will continue to provide information to all residents regarding available home rehabilitation programs and increase public awareness of self-help and rehabilitation programs through outreach programs.

Responsible Agency: Community Development Department

Potential Funding Source:

Timing: Ongoing

Quantified Objective: 3 very low, 3 low income units

2009-2014 Background Report Lathrop Housing Element

June 2010

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

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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 occupies an area of approximately 16.7 square miles and has a population of 12,369 (San Joaquin Council of Government (SJCOG), 2008).

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 was one of Northern California's fastest growing master planned communities, until the decline of the housing market around 2006. Three of the City's largest developments include River Islands at Lathrop (11,000 residential units approved), Mossdale Village Master Planned Community (2,500 units under construction), and Central Lathrop Specific Plan (6,800 dwelling units approved that include low-, medium-, and high-densities).

Figure 1: Lathrop Development



The community is known for its centrality to major transportation nodes and has become a desirable place to live due to its housing availability and affordability. The area has three elementary schools that include Joseph Widmer Jr. Elementary, Lathrop Elementary, and Mossdale Elementary. The City's first high school, Lathrop High was completed in 2008. ITT Technical Institute, and University of Phoenix are private colleges located in the City of Lathrop, 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 2003.

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 handicapped, elderly, 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. By examining these needs, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Policy Document. 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 2003, recent statutory changes have occurred that must be included in the 2009-2014 Lathrop Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

Housing Needs Assessment

INTRODUCTION AND BACKGROUND

The existing City of Lathrop 2003-2008 Housing Element was an update to the housing element adopted in 1999. The analysis in the 2003 Housing Needs Assessment relied primarily on 2000 U.S. Census data. During this 2009-2014 Housing Element update, new U.S. Census data is not due to be released until 2010. As a result, some of the 2000 U.S. Census was retained in this housing element update. With this in mind, every attempt was made to include newer data from other reliable sources as well as to incorporate as much 2006 U.S. Census data for San Joaquin County as possible. Along with census data, this section also summarizes population, housing, and employment data published by the California Department of Finance (DOF) and the San Joaquin Area Council of Governments (SJCOG).

The data for Lathrop is presented whenever possible, alongside comparable statistics for San Joaquin County and the State of California. This method facilitates an understanding of Lathrop's characteristics by illustrating how it is similar to, or differs from, the County and State. These comparisons are also used to analyze the City's housing needs.

POPULATION AND EMPLOYMENT TRENDS

As the designated Metropolitan Planning Organization for San Joaquin County, SJCOG is required by federal law to periodically update and adopt estimates of future population and employment for the region. By examining these projections, a jurisdiction can get an idea of how an increase or decrease in population and/or employment might impact future housing needs.

Table 1 shows population projections for the City of Lathrop compared to total population projections for the County. The projected growth of Lathrop through 2030 outpaces the overall growth San Joaquin County. Lathrop's growth of 3,084 persons between 2005 and 2008 reflects an annual average percentage change of 13.6% (Table 2).

Table 1
Population Projections (2005-2030)

	2000	2005	2010	2015	2020	2025	2030
Lathrop	10,455	12,369	15,453	19,475	24,144	31,073	41,556
San Joaquin County Total	563,598	630,613	708,364	792,998	888,536	995,132	1,117,006

Source: San Joaquin Council of Government (SJCOG), 2008

Table 2
Population Growth Trends

Year	Populations	Change	% Change	Avg. Annual % Change
1990	6,841	-	-	-
2000	10,445	3,604	52.7%	5.3%
2005	12,369	1,924	18.4%	3.7%
2008	17,429	5,060	40.9%	13.6%

Source: San Joaquin Council of Government (SJCOG), 2008, Department of Finance (DOF), 2008

Table 3 compares the growth rate of Lathrop to other cities in San Joaquin County between 1990-2000. While Stockton had the greatest change of population, Lathrop had the second largest percentage of change in population.

Table 3
Population Trends - Neighboring Jurisdictions

Jurisdiction	1990	2000	Change	% Change
Escalon	4,437	5,963	1,526	34.4%
Lathrop	6,841	10,445	3,604	52.7%
Lodi	51,874	56,999	5,125	9.9%
Manteca	40,773	49,258	8,485	20.8%
Ripon	7,455	10,146	2,691	36.1%
Stockton	210,943	243,771	32,828	15.6%
Tracy	33,558	56,929	23,371	69.6%

Source: San Joaquin Council of Government (SJCOG), 2008.

Employment Projections

SJCOG's employment projections reflect the number of jobs within an area instead of the total number employed. Table 4 lists SJCOG projections for employment in Lathrop and the County. In 2005 there were 4,872 jobs in Lathrop. By 2030, that number is expected to increase by 1,961, bringing the total to 6,883.

Table 4
2000-2030 SJCOG Employment Projections

	2000	2005	2010	2015	2020	2025	2030
Lathrop	4,495	4,872	5,241	5,639	6,063	6,459	6,833
San Joaquin County Total	195,710	207,397	220,000	234,343	250,624	270,406	289,461

Source: San Joaquin Council of Government (SJCOG), 2008.

Lathrop's projected employment increase is 52.1%, considerably unequal to the City's population increase projections. While population is projected to almost triple by 2030, the job growth projected for this time period will not be enough to accommodate such growth.

The projected annual average growth rate for employment in Lathrop during 2000-2030 is 7.2% (Table 5). The City's population and housing units are projected to change at an average of 23.4% and 31.7% annually. It appears that Lathrop's total employment will grow at a much slower pace. This could be an early indicator of a growing jobs housing imbalance for the City as more and more home owners are buying homes and working outside of the City.

Table 5
2000-2030 Summary of Population, Employment, and
Housing Projections for Lathrop

	2000	2005	2010	2015	2020	2025	2030	Projected Average Annual Change
Population	10,455	12,369	15,453	19,475	24,144	31,073	41,556	23.4%
Housing Units	2,991	3,631	4,753	6,310	9,269	10,988	15,321	31.7%
Total Employment	4,495	4,872	5,241	5,639	6,063	6,459	6,833	7.2%
Jobs/Household	1.5	1.3	1.1	0.83	0.65	0.59	0.45	-

Source: San Joaquin Council of Government (SJCOG), 2008.

Note: Single and multiple family households are combined for Housing Units.

Note: All figures have been rounded.

EXISTING HOUSING NEEDS

Housing Trends

The purpose of this discussion is to establish the baseline population and employment characteristics for the City of Lathrop. Table 6 compares Lathrop with San Joaquin County and California from 2006 to 2008 to examine a variety of population and household variables that include total population, total household units, and persons per household. Lathrop experienced a 6.5% annual average population growth rate from 2006 to 2008.

Table 6
Population and Household Trends for Lathrop, San Joaquin County, and California

	City of Lathrop				San Joaquin County				California			
	2006	2007	2008	Average Annual Growth Rate: 2006-2008	2006	2007	2008	Average Annual Growth Rate: 2006-2008	2006	2007	2008	Average Annual Growth Rate: 2006-2008
Population	14,558	16,358	17,429	6.5%	665,157	675,463	685,660	1.5%	37,114,598	37,559,440	38,049,462	1.3%
Total Housing Units	4,092	4,652	4,917	5.7%	219,717	224,183	227,339	1.4%	13,140,161	13,312,729	13,444,455	0.99%
Household Population	14,548	16,348	17,419	6.6%	648,042	658,422	669,102	1.62%	36,255,342	36,692,872	37,178,510	1.32%
Group Quarters Population	10	10	10	0%	17,115	17,041	16,558	2.83%	859,256	866,568	870,952	0.51%
Persons Per Household	3.37	3.65	3.66	-	3.07	3.06	3.06	-	2.93	2.93	2.94	-

Source: State of California, Department of Finance, 2008.

Note: All figures have been rounded.

This is much higher than the 1.5% and 1.3% annual average population growth rates for San Joaquin County and California, respectively, during this same time period. A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in-group quarters such as dormitories or prisons. Lathrop's household growth rate was slightly higher than its population growth rate from 2006 to 2008, a result of increasing average household sizes. Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Lathrop, the

2007 average household size was 3.65 persons, higher than the statewide average of 2.93 persons, and higher than the County average of 3.06 persons. Average household size in Lathrop increased from 3.37 to 3.66 from 2006 to 2008.

Lathrop's housing market has experienced a sharp decline over the last several months (similar to many communities throughout California), the trend in increasing household size (Table 6) is likely due to the current rate of foreclosures as well as other economic factors including families moving in with relatives and friends.

Table 7 compares 2000 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Lathrop and San Joaquin.

In 2000, the proportion of Lathrop's population ranging from 35-44 was 17.8%, while San Joaquin County experienced a lower percentage rate of 15.4%. The City also had a high percent of children and teenagers, which may be an indication of more families relocating to take advantage of Lathrop's housing availability and affordability. Percentages among all seniors were higher in San Joaquin County compared to Lathrop.

Table 7
2000 Lathrop and San Joaquin County
Age, Sex, and Ethnicity Counts

Lathrop			San Joaquin County		
Age distribution	Number	Percent	Age distribution	Number	Percent
Under 5	919	8.8%	Under 5	44,960	8%
5-9	1,116	10.7%	5-9	50,511	9.0%
10-14	1,041	10%	10-14	49,896	8.9%
15-19	872	8.3%	15-19	47,915	8.5%
20-24	630	6%	20-24	37,668	6.7%
25-34	1,483	14.2%	25-34	75,540	13.4%
35-44	1,863	17.8%	35-44	86,601	15.4%
45-54	1,210	11.6%	45-54	68,748	12.2%
55-59	382	3.7 %	55-59	23,689	4.2%
60-64	298	2.9%	60- 64	18,271	3.2%
65-74	386	3.7%	65-74	30,673	5.4%
75-84	197	1.9%	75-84	21,619	3.8%
85+	48	0.5%	85+	7,507	1.3%
Total	10,445	100.0%	Total	563,598	100%
Median Age	30	-	Median Age	31.9	-
Sex			Sex		
Male	5,300	50.7%	Male	281,627	50%
Female	5,145	49.3%	Female	281,971	50%

Source: U.S. Census Bureau, 2000.

Note: All are Race alone except for Hispanic, which is Hispanic or Latino (of any race). *All figures have been rounded.*

Females and males accounted for 49.3% and 50.7%, respectively, of the population in Lathrop in 2000. These percentages are almost identical for San Joaquin County, differing by only small percent in both categories.

An examination of ethnicity reveals that Lathrop has a smaller percentage of White/Non-Hispanic population (50.9%) than that in San Joaquin County (58.1%) Table 8. In contrast, the City’s 2000 Asian population was moderately higher (13.4%) than that found in the County (11.4%). The Hispanic population in Lathrop is included as part of the “white” “some other” or “two or more races” categories. If the 30.5% of the people who responded to the survey as “Hispanic or Latino (of any race)” were included in Table 8 then there would be double counting. Therefore a separate category for “Hispanic or Latino (of any race)” was not included in this particular table.

**Table 8
Population by Race and Ethnicity - 2000**

	Lathrop		San Joaquin County	
	Number	Percent	Number	Percent
TOTAL POPULATION	10,445	100.0%	563,598	100.0%
White	5,319	50.9%	327,607	58.1%
Black or African American	469	4.5%	37,689	6.7%
American Indian & Alaska Native	126	1.2%	6,377	1.1%
Asian	1,395	13.4%	64,283	11.4%
Native Hawaiian & Other Pacific Islander	56	0.5%	1,955	0.3%
Some Other Race	2,205	21.1%	91,613	16.3%
Two or More Races	875	8.4%	34,074	6.0%

Source: San Joaquin Council of Government (SJCOG), 2008.

The U.S. Census divides households into two different 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 9, Lathrop had a larger percentage of family households (85%) than San Joaquin County (74%).

**Table 9
Lathrop and San Joaquin County Household Type 2000**

Lathrop			San Joaquin		
Household Type			Household Type		
Families	2,483	85%	Families	134,708	74%
Non-Families	425	15%	Non-Families	46,921	26%
Total	2,908	100%	Total	181,609	100%

Source: U.S. Census Bureau, 2007.

Note: All figures have been rounded.

Table 10 shows the rate of home ownership in Lathrop was nearly 80% in 2000. This data seems to support the earlier conclusion that the City of Lathrop has a growing jobs-housing imbalance, as a result of increased homeowners to renters and a disproportionate increase in population compared to employment growth for the city.

Table 10
Households by Tenure

	1990		2000	
	Number	Percent	Number	Percent
Owner	1,512	78.5%	2,319	79.7%
Rental	415	21.5%	589	20.3%
TOTAL	1,927	100.0%	2,908	100.0%

Source: San Joaquin Council of Government (SJCOC), 2008.

Table 11 shows the Department of Finance's estimated population and housing units in Lathrop for each year from 2000 to 2008. An examination of the data reveals a significant growth increase in both population and housing units during 2006 and 2007.

Table 11
Department of Finance Yearly Estimates
Lathrop Population and Housing Units, 2000-2008

	Population			Housing Units		
	#	Change	Percent Change	#	Change	Percent Change
2000	10,445	-	-	2,991	-	-
2001	10,822	377	3.8%	3,063	72	2.4%
2002	11,644	822	7.1%	3,271	208	6.8%
2003	12,116	472	3.9%	3,377	106	3.2%
2004	12,508	392	3.1%	3,476	99	2.9%
2005	12,810	302	2.4%	3,577	101	2.9%
2006	14,558	1,748	12%	4,092	515	14.4%
2007	16,358	1,800	11%	4,652	560	13.7%
2008	17,429	1,071	6.1%	4,917	265	5.7%

Source: Department of Finance, 2007.

Note: All figures have been rounded.

Table 12 shows the distribution of household incomes for Lathrop, San Joaquin County, and California according to their 1999 incomes. Lathrop has slightly higher income distributions than San Joaquin County and California in the \$50,000 to \$74,999 per year range. In the Less than \$10,000 to \$34,999 ranges, the City's household incomes were below both the State and County. Households with incomes between \$100,000 to \$149,999 were higher in Lathrop and California but lower in San Joaquin County. In the \$150,000 and above range, both the State and County percentages exceeded Lathrop's.

In 2000, Lathrop had a median household income of \$55,037 that was \$13,755 higher than in San Joaquin County, and \$7,544 higher than in California. However, according to the 2008 State Income Limits, the median income for a family of four in San Joaquin County is \$61,300. There was no 2008 data for the City of Lathrop.

Table 12
2000 Household Income Distribution for Lathrop, San Joaquin County, and California

	Lathrop		San Joaquin County		California	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	77	2.7%	18,364	10.1%	967,089	8.4%
\$10,000 to \$14,999	117	4.1%	12,234	6.7%	648,780	5.6%
\$15,000 to \$24,999	272	9.6%	24,053	13.2%	1,318,246	11.5%
\$25,000 to \$34,999	271	9.5%	22,488	12.4%	1,315,085	11.4%
\$35,000 to \$49,999	510	17.9%	29,730	16.4%	1,745,961	15.2%
\$50,000 to \$74,999	813	28.6%	35,475	19.5%	2,202,873	19.1%
\$75,000 to \$99,999	510	17.9%	19,934	11.0%	1,326,569	11.5%
\$100,000 to \$149,999	235	8.3%	13,421	7.4%	1,192,618	10.4%
\$150,000 to \$199,999	36	1.3%	3,212	1.8%	385,248	3.3%
\$200,000 or more	3	0.1%	2,701	1.5%	409,551	3.6%
Total Households	2,844	100%	181,612	100%	11,512,020	100%
Median Household Income	\$55,037	N/A	\$41,282	N/A	\$47,493	N/A

Source: U.S. Census Bureau, 2000.

Note: All figures have been rounded.

Table 13 shows the employment by major sector for Lathrop. In 2000, Lathrop's largest number of people (814) were employed in the manufacturing sector, followed by education, health, and social services (712), with retail trade (528) coming in third.

Table 13
Employment by Industry

Industry Type	1990		2000	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing & hunting, and mining	111	5.0%	135	3.1%
Construction	236	10.5%	416	9.7%
Manufacturing	814	36.4%	814	19.0%
Wholesale trade	118	5.3%	247	5.8%
Retail trade	272	12.2%	528	12.3%
Transportation, warehousing, and utilities	-	-	279	6.5%
Information	-	-	109	2.5%
Finance, insurance, real estate, rental & leasing	120	5.4%	110	2.6%
Professional, scientific, management, administration	-	-	358	8.3%
Educational, health & social services	346	15.5%	712	16.6%
Arts, entertainment, recreation, and services	17	0.8%	261	6.1%
Other services	-	-	159	3.7%
Public administration	203	9.1%	163	3.8%
TOTAL	2,237	100.0%	4,291	100.0%

Source: U.S. Census, 2000.

Note: All figures have been rounded. Employment status counts include employed civilian population 16 years and older.

Table 14 shows that by occupation, sales and service jobs employed the largest number of persons in 2000. The largest occupation was Sales and Office (25.3 percent), followed by Management-Professional (21.6 percent), then Production and Transportation (21.0 percent).

Table 14
Employment by Occupation - 2000

Occupation Type	Number	Percent
Management, professional, and related	929	21.6%
Service	665	15.5%
Sales and office	1,084	25.3%
Farming, fishing, and forestry	86	2.0%
Construction, extraction, maintenance, and repair	628	14.6%
Production, transportation, and material moving	899	21.0%
TOTAL	4,291	100.0%

Source: U.S. Census, 2000.

Note: All figures have been rounded. Employment status counts include employed civilian population 16 years and older.

Overpaying

The analysis of existing housing needs helps local governments identify existing conditions that may present certain burdens such as cost or unmet need. Government Code Section 65583 requires "...an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition." This update includes the analysis of these characteristics including the total number of persons, households, their need, and how the City plans to address their solutions.

A household is considered to be overpaying when 30% 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% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Table 15
Total Households Overpaying - 2000

Owner-Occupied		
All Households	Overpaying	Percent
2,880	2,176	75.6%
Renter-Occupied		
All Households	Overpaying	Percent
2,880	525	18.2%

Source: CHAS Data, 2000.

Table 15 listed the number of households overpaying for both owners (2,176) and renters (525), while Table 16 indicates the number of owners severely overpaying for owner (2,077) and renter (445).

Table 16
Total Households Severely Overpaying - 2000

Owner-Occupied		
All Households	Severely Overpaying	Percent
2,880	2,077	72.1%
Renter-Occupied		
All Households	Severely Overpaying	Percent
2,880	445	15.5%

Source: CHAS Data, 2000.

Note: Severely Overpaying is a subset of Overpaying

Table 17 lists the total number of owner (656) and renter (488)-occupied households whose incomes were less than 80% of the Area Median Income (AMI) in 2000. The second column lists the total number of owner (622) and renter (217)-occupied units paying 30% or more of their incomes to housing costs. Column three lists the percentages of households paying 30% or more of their incomes on housing (31.5% owner occupied and 34.5% renter-occupied).

Table 17
Percentage of Low-Income Households in Lathrop Overpaying for Housing in 2000

Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent Paying 30% or More of HH Income
656	622	31.5%
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent Paying 30% or More of HH Income
488	217	34.5%

Source: U.S. Census, 2000 and CHAS Data, 2000.

Note: AMI (Area Median Income)

Table 18 lists income ranges and the percentage of those incomes that Lathrop's owners and renters pay toward housing costs.

Table 18
2000 Housing Cost as a Percentage of Household Income

Owner-Occupied Units								
Income Range	Total Households	% of Total	0-20%	20-24%	25-29%	30-35%	35%+	Not Computed
\$0 - \$10,000	11	0.6%	0	0	0	0	11	0
\$10,000 - \$19,999	97	4.9%	12	9	11	0	65	0
\$20,000 - \$34,999	162	8.2%	35	0	15	0	112	0
\$35,000 - \$49,999	391	19.8%	73	19	92	56	151	0
\$50,000 - \$74,999	648	32.8%	132	115	206	131	64	0
\$75,000 - \$99,999	432	21.9%	152	108	140	23	9	0
\$100,000 - \$149,999	199	10.1%	162	37	0	0	0	0
\$150,000+	35	1.8%	35	0	0	0	0	0
Subtotal	1,975	100.0%	601	288	464	210	412	0
Renter-Occupied Units								
Income Range	Total Households	% of Total	0-20%	20-24%	25-29%	30-35%	35%+	Not Computed
\$0 - \$10,000	43	6.8%	0	0	0	0	41	2
\$10,000 - \$19,999	119	18.9%	2	0	0	22	69	26
\$20,000 - \$34,999	160	25.4%	9	28	30	46	29	18
\$35,000 - \$49,999	85	13.5%	41	20	9	10	0	5
\$50,000 - \$74,999	108	17.2%	76	32	0	0	0	0
\$75,000 - \$99,999	67	10.7%	56	11	0	0	0	0
\$100,000 +	47	7.5%	47	0	0	0	0	0
Subtotal	629	100.0%	231	91	39	78	139	51
TOTAL				2,604				

Source: U.S. Census, 2000.

Note: All percentages have been rounded.

The 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 2000 U.S. Census is displayed in the tables below. CHAS also provides a comprehensive listing of housing costs and related housing burdens that have a direct impact on the incomes of owners and renters. Table 19 shows that in 2000, of Lathrop's 94 extremely low-income renters, 95.7% experienced some type of overcrowding and/or had incomplete kitchens or plumbing facilities. Additionally, 85.1% had a cost burden of over 50%.

In this same income category, of the 85 owners, 76.5% had some type of housing problem and 64.7% had a cost burden that was over 50%. Of the City's very low-income renters, 68.8% had some sort of overcrowding or other housing related problem, while 25.0% had a cost burden of more than 50%. There were 99 owners in this same income category and 65.7% experienced housing problems.

Table 19
2000 Household Income and Cost Burden for
Lathrop's Renters and Owners

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	94	85	179
% with any housing problems	95.7	76.5	86.6
% Cost Burden >30%	95.7	76.5	86.6
% Cost Burden >50%	85.1	64.7	75.4
Household Income >30% MFI to <=50% MFI	80	99	179
% with any housing problems	68.8	65.7	67.0
% Cost Burden >30%	56.3	55.6	55.9
% Cost Burden >50%	25.0	35.4	30.7
Household Income >50% MFI to <=80% MFI	140	228	368
% with any housing problems	57.1	74.1	67.7
% Cost Burden >30%	50.0	65.4	59.5
% Cost Burden >50%	0.0	13.2	8.2
Household Income >80% MFI	305	1,849	2,154
% with any housing problems	24.6	30.0	29.2
% Cost Burden >30%	0.0	22.4	19.3
% Cost Burden >50%	0.0	1.1	0.9
Total Households	619	2,261	2,880
% with any housing problems	48.5	37.7	40.0
% Cost Burden >30%	33.1	30.3	30.9
% Cost Burden >50%	16.2	6.2	8.3

Source: CHAS Data, 2000.

Notes: The following are CHAS definitions: **Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. **Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. **Elderly households:** 1 or 2 person household, either person 62 years old or older. **Renter:** Data does not include renters living on boats, in RVs, or in vans. This excludes approximately 25,000 households nationwide. **Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Starting around 2005 the housing market began to give way due to irresponsible lending to unqualified homeowners. To make housing more affordable to would-be homeowners who generally would have fallen into the 30 percent category of overpayment, lenders began to offer sub-prime loans to individuals wanting to purchase a home. These sub-prime loans consisted of mortgages at very reduced rates for individuals with little money down as equity and/or a bad financial history, which had altered their credit scores to below the standard averages. These reduced rates were not permanent and would increase to a more accurate percentage after a certain amount of time had elapsed on the basis that the owners could put more money into the equity in order to reduce this change in rate.

As the time periods for these low rates expired, homeowners saw their interest rates dramatically increase. An example of this is a homeowner who had a 5-year, 3% sub-prime loan ending in 2005, could have seen their \$1,000 mortgage increase to \$2,000 mortgage at 8% interest. Years and years of sub-prime mortgage lending began to take its toll around 2005 with mortgage interest rates adjusting upward and home values declining.. This situation is still present in 2009, which has seen the worst housing market in decades. Although sub-prime loans are not the only factor leading to this housing downturn, they are a very large reason why many homeowners are overpaying for housing compared to the last planning period ending in 2002.

HOUSING CHARACTERISTICS

Table 20 presents comparative data on the housing stock in Lathrop, San Joaquin County, and California for 2006 and 2008. The table breaks out the total housing stock in each area 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 during 2006 was single-family detached housing, which accounted for 87.3% of all units. This is a slightly larger proportion of the total in the State overall, where only 57.3% of all units are single-family detached. With 71.9% of single-family detached units in 2006, San Joaquin County has a higher proportion of single-family detached units than the State, but slightly lower than Lathrop.

Table 20
Housing Stock by Type and Vacancy
for Lathrop, San Joaquin County and California

DOF Estimates		Total	Single- family		Multifamily		Mobile Homes	Occupied	Vacant %
			Detached	Attached	2 to 4	5 Plus			
Lathrop									
Units	2006	4,092	3,574	63	92	12	351	3,969	3.01%
Percentage		100.0%	87.3%	1.5%	2.2%	0.26%	7.5%	97.0%	-
Units	2008	4,917	4,132	328	94	12	351	4,763	3.13%
Percentage		100.0%	88.8%	6.7%	2.0%	0.26%	7.5%	96.9%	-
San Joaquin County									
Units	2006	219,717	157,953	11,299	13,525	27,367	9,573	211,074	3.93%
Percentage		100.0%	71.9%	5.1%	6.2%	12.5%	4.4%	96.1%	-
Units	2008	227,339	164,378	11,689	13,765	27,776	9,731	218,390	3.94%
Percentage		100.0%	72.3%	5.1%	6.1%	12.2%	4.3%	96.1%	-
California									
Units	2006	13,140,161	7,533,213	949,735	1,051,578	3,018,692	586,943	12,370,884	5.85%
Percentage		100.0%	57.3%	7.2%	8.0 %	23.0%	4.5%	94.1%	-
Units	2008	13,444,455	7,712,449	965,671	1,064,854	3,106,519	594,962	12,653,634	5.88%
Percentage		100.0%	57.4%	7.2%	7.9%	23.1%	4.4%	94.1%	-

Source: State of California Department of Finance (DOF), 2008.

Note: All figures have been rounded.

In 2006, mobile homes made up the next largest segment of Lathrop's housing stock, comprising of approximately 7.5%. This proportion was slightly higher than that in both San Joaquin County and the State. During this same time period, Lathrop had a lower percentage of multifamily units than found in San Joaquin County and in the State overall. This basic trend continues in 2008 with Lathrop having a higher percentage of single-family detached homes and

mobile homes when compared to the County or State, and a much lower percentage of multifamily dwellings.

Vacancy Rate

Table 20 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Lathrop is shown as having a 3.01% vacancy rate in 2006, compared to 3.93% in San Joaquin County and 5.85% in California. During 2008, Lathrop's vacancy rate remains lower than the County's and State's.

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 2008 California Department of Finances' estimate of 4,917 housing units for Lathrop (see Table 6) represents an increase of 2,659 units over the 2000 figure of 2,258. This means that the housing units added after 2000 resulted in a 54.1% increase of Lathrop's housing units. According to the 2000 Census data shown in Table 21 over half of Lathrop's 2000 housing stock is less than twenty-years old.

Table 21
2000 Lathrop Housing Stock Conditions (Owner and Renter-Occupied)

Owner-Occupied		
Year Structure Built	All Housing Units	Category as Percentage of Total
1999 to March 2000	143	6.3%
1995 to 1998	229	10.1%
1990 to 1994	672	29.8%
1980 to 1989	527	23.3%
1970 to 1979	383	17%
1960 to 1969	179	7.9%
1950 to 1959	85	3.8%
1940 to 1949	20	0.9%
1939 or earlier	20	0.9%
Total	2,258	100.0%
Plumbing Facilities		
All Housing Units	Category as Percentage of Total	
Units With Complete Plumbing Facilities	2,249	99.6%
Units Lacking Complete Plumbing Facilities	9	0.4%
Total	2,258	100%
Renter-Occupied		
Year Structure Built	All Housing Units	Category as Percentage of Total
1999 to March 2000	0	0.0%
1995 to 1998	39	6.2%
1990 to 1994	59	9.4%
1980 to 1989	176	28.0%
1970 to 1979	182	28.9%
1960 to 1969	87	13.8%
1950 to 1959	28	4.5%
1940 to 1949	38	6.0%
1939 or earlier	20	3.2%
Total	629	100%
Plumbing Facilities		
All Housing Units	Category as Percentage of Total	
Units With Complete Plumbing Facilities	629	100%
Units Lacking Complete Plumbing Facilities	0	0.0%
Total	629	100%

Source: U.S. Census Bureau, 2000.

Note: All figures have been rounded.

When examining a housing stock to figure out what condition it is in, there are certain factors that the U. S. Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 21 indicates that nearly all of Lathrop's housing units (99.6%) had complete plumbing facilities in 2000.

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 22, Housing Condition Survey.

Of the parcels surveyed, staff rated most residential areas to be in sound condition. These conditions were based on criteria such as the foundation, siding, windows, roof, etc. Upon completion of this survey these conditions were given a numerical total based on the amount of work needed to be done with categories ranging from; Excellent/Good (1-10) Average/Fair (11-20), Poor/Needs Improvement (21-30) and finally Needs Immediate Improvements (31-Above). The survey did not cover the entire city (west side of the City is less than five years old), and supplements the Census information and provides a snapshot of housing conditions in the City (Table 22).

The majority of the existing house stock was considered to be in good to fair condition with about 15 percent of those houses with conditions ranging from poor to needs improvement. Most of the housing surveyed that needed improvements, was located within the outlying areas of the city and within the Historic Lathrop area. The houses were predominantly 15-20 year old homes with improvements that consisted of mostly siding, some light roof repair, and single pane windows. A majority of the older homes do not have Home Owners Associations; however they have been properly maintained by the individual home owners. Table 22 is a summary of these findings.

Table 22
Lathrop Housing Stock Conditions, 2007

Condition	Amount of Housing	Projected Age of Housing
Good/Fair (1-10)	35	15-20
Poor/Needs Improvement (21-30)	15	20-30
Needs Immediate Improvements (31-Above)	5	30-50
Total	55	na

Source: Housing Survey, 2008

Results of this windshield 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 funds such as Community Development Block Grants (CDBG) for home improvements.

Overcrowding

Data on housing overcrowding are available from the 2000 U.S. Census in the form of the number of persons per room in occupied housing units as identified in Table 23. Typically, a housing unit is considered overcrowded if there is more than 1.0 person per room. In total, 88.8% of Lathrop's owner occupied housing units had 1.0 or fewer persons per room in 2000 (with the resulting 11.2% considered overcrowded). Lathrop's rental units were more overcrowded (26.7%) than those of owner-occupied units (11.2%).

Table 23
Overcrowding by Tenure for Lathrop and California, 2000

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	1,045	46.3%	234	37.2%	1,279	44.3%
0.51 to 1.00	960	42.5%	227	36.1%	1,187	41.1%
1.01 to 1.50	117	5.2%	74	11.8%	191	6.6%
1.51 or more	136	6.0%	94	14.9%	230	8.0%
TOTAL	2,258	100.0%	629	100.0%	2,887	100.0%
Overcrowded	253	11.2%	168	26.7%	421	14.6%
Severely Overcrowded	136	6.0%	94	14.9%	230	8.0%

Source: 2000 U.S. Census

Note: All figures have been rounded. Severely Overcrowded is a subset of Overcrowded.

Table 24
Household Size by Tenure - 2000

Household Size	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1-person	195	8.6%	104	16.5%	299	10.4%
2-person	521	23.1%	121	19.2%	642	22.2%
3-person	456	20.2%	96	15.3%	552	19.1%
4-person	496	22.0%	109	17.3%	605	21.0%
5-person	332	14.7%	93	14.8%	425	14.7%
6-person	168	7.4%	35	5.6%	203	7.0%
7-or-more-person	90	4.0%	71	11.3%	161	5.6%
TOTAL	2,258	100.0%	629	100.0%	2,887	100.0%

Source: 2000 U.S. Census

Note: All figures have been rounded.

According to Table 24, there were 789 large families (five or more members) living in family households in Lathrop in 2000. This total accounts for 27.3% of the total number of family households. In non-family households, fewer than 5 members were present. Of the 2,098 non-family households, 1 person occupied 299 of the households. Table 25 shows the number of bedrooms by housing unit in Lathrop as of 2000. As indicated, approximately 98.2% of homes in Lathrop contain 4 bedrooms or fewer.

Table 25
Number of Bedrooms by Tenure - 2000

Bedroom Type	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
No bedroom	4	0.2%	12	1.9%	16	0.6%
1-bedroom	70	3.1%	90	14.3%	160	5.5%
2-bedroom	418	18.5%	188	29.9%	606	21.0%
3-bedroom	1,102	48.8%	264	42.0%	1,366	47.3%
4-bedroom	613	27.1%	75	11.9%	688	23.8%
5 or more bedroom	51	2.3%	0	0.0%	51	1.8%
TOTAL	2,258	100.0%	629	100.0%	2,887	100.0%

Source: U.S. Census Bureau, 2000.

Note: All figures have been rounded.

Housing Costs Compared to Ability to Pay

Table 26 gives the definitions for each income level as established by the U.S. Department of Housing and Urban Development (HUD).

Table 26
HUD- SJCOG – County of San Joaquin Definitions of Housing Income Limits

Extremely Low-Income Unit is one that is affordable to a household whose combined income is at or lower than 30% of the median income for San Joaquin County as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in San Joaquin County if its combined income is \$18,400 or less for the year 2008.
Very Low-Income Unit is one that is affordable to a household whose combined income is at or lower than 50% of the median income for San Joaquin County as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in San Joaquin County if its combined income is \$30,650 or less for the year 2008.
Low-Income Unit is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for San Joaquin County as established by HUD. A household of four is considered to be low-income in San Joaquin County if its combined income is \$49,050 or less for the year 2008.
Median-Income Unit is one that is affordable to a household whose combined income is the income distribution into two equal groups, one having incomes above the median, and the other having incomes below the median for San Joaquin County as established by HUD. A household of four is considered to be median income in San Joaquin County if its combined income is \$61,300 or less for the year 2008.
Moderate-Income Unit is one that is affordable to a household whose combined income is at or between 80 % to 120% of the median income for San Joaquin County as established by HUD. A household of four is considered to be moderate-income in San Joaquin County if its combined income is \$73,560 or less for the year 2008.
Above Moderate-Income Unit is one that is affordable to a household whose combined income is above 120% of the median income for San Joaquin County as established by HUD. A household of four is considered to be moderate-income in San Joaquin County if its combined income exceeds \$73,561 for the year 2008.
Affordable Units are affordable if households do not pay more than 30% of their gross income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Source: FY 2008 Income Limits for San Joaquin County, (CA – HUD).

Table 27 lists the FY 2008 HUD-defined family income limits for extremely low-, very low-, low-, median, moderate-, and above moderate-income households in the San Joaquin, California

HUD Metro Fair Market Rent (FMR) Area, and from the metropolitan Core-Based Statistical Area (CBSA) (which includes Lathrop by the number of persons in the household). It also lists the maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as low-income (50%-80% of median) with an annual income of up to \$49,050. A household with this income could afford to pay \$1,226 for monthly gross rent (including utilities), or to purchase a \$173,874 home (approximate percentage rate of 5%).

Table 27
City of Lathrop Ability to Pay for Housing for Extremely Low- Very Low-, Low-, and Moderate-Income Households, and Fair Market Rents

Extremely Low-Income Households at 30% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$12,900	\$14,700	\$16,550	\$18,400	\$19,850	\$21,350
Max. monthly gross rent (1)	\$323	\$368	\$414	\$460	\$496	\$534
Max. purchase price (2)	\$ 46,058	\$52,422	\$58,963	\$65,504	\$70,631	\$75,935
Very Low-Income Households at 50% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$21,450	\$24,500	\$27,600	\$30,650	\$33,100	\$35,550
Max. monthly gross rent (1)	\$536	\$613	\$690	\$766	\$828	\$889
Max. purchase price (2)	\$76,288	\$87,072	\$98,033	\$108,817	\$117,480	\$126,142
Low-Income Households at 80% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$34,350	\$39,250	\$44,150	\$49,050	\$52,950	\$56,900
Max. monthly gross rent (1)	\$859	\$981	\$1,104	\$1,226	\$1,324	\$1,423
Max. purchase price (2)	\$121,899	\$139,224	\$156,549	\$173,874	\$187,664	\$201,630
Median-Income Households at 100% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$42,910	\$49,040	\$55,170	\$61,300	\$66,204	\$71,108
Max. monthly gross rent (1)	\$1,073	\$1,226	\$1,379	\$1,533	\$1,655	\$1,778
Max. purchase price (2)	\$152,165	\$173,839	\$195,513	\$217,187	\$234,526	\$251,865
Moderate-Income Households at 120% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$51,492	\$58,848	\$66,204	\$73,560	\$79,445	\$85,330
Max. monthly gross rent (1)	\$1,287	\$1,471	\$1,655	\$1,839	\$1,986	\$2,133
Max. purchase price (2)	\$182,509	\$208,517	\$234,526	\$260,535	\$281,343	\$302,151
Above Moderate-Income Households above 120% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	4 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$51,921	\$59,338	\$66,756	\$74,173	\$80,107	\$86,041
Max. monthly gross rent (1)	\$1,298	\$1,483	\$1,669	\$1,854	\$2,003	\$2,151
Max. purchase price (2)	\$184,025	\$210,250	\$236,478	\$262,702	\$283,684	\$304,665

Source: HUD FY 2008 Income Limits.

Note: (1) 30% of income devoted to maximum monthly rent, including utilities. (2) Purchase price is based on income levels in Table I.14, no monthly debt, a \$500 down payment, 0.5% tax rate/ 0.4 percent insurance rate, and a 100% loan @ 6.5% with a 30 year term. All figures have been rounded.

Table 28 below shows HUD-defined Fair Market Rent levels (FMR) for the San Joaquin HUD Metro FMR Area for 2008 as well as the FMR rents for 2008. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Table 28
Final FY 2008 FMRs by Unit Bedrooms

	Bedrooms in Unit				
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2008 FMR	\$675	\$770	\$950	\$1,304	\$1,643

Source: HUD – San Joaquin County Metro FMR Area, Final FY 2009.

Comparing this table to Table 28, a four-person household classified as extremely low-income (30% of median) with an annual income of up to \$18,400 could afford to pay \$460 monthly gross rent (including utilities), while a four-person household classified as low-income (80% of median) with an annual income of up to \$49,050 could afford to pay \$1,226 monthly gross rent (including utilities). The 2008 HUD FMR for a 2-bedroom unit is \$950, which is affordable to the household assuming that such units were available in Lathrop. However, a four-person household classified as very low-income (50% of median) with an annual income of up to \$30,650 could afford to pay only \$766 monthly gross rent. A FMR 2-bedroom unit would not be affordable to this household. The table below indicates the FMRs by number of bedrooms for San Joaquin County.

The 2009 FMRs reflect the increase in rental rates in this market and the widening gap between rental rates and the amount that extremely low and very low-income households can afford to pay. The low rental vacancy rate in Lathrop, 3.1% according to DataPlace (an online source for statistical data on housing in California), increases the difficulty of finding an affordable unit.

Table 29 is an abbreviated list of occupations and annual incomes for San Joaquin County residents. Some examples of job titles include city employees, retired individuals, and minimum wage earners. From the annual income for each occupation, the monthly affordable rent and housing payments have been calculated. Or more simply stated, the amounts that households at these income levels could afford to pay for rent, or the mortgage that each could afford for buying a home. The one-person households with only Social Security Income (SSI), or Social Security (SS), are far worse off when it comes to affordability, than all the other occupations listed. The SSI recipient could only afford to rent a house for \$255 a month, or make payments on a \$40,112 home. This is also true for the SS recipient that can only afford a rental that costs \$317 or a house costing \$49,786.

Table 29
Affordable Rents and Housing Prices by
2008 Incomes for Selected Families and Occupations, San Joaquin County (Lathrop)

Category County of San Joaquin (Lathrop)	Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
One Wage Earners			
Construction Laborers	\$35,165	\$879	\$135,884
Driver/Sales Workers	\$23,111	\$578	\$ 89,457
Retail Salespersons	\$25,059	\$626	\$96,960
Agricultural Workers, All Other	\$29,891	\$747	\$ 115,571
Farmworkers, Farm and Ranch Animals	\$28,322	\$708	\$109,528
Registered Nurses	\$76,798	\$1,920	\$296,238
Elementary School Teachers	\$55,888	\$1,397	\$ 215,701
Waiters and Waitresses	\$17,799	\$445	\$ 68,997
Truck Drive, Light or Delivery Services	\$28,656	\$716	\$110,814
Fire Fighters	\$54,852	\$1,371	\$211,711
Automotive Body and Related Repairers	\$39,532	\$988	\$152,704
Construction and Related Workers, All Other	\$52,835	\$1,321	\$203,942
Labors and Freight, Stock, and Material Movers, Hand	\$29,413	\$735	\$113,730
Book keeper, Accounting, and Auditing Clerks	\$35,089	\$877	\$135,591
Legal Secretaries	\$37,327	\$933	\$144,211
Cooks/Restaurant	\$23,220	\$581	\$89,877
Production Workers-Helpers	\$24,759	\$619	\$95,804
Cashiers	\$20,898	\$522	\$80,933
Police and Sheriff's Patrol Officers	\$64,638	\$1,616	\$249,403
Two Wage Earners			
Police Officer and Retail Salesperson	\$89,697	\$2,242	\$345,920
Firefighter and Waitress	\$72,651	\$1,816	\$280,266
Driver/Sales Workers and Cashier	\$44,009	\$1,100	\$169,948
Cook/Restaurant and Production Worker	\$47,979	\$1,199	\$185,239
Retired - Average Social Security			
One person household with only SS	\$12,660	\$317	\$49,786
Aged Couple, Both Receiving Benefits- only SS	\$20,664	\$517	\$81,262
Minimum Wage Earners (effective 1/1/07)			
Single Wage Earner	\$14,400	\$360	\$56,628
Two Wage Earners	\$28,800	\$720	\$113,256
SSI (Aged or Disabled)			
One person household with only SSI	\$10,200 ¹	\$255	\$40,112

Source: California State Employment Development Department, 2008. OES Employment and Wages by Occupation. The City of Lathrop. Social Security Online, 2008.

Note: All figures have been rounded and are subject to changing State Housing Guidelines. (1) Assumes 30% of income devoted to monthly rent, including utilities. (2) Purchase price is based on income levels in Table I.14, no monthly debt, a \$500 down payment, 0.5% tax rate/ 0.4 percent insurance rate, and a 100% loan @ 6.5% with a 30 year term.

Note: ¹2007 figure was calculated by subtracting 2.3% annual increase from 2008 total monthly payment.

Single minimum wage earners making \$14,400 annually would have a difficult time trying to rent a home in Lathrop, unless they received some type of rental assistance. Most of these people could not afford to buy a house unless they purchased a used mobile or manufactured home (affordable mortgage of \$56,628).

Registered nurses, fire fighters, and police earn among the highest wages in the County of San Joaquin and can afford housing at the 2008 market rates.

Table 30 lists HUD's affordable housing prices (rent or mortgage) based on FY 2008 Fair Market Rent (FMR) areas in San Joaquin County. Income levels are based on a family of four (4).

Table 30
Affordable Rents and Housing Prices for San Joaquin County 2008

	Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
HUD-Defined Income Groups (4-person HH)			
Extremely Low-income (below 30%)	\$18,400	\$460	\$65,504
Very Low-Income (below 50%)	\$30,650	\$766	\$108,817
Low-Income (below 80%)	\$49,050	\$1,226	\$173,874
Moderate-Income (to 120%)	\$73,560	\$1,839	\$260,535

Source: California State Employment Development Department, 2007. HUD (Income Limit areas are based on FY 2008 Fair Market Rent (FMR) areas).

Note: All figures have been rounded and are subject to changing State Housing Guidelines.

Note: (1) Purchase price is based on income levels in Table I.14, no monthly debt, a \$500 down payment, 0.5% tax rate/ 0.4% insurance rate, and a 100% loan @ 6.5% with a 30 year term.

Note: ¹2007 figure was calculated by subtracting 2.3% annual increase from 2008 total monthly payment.

Table 31 lists the median sale prices for homes in Lathrop from 1990 to 2008. As indicated in the table, the median sales price for existing homes increased from \$118,900 in 1990, to \$239,900 in 2008. This represents an increase of \$121,000. The 2008 median cost of \$239,900 for a home in Lathrop is not affordable to most of the workers shown in Table 29.

Table 31
Median Home Value / Rent

	1990	2000	2008
Median Home Value	\$118,900	\$150,600	\$239,900
Median Gross Rent	\$547	\$742	-

Source: U.S. Census, 1990 & 2000. Yahoo Real Estate, 2008.

Note: 2008 median sales price provided by Yahoo Real Estate.

For example, even with prices at an all time low, in the one wage earner category only a registered nurse with an annual income of \$76,798, and a police or sheriff's patrol officer with an annual income of \$64,638 could afford a house. In the two wage earners category, the firefighter's and waitress's combined income of \$72,651 allows them to buy a house costing \$280,266.

According to Senior Research Analyst Sutachan, author of *Analyzing the Steps of Foreclosure*, "Foreclosures are at an all time high according to various data sources both nationally and in California. Based on preliminary calculations by the CALIFORNIA ASSOCIATION OF

REALTORS®, the number of foreclosures in the state is expected to exceed 220,000 for the year, reaching a peak in 2008 and remaining elevated in the first half of 2009. As such, home prices will continue to face downward pressure through the first or second quarters of next year because of the presence of foreclosures/distressed sales”.

Sutachan completed the analysis on foreclosures in August of 2008. Table 32 lists 832 foreclosures as of September 8, 2008 with a median price of \$333,847. This price is substantially higher than the median price for existing houses on the market. Although many cities around California are experiencing an influx of foreclosures, unlike Lathrop, prices for these homes are usually much lower in comparison to others. There could be many explanations for this occurrence however. For example, the foreclosures could have been new homes with large mortgages. If Sutachan’s analysis is correct however, Lathrop’s median prices on foreclosures will continue to decrease through 2009.

Table 32
September 8, 2008 Median Sale Prices for
New, Existing, and Foreclosed Homes in Lathrop

	Median Price	Number of Home
New	\$303,990	5
Existing	\$239,900	116
Foreclosures	\$333,847	832

Source: U.S. Census, 1990 & 2000. Yahoo Real Estate, 2008.

Note: A REALTOR (a real estate professional that is a member of the National Association of REALTORS) provides area real estate statistics for Yahoo Real Estate.

Currently, the City of Lathrop has 13 duplexes (4 units each), 1 triplex (6 units), and 1 apartment complex for multi-family residential.

As indicated in Table 33, rents vary widely in Lathrop based on the number of bedrooms. In 2008, the average rent in Lathrop was \$1,950 for a 4-bedroom, \$1,628 for a 3-bedroom, and \$1,300 for a 1-bedroom. At the time of this online rental listing during September 16, 2008, there were no 2-bedroom homes for rent. These rents are out of reach for many of the workers and retirees shown in Table 29. For example, a household with two minimum wage workers earning \$28,800 annually cannot afford to rent a home in Lathrop. The affordability gap for a person whose only income source is SSI, as is the case with many disabled persons or seniors, is even greater. An individual on SSI can only afford to pay \$255 monthly toward housing. In fact, only five of the single wage earners and two of the combined wage earners could afford to rent a home in Lathrop.

Table 33
2008 Rental Rates for Homes in Lathrop

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Rental Rate (Average)	\$1,300	N/A	\$1,628	\$1,950 ⁽¹⁾
Square Footage	N/A ⁽²⁾	N/A	1,200’ - 1,500’	1,734’ - 2,572’
Months Listed	1	N/A	Less than 3	Less than 3

Source:

Note: ⁽¹⁾ This was the only 1-bedroom house available as of September 16, 2008. ⁽²⁾ This 1-bedroom/1 bath is the downstairs section of a 5-bedroom/3 bath home that is 3,300 square feet.

Note: At the time of this listing, no 2-bedroom homes for rent were listed.

SPECIAL HOUSING NEEDS

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these include persons with disabilities, senior households, large households, farmworkers, female-headed households, and homeless persons. Where possible, estimates of the population or number of households in Lathrop falling into each group is presented.

Persons with Disabilities

Persons with disabilities normally have a number of housing needs that are related to the following: accessibility of dwelling units, access to transportation, employment, commercial services, and alternative living arrangements that include on-site or nearby supportive services. Lathrop ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. Individuals with such disabilities can have a number of special needs that distinguish them from the population at large, including:

- Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.”
- 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 2000 Census reported approximately 3,704 individuals of the City’s non-institutionalized residents have physical conditions that can affect their ability to live independently in conventional residential settings. This is slightly higher than San Joaquin County’s which had 3,300 residences for the unincorporated portions of the County. Table 34 illustrates persons with disability by type of disability and age. This 2000 Census data illustrates the largest age group with disability appears to be individuals between the ages of 16 and 64, while the second highest is persons over the age of 65.

Table 34
Disabled Individuals by Amount and Type

Type	Number
Total disabilities tallied:	3,704
Total disabilities tallied for people 5 to 15 years:	142
Sensory disability	28
Physical disability	19
Mental disability	95
Self-care disability	0
Total disabilities tallied for people 16 to 64 years:	2,808
Sensory disability	159
Physical disability	520
Mental disability	243
Self-care disability	178
Go-outside-home disability	656
Employment disability	1,052
Total disabilities tallied for people 65 years and over:	754
Sensory disability	145
Physical disability	302
Mental disability	119
Self-care disability	82
Go-outside-home disability	106

Source: 2000 Census Bureau, P41

A disability can impact a person's ability for employment leaving many disabled individuals on fixed incomes or jobs with wages that are lower than that of the non-disabled population. Table 35 indicates that females had a slight great amount of persons claiming a disability than males. Both genders had the highest percent of disabled individuals within the 21-64 year age range.

Table 35
Employment Status for Disabled Residences by Gender and Age

Type	Number
Total:	9,381
Male:	4,669
5 to 15 years:	1,175
With a disability	56
No disability	1,119
16 to 20 years:	512
With a disability:	107
Employed	42
Not employed	65
No disability:	405
Employed	177
Not employed	228
21 to 64 years:	2,691

With a disability:	696
Employed	438
Not employed	258
No disability:	1,995
Employed	1,750
Not employed	245
65 to 74 years:	212
With a disability	116
No disability	96
75 years and over:	79
With a disability	62
No disability	17
Female:	4,712
5 to 15 years:	1,125
With a disability	67
No disability	1,058
16 to 20 years:	352
With a disability:	70
Employed	30
Not employed	40
No disability:	282
Employed	146
Not employed	136
21 to 64 years:	2,885
With a disability:	617
Employed	314
Not employed	303
No disability:	2,268
Employed	1,332
Not employed	936
65 to 74 years:	228
With a disability	132
No disability	96
75 years and over:	122
With a disability	60
No disability	62

Source: 2000 Census Bureau, P42

Permits and Processing

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.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. No CUP or other special permitting requirements apply to such homes. The City also allows for “Group Homes” serving seven or more handicapped persons in its Recreational Residential zoning district (R-REC-ST) (Section 17.60.050 of the Lathrop Municipal Code).

Building Codes

Lathrop provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits. For new construction, the City’s building department requires new housing to comply with 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.

Universal Design Element

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.

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 included a review of all development applications for their adherence to the American Disabilities Act (ADA). This review is included during the entitlement processing stage as well as during the issuance of Building permits for minor alterations. Goal 5 of this Housing Element addresses Housing for Special Needs.

Senior Households

Seniors are defined as households with one or more persons over 65 years of age and State Law requires an assessment of current housing conditions that meet the special housing needs for Senior living (Government Code Section 65583(a)(7)). Table 36 shows the number of residents over the age of 65 years (641), which accounted for 7.2% of Lathrop’s total households and 6.1% of the City’s total population.

Table 36
Numbers of Seniors (2000)

Number of Persons 65 years and over	641
Number of Households with Individuals 65 Years and Over	277
Percentage of All Households	7.2%
Seniors as a Percentage of the Total Population	6.1%
Percentage Senior Male	291
Percentage Senior Female	350

Source: U.S. Census, 2000.

Note: All percentages have been rounded.

Table 37 shows the poverty status of persons age 65 years and over (604) for those at or above the 1999 poverty level. Links between the poverty level and senior housing is not uncommon due to many retired seniors who have fixed incomes. Fixed incomes can make housing affordability difficult due to such factors as cost of living increases, unforeseen medical expenses, and rising housing cost and rentals.

Table 37
Poverty Status for Individuals 65 years and older

Type	Lathrop city, California
Income in 1999 below poverty level:	
65 to 74 years	37
75 years and over	0
Income in 1999 at or above poverty level:	
65 to 74 years	403
75 years and over	201

Source: 2000 Census Bureau, P47

As of 2000, the majority of senior households in Lathrop were homeowners (Table 38). Of the 2,258 owner-occupied units, 100 had incomes below the poverty level and 24 collected social security income. There were 2,158 seniors living above the poverty level with 379 collecting social security as their sole source of income. During this same time, 629 seniors rented housing in the City. Of Lathrop's renter-occupied seniors, 115 received social security funds while 414 did not.

Table 38
2000 Senior Housing Tenure by Income

	Owner-occupied	Renter-occupied
Total	2,258	629
Income in 1999 below poverty level	100	100
With Social Security income	24	20
No Social Security income	76	80
Income in 1999 at or above poverty level	2,158	529
With Social Security income	379	115
No Social Security income	1,779	414

Source: U.S. Census, 2000.

Note: Based on occupied housing units. All figures have been rounded.

The 2000 census data indicates a need in Lathrop for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well. Table 39 shows the residents over the age of 65 years and their housing situations with relatives and non-relatives.

Table 39
Households by Relationship to the population for Individuals 65 years and older

Type	Lathrop city, California
Total:	641
In households:	641
In family households:	569
Householder:	244
Male	196
Female	48
Spouse	167
Parent	114
Other relatives	44
Nonrelatives	0
In nonfamily households:	72
Male householder:	6
Living alone	6
Not living alone	0
Female householder:	59
Living alone	49
Not living alone	10
Nonrelatives	7
In group quarters:	0
Institutionalized population	0
Noninstitutionalized population	0

Source: 2000 Census Bureau, P11

According to statistics from the Social Security Administration, as of December 2007, there were 8,883 Supplemental Security Income (SSI) recipients 65 years and over in San Joaquin County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$870.00 (for independent living status) as of 2008, SSI recipients are likely to have difficulty finding housing that fits within their budgets because they can only afford to pay \$261 a month for rent.

In 2007, the City of Lathrop's Senior Center was completely renovated (Figure 1). 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.

Figure 1
Lathrop Senior Center



- Senior Lunch Program- Nutritious lunch is served daily at the Lathrop Senior Center at 11:30 AM. The suggested donation for a meal is \$2 for seniors (age 60 and up, and \$6 for non-senior guests. Participants must sign-up at least 24 hours in advance by coming in or calling the center by 12:00 p.m. A calendar with the monthly menu is available at the Senior Center.
- Senior Brown Bag- Brown Bag is a food distribution program for seniors 60 years and older. There are some income restrictions. Participants may sign-up at the Senior Center the day of the distribution. The Brown Bag program is held the 2nd & 4th Tuesday of each month between 9:00 a.m. to 11:00 a.m. for a fee of \$12 a year.
- Mobile Farmer's Market- The Mobile Farmer's Market and "Nutrition on the Move" program is essentially a farmer's market on wheels. This programs distributes healthy nutritional items, particularly fresh fruits and vegetables, and nutrition education provide free of charge. The Mobile Farmer's Market is held the 4th Tuesday of each month at the Senior Center between 9:00 a.m. to 10 a.m.
- Commodities- Food products will be given to those who self-certify that they are residents of Lathrop or French Camp and, whose household incomes are within the program guidelines. Participants are encouraged to bring a grocery bag to help with the distribution. Commodities are distributed the 3rd Thursday of each month at the Senior Center between 9:00 a.m. to 11:00 a.m. at no charge.

- Country Breakfast- On the first Friday of the month, the Lathrop Senior Center offers a country breakfast for seniors age 50 and over. The breakfast is offered the 1st Friday of each month between 9:00 a.m. to 11 a.m. for a fee of \$3.00 at the Senior Center.

Other Lathrop Programs for Seniors

The San Joaquin Department of Aging (SJDA) administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing mid-day meals. Currently (2008), the SJDA delivers meals daily to 12 seniors in their homes, and provides another 8-15 with food at Lathrop's Senior Center. Seniors First previously ran the Meals on Wheels Program in Lathrop, delivering to approximately 25 elderly people in 2008 (no figures were given for meals taken to the Senior Center). According to SJDA, this decline in the number of seniors may have resulted from switching the meals from hot to frozen that the client has to heat up. SJDA commented that they were in the process of switching back to hot meals and expected the number of clients to increase at that time.

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. According to IHSS, 188 people in Lathrop received services as of October 15, 2008.

The Home Energy Assistance Program (HEAP) provides once-a-year assistance with utility bills for low-income individuals. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the county and funding availability. Although the San Joaquin Aging and Community Services agency does not keep track of the total numbers served in Lathrop, this program remains important for the City's citizens in need.

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.

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 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.

Large Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 2000 Census, 789 households, or 7.5% of the total households in Lathrop, had five or more members. Of this 590 owned their home, while 199 rented (Table 40).

Table 40
Tenure of Households with 5 or More Members

	Lathrop
Owner occupied:	
5 or More- person household	590
Renter occupied:	
5 or More- person household	199

Source: 2000 Census Bureau SF3, H17

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, as apartment and condominium units are most often developed with childless, smaller households in mind.

Farmworkers

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

In 2002, agricultural employment for farmworkers working 150 days or more resulted in a payroll of \$41,843 (San Joaquin County). For those working less than 150 days, earnings were reported to be \$8,149. According to the USDA, hired farm labor in San Joaquin County accounted for an annual average of 30,957 jobs.

San Joaquin County Farmworker Data Figures

The Housing Authority of the County of San Joaquin has been providing housing and other services to migrant families in San Joaquin for over 35 years. As long time providers of migrant housing, the County continues to improve their programs. Each of the three Migrant Centers consists of 95 units. The State of California's Housing and Community Development, Office of Migrant Services funds the centers. California's Rural Development also provided a loan/grant to help construct the Harney Lane Migrant Center located in Lodi.

One of the County's recent accomplishments was to spearhead the changes needed in state law that would allow San Joaquin's Migrant Centers to remain open for an extended nine months each year in order to coincide with the local school year. For the first time many teenagers are able to graduate from high school without being interrupted by the seasonal closing of the Centers.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that

track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farmworkers are considered seasonal farmworkers who have to travel to the job, and are unable to return to their permanent residence within the same day.

The 2002 USDA Census of Farmworkers indicated that there are 30,957 permanent, seasonal, and migrant farmworkers working on farms located in San Joaquin County. A majority of workers were employed on farms with more than 10 employees and for fewer than 150 days (Table 41).

Table 41
2002 San Joaquin County Permanent and Seasonal Farmworkers

Farm operations with fewer than 10 employees	
Permanent	2,669
Seasonal (e.g. fewer than 150 days)	3,327
Farm Operations with 10 or more employees	
Permanent	5,654
Seasonal (e.g. fewer than 150 days)	19,307
TOTAL	30,957

Source: USDA 2002 Census of Farmworkers.

The numbers of farms in San Joaquin County have increased during the last 10 years (Table 42) from 2,106 in 1992, to 2,427 in 2002. In contrast, the County’s farmworkers have decreased by 11% during this period. Several reasons could be attributed to the trend (increasing farms and decreasing farmworkers), but the number one factor may be the advanced farm equipment that replaces the need of humans for labor.

Table 42
San Joaquin County Farms and Farm Labor Workers

	1992	1997	2002
Hired farm labor (farms)	2,106	2,048	2,427
Hired farm labor (workers)	34,816	33,801	30,957

Source: USDA 2002 Census of Farmworkers, USDA.

Lathrop Farm/Ranchworker Data Figures

Table 39 lists the name and location of the one farm located in Lathrop. Other information includes the type of farm, the number of employees, housing availability, and permanent or seasonal worker status. Counts for the number of employees were obtained from the Employment Development Department (EDD) and then verified by contacting the farm owner.

As of September 2008, Lathrop had one (1) farm employing 1 to 5 permanent and 150 seasonal workers. The Dell'osso farm has two different operations, including row crops and agritourism. The farm provides housing for two families that each have four members (Table 43).

Table 43
2008 Lathrop Farm Seasonal and Year Around
Workers and Available Housing

NAME OF FARM OR RANCH	LOCATION	TYPE OF FARM OR RANCH	NUMBER OF EMPLOYEES	FARM/RANCH WORKER HOUSING-YES OR NO	PERMANENT & SEASONAL
DELL'OSSO FARMS	26 STEWART RD	Row crop and agritourism	Approximately 155 employees	Yes-2 Units	1-5 Permanent & 150 Seasonal

Source: Lathrop's Farm/Ranch Owners and/or Managers & Workers, 2008. Employment Development Department (EDD), 2008.

Note: ⁽¹⁾ EDD information on counts assumed correct. Four or less employees are counted as permanent.

Identification of Needs for Farmworkers

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). While no local surveys are available which document the specific housing needs of farm labor in San Joaquin County, Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income:** Farmworkers typically fall within extremely low-incomes groups. According to the Rural Community Assistance Corporation, three-fourths of California's farmworkers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually.
- **Overcrowding:** Because of very-low incomes, farmworkers have limited housing choices and are often forced to double-up to afford rents. No local surveys have been taken of farmworker housing, but a statewide survey indicates that overcrowding is prevalent and a significant housing problem exists among farmworkers (California Institute for Rural Studies, 1997).
- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including informal shacks, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997). Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for the State as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding.

Existing Resources for Farm/Ranchworkers in Lathrop

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.

As of September 2008, there were no publicly owned farm/ranchworker housing units in Lathrop. An examination of Table 44 reveals that only one farm has privately owned housing that farmworkers occupy.

Table 44
Lathrop's Privately Owned Farm/Ranchworker Housing

Facility Name	Location	Number of Units
Dell'osso Farms	Lathrop	2

Source: Lathrop's Farm/Ranch Owners and/or Managers & Workers, 2008. Employment Development Department (EDD), 2008

Table 45 lists the total number of Lathrop's permanent and seasonal workers and the current inventory of units available for each. There are 1 to 5 permanent farmworkers and 2 private housing units currently available. This is equivalent to 2.5 persons per dwelling unit (well below the City's average of 3.59 per du). The City has 150 seasonal workers with zero (0) units available. In order to meet the need for these individuals, 42 units must be made available.

Table 45
2008 Identified Farmworker Housing Needs

	Permanent Workers			Seasonal Workers		
	Total Permanent Farmworkers	Current Inventory of Units Available	Current Persons Per Dwelling Unit	Total Seasonal Farmworkers	Current Inventory of Units Available	Current Persons Per Dwelling Unit
	1 to 5	2	2.5 per du	150	0	N/A
Actual Units Needed	0			42 at 3.59 per du		

Source: City of Lathrop, 2008. Lathrop's Farm/Ranch Owners and/or Managers & Workers, 2008 Employment Development Department (EDD), 2008.

Note: 3.59 per du unit was taken from Lathrop's average household size.

Zoning for Farmworker Housing and Programs Related to the Needs of Farmworkers

Housing for migrant and seasonal/short-term farm/ranchworkers is an urgent need in the City given there are 150 seasonal workers and no housing units. As of this housing element update, farm/ranchworker housing had not been addressed in the City's zoning ordinance.

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. To meet this need, Lathrop will establish a provision of larger units (3+ bedrooms) as a high priority to address the needs of farmworker families. The City will also provide funding support for affordable projects for large families. When possible, these units should be located in town and near services.

This housing element will include a program to facilitate the provision of additional affordable housing for migrant and seasonal farmworkers to address the needs of this group including fee waivers for and reduced development standards for farmworker housing developed in the agricultural zones.

The City will also increase its educational outreach efforts on fair housing issues related to frequent housing discrimination faced by farmworkers due to their ethnicity and type of employment. The Employee Housing Act will be incorporated into the overall outreach. The City's educational outreach efforts will be aimed at landlords, developers, and farm/ranch workers.

Female-Headed Households

Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, education for higher-wage jobs, and inadequate child support. According to a study ("California Boom or Bust") on female wage earners in 2003, "During the economic boom of the late 1990s and continuing through 2002, women in California made important economic gains. Wages increased for female workers across the earnings spectrum, women's employment in higher earning occupations increased, and the share of women with college degrees continued to grow. Still, women earned 83 cents for every dollar earned by men in 2002, and many female workers and their families lacked health and pension coverage".

Table 46 compares California's median wages for female and male workers from 1989 to 2002 by job title. While women have experienced a slight increase in wage since 1989, they still earn far less than males do.

Table 46
California Median Hourly Occupational Wages of Women and Men (2002 Dollars)

Industry	1989			2002			Percent Change, 1989 to 2002	
	Median Wage of Female Workers	Median Wage of Male Workers	Female to-Male Median Wage Ratio	Median Wage of Female Workers	Median Wage of Male Workers	Female to-Male Median Wage Ratio	Median Wage of Female Workers	Median Wage of Male Workers
Manufacturing (Non-durables)	\$10.85	\$16.80	64.6%	\$12.00	\$16.40	73.2%	10.6%	-2.4%
Manufacturing (Durables)	\$14.00	\$19.61	71.4%	\$14.42	\$20.00	72.1%	3.0%	2.0%
Services	\$14.00	\$17.51	80.0%	\$15.00	\$18.56	80.8%	7.1%	6.0%
Retail Trade	\$8.40	\$12.27	68.5%	\$10.00	\$12.00	83.3%	19.0%	-2.2%
Finance, Insurance, and Real Estate	\$14.00	\$21.01	66.7%	\$16.73	\$25.62	65.3%	19.4%	22.0%
Transportation and Utilities	\$15.82	\$19.61	80.7%	\$16.65	\$19.00	87.6%	5.2%	-3.1%
Government	\$15.25	\$21.01	72.6%	\$17.31	\$23.08	75.0%	13.5%	9.9%

Source: California Boom or Bust, 2003.

Table 47 lists percentages for a comparison of females and males earning between \$6.75 and \$7.75 per hour. During 2002, there were 5.8% more women than men who were low wage earners. The hours of work category shows that more men worked 35 hours or more per week

than women. Additionally, a greater percentage of women completed their education across all educational levels.

Table 47
California's Low Wage Earners
(2002 Hourly Wages Between \$6.75 and \$7.75)

	Women	Men
Percentage of Low-Wage Workers	52.9%	47.1%
Age		
16 to 19 Years Old	16.2%	16.0%
20 to 24 Years Old	24.6%	25.9%
25 and Older	59.2%	58.1%
Hours of Work		
35 Hours or More per Week	50.7%	69.6%
Less than 35 Hours per Week	49.2%	30.5%
Education		
Less Than High School	35.4%	43.0%
High School	28.0%	25.6%
Some College and Higher	36.6%	31.3%
Race/Ethnicity		
White	36.2%	31.7%
Latino	46.7%	53.1%
Black, Asian, and Other	17.0%	15.2%
Major Industry		
Agriculture, Forestry, and Fisheries	3.8%	16.0%
Manufacturing	10.5%	10.2%
Retail Trade	40.7%	33.9%
Services	36.1%	23.3%
Other	9.0%	16.6%

Source: California Boom or Bust, 2003

According to other recent studies, single mothers on welfare rarely find full-time, permanent jobs with adequate wages. Recent welfare legislation has focused on child support enforcement. However, full payment of child support only constitutes a small portion of the total cost of raising a child.

Description of Need

In 1999 there were 10,262 households in Lathrop. Of this total, females with no husbands present headed 363 of the City's homes. A large majority of families under the poverty level are female-headed households.

Table 48
1990-1999 Female Headed Households

	Number	Percentage
Total Households	2,457	108.8%
Total Female-Headed	363	16.1%
<i>with Children under 18</i>	274	12.1%
<i>without Children under 18</i>	89	3.9%
Total Families Under Poverty Level	189	8.4%
Female Headed Under Poverty Level	104	4.6%

Source: U.S. Census, 2000.

Note: All percentages have been rounded. All percentages have been calculated from the total household population count of 10,435.

The economic problems facing female-headed households have serious policy implications with respect to housing. According to *The Widening Divide*, California has the worst rental affordability problem in the U.S., with a more severe shortage of low-priced units than any other state. Since 1970 there has been a 25% increase in the number of poor renter households paying 50% or more of their income in rent.

Housing costs are usually the greatest expense for female-headed households. Single female renters often pay rents that exceed their affordability. During 2000, Lathrop's median female-headed household income was \$26,042 (Table 49). Affordable rental cost for the City's female median income households was \$651 (as defined by HUD). As shown in Table 49, a large percentage of female-headed households had incomes below the median of \$26,042. According to HUD, those with incomes below the median are classified as having extremely low- (\$13,600) or very low-incomes (\$22,700). Historically, mothers receiving welfare benefits have been, for the most part, unable to rent decent housing in the private market. As of 2008, a CalWORKS family (formally known as Aid for Dependent Children (AFDC)), which receives \$821 (family of 4) per month, is not able to afford the 2008 Fair Market Rent of \$1,304 (3-bedroom) in San Joaquin County (of which Lathrop is a part). Using 30% of the gross income as an affordability threshold, this family could only afford \$246 per month for rent.

The housing need for this special needs group is also documented by the fact that as of April 1, 2008, 37 households in Lathrop were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). According to the Housing Authority of the County of San Joaquin (HACSJ), of this total, female-headed households held approximately 90% of the vouchers. The HACSJ administers affordable housing programs for Lathrop and other cities, which are funded by the United States Department of Housing and Urban Development (HUD). The program subsidizes the balance of the rental cost in excess of 30% of a renter's gross income.

It has often been reported by different shelters that homelessness amongst families is most severe when headed by a single mother. The decline in welfare benefits, coupled with increases in the cost of living (which includes housing), largely explain the increasing incidence in homelessness among families.

The difficulty that female heads of households have encountered in obtaining affordable housing has often led to homelessness for both them and their children. This is further evidenced by the majority of women currently homeless in Lathrop.

Table 49
Lathrop's 1999 Income Levels for Female Householders

Total	Number	Percent
	363	100%
Less than \$10,000	54	14.9%
\$10,000 to \$14,999	36	9.9%
\$15,000 to \$19,999	32	8.8%
\$20,000 to \$24,999	52	14.3%
\$25,000 to \$29,999	45	12.4%
\$30,000 to \$34,999	27	7.4%
\$35,000 to \$39,999	14	3.9%
\$40,000 to \$44,999	0	0%
\$45,000 to \$49,999	15	4.1%
\$50,000 to \$59,999	45	12.4%
\$60,000 to \$74,999	18	5.0%
\$75,000 to \$99,999	25	6.9%
\$100,000 to \$124,999	0	0.0%
\$125,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	0	0.0%
Median Income	\$26,042	-
Mean Income	\$30,855	-

Source: U.S. Census, 2000.

Strategies and Programmatic Responses to Meet Projected Needs

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.

Homeless Persons

Effective January 1, 2008, Government Code Section 65583(a)(4) requires:

“the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.

Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.”

The County of San Joaquin’s Homeless

Each year, HUD awards two types of homeless assistance grants to organizations across the country. The Department awards Continuum of Care (CoC) grants competitively that fund transitional housing, permanent housing and supportive services. The Emergency Shelter Grants (ESG) program provides funds by formula for homeless prevention and emergency assistance. In FY 2008, HUD provided approximately \$4,165,543 in the CoC competition awards and \$157,008 in ESG awards to San Joaquin County.

HUD requires that the following definitions be used in collecting data to complete the application.

- 1) A person is considered *homeless* only when he/she is:
 - Living in places not meant for human habitation
 - Living in an emergency shelter
 - living in transitional housing for the homeless but originally came from the streets or an emergency shelter

- 2) A *chronically homeless person* is:
 - An unaccompanied homeless individual
 - Who has either been continually homeless for at least a year, or
 - Has had at least four episodes of homelessness in the past three years, and
 - Has a disabling condition, including:
 - Diagnosable substance use disorder
 - Serious mental illness
 - Developmental disability, or
 - Chronic physical illness or disability such as the co-occurrence of two or more of these conditions

According to the Community Development Department of San Joaquin County, “The homeless are currently 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, Salvation Army, Great House, Saint John’s Episcopal Church and Hope Harbour in the nearby City of Lodi.

Table 50 gives combined totals for both sheltered and unsheltered homeless populations in the Stockton/San Joaquin County area. Of the chronically homeless individuals, 590 were sheltered and 305 were unsheltered. The remaining groups were all sheltered including the 570 chronic substance abuse, the 59 veterans, and the 6 unaccompanied youth less than 18 years old. An examination of the total homeless persons in households lists 2,772 families and/or individuals as having either emergency or transitional housing. However, 588 of the total sheltered and unsheltered did not have housing to live in.

Table 50
HUD's 2006 Continuum of Care Homeless
Populations for Stockton/San Joaquin County Homeless

Sheltered & Unsheltered Counts					
	Sheltered	Unsheltered**		Total	
Chronically Homeless	590	305		895	
Severely Mentally III	221	0		221	
Chronic Substance Abuse	570	0		570	
Veterans	59	0		59	
Persons with HIV or AIDS	38	0		38	
Victims of Domestic Violence	80	0		80	
Unaccompanied Youth less than 18 years old	6	0		6	
	Emergency Shelter	Transitional Housing	Total	Unsheltered	Total Sheltered and Unsheltered
Individual Households*	1,698	304	2,002	483	2,485
Family Houses with Children	87	161	248	28	276
Total Households	1,785	465	2,250	511	2,761
Persons in Individual Households*	1,698	304	2,002	483	2,485
Persons in Family Households with Children	213	554	767	105	875
Total Homeless Persons in Households	1,914	858	2,772	588	3,360

Source: HUD, 2006.

Note: *HUD assumes one person per individual household. **Provision of information on unsheltered homeless subpopulations was optional in the 2006 CoC application.

Table 51 lists shelters and transitional housing, by capacity, which is located throughout San Joaquin County. Note that the Haven of Peace that serves both women, and women with children serves an average of their capacity every 24 hours.

**Table 51
2006 San Joaquin County Emergency and
Transitional Shelters by Recipient**

Organization	Recipients	Available Beds	24 Hours Average Served
Women's Center of San Joaquin 620 N. San Joaquin Street Stockton, CA 95202 (209) 465-4818	Unaccompanied Female	32	32
	Single Parent Family		
	Adult Woman/No Children		
Haven of Peace French Camp 7070 S Harlan Rd French Camp, CA 95231 (209) 982-0396	Unaccompanied Females	35	35
	Single Parent Family		
	Adult Woman/No Children		
Gospel Center Rescue Mission 445 S. San Joaquin Street Stockton, CA 95203 (209) 466-2138	Unaccompanied Males	72	58 (Non-residential)
	Unaccompanied Females		
	Single Parent Families		
	Two Parent Families		
	Adult Couples Without Children		
St. Mary's Interfaith Dining Room 545 W. Sonora Ave Stockton CA 95203 Phone: 209.467.0703	Unaccompanied Male	N/A	973 (Non-residential)
	Unaccompanied Females		
	Single Parent Families		
	Two Parent Families		
	Adult Couples Without Children		
Hope Family Shelter 520 S. Union Rd, Manteca, CA 95337 (209) 824-0658	Single Parent Families	34	22
	Two Parent Families		
Stockton Shelter For the Homeless 611 W Church St Stockton, CA 95203 (209) 466-2605	Unaccompanied Males	250	958 (Residential) 92 (Non-residential)
	Unaccompanied Females		
	Single Parent Families	550 (Winter)	
	Two Parent		
	Adult Couples Without Children		
CPPA Safe House Stockton 729 North California Street Stockton, CA 95202 (209) 929-6700	Unaccompanied Female Youth Under 18	20	7 (Residential) 3 (Non-residential)
	Unaccompanied Male Youth Under 18		
Salvation Army-Archway Shelter 801 S. Washington St. Lodi, CA 95240 (209) 334-6346	Unaccompanied Males	45	45 (Residential) 300 (Non-residential)
McHenry House for The Homeless 739 A St Tracy, Tracy, CA 95376 (209) 835-2348	Single Parent Families	30	33 (Residential)
	Two Parent Families		
	Adult Couples Without Children		
Lodi House	Unaccompanied Female	20	17
	Single Parent Families		

Lodi, CA 95240 209-334-6346	Adult Women Without Children		
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Source: San Joaquin County, 2008.

The City of Lathrop's Homeless

As of 2008, the City of Lathrop did not have supportive housing, transitional housing, or emergency shelters, nor did its existing zoning ordinance address this type of housing. The closest shelter (Haven of Peace) is located in French Camp, which is approximately 6.4 miles from Lathrop. Haven of Peace is a temporary shelter for women and their children that serve the City as well as other surrounding communities. From July 1, 2007 through June 30, 2008, 13 homeless people from the City of Lathrop were seeking shelter at Haven of Peace. Out of the total 13, 3 were children ages 0-12 years old (with 0 possibly counting as a pregnancy), and 2 were 13-18 years old. The total count by ethnic background includes 1 African American, 4 Hispanic, and 8 White. According to the gender and persons with disabilities counts, the overwhelming majority of homeless in Lathrop were females (12 total), and 1 person was disabled. One important thing to note here is that in all five cities, females were by far the majority of the homeless.

Table 52
2007-2008 Haven of Peace Homeless Count for
Lathrop and Surrounding Areas

	Lathrop	Lodi	Tracy	Manteca	Ripon
Total Clients	13	33	48	40	7
Age					
0-12	3	7	10	12	0
13-18	2	2	2	2	0
19-54	4	21	36	26	5
55+	4	3	0	0	2
Race/Ethnic					
African American	1	10	16	5	4
Asian	0	0	0	0	1
Hispanic	4	9	13	20	0
Native American	0	0	1	0	0
White	8	14	18	15	2
Other	0	0	0	0	0
Gender					
Female	12	30	37	34	7
Male	1	3	11	6	0
Persons with Disabilities	1	1	3	1	0

Source: United Way of San Joaquin County, 2008.

It is important to recognize that this is a point-in-time count or *snapshot*, reflecting those persons identified as homeless on the day of the count during a limited timeframe; it is not an absolute number. Many individuals and families move in and out of homelessness over the course of a year. The Corporation for Supportive Housing estimates that 5 to 10% of low-income households in a community may experience homelessness at some point during a 12-month period.

As mentioned in the section on San Joaquin County's homeless, with the exception of Stockton, Lodi, Tracy, and Manteca, virtually all other County towns are referred to Stockton for shelter and help; this includes the City of Lathrop. Although an attempt was made to get the total number of homeless that are served in Stockton, not all organizations/agencies responded. This resulted in an inadequate count, so has not been included. To facilitate future homeless populations in Lathrop, a count of the City's homeless should be implemented.

To meet the requirement of Government Code Section 65583(a)(4) above, the City of Lathrop will amend Chapter 17 of the City Municipal Code to allow an emergency shelter as a permitted use in the following zone districts: Single Family 6,000 square foot lot minimum (R-1-6), Multiple Family Residential (RM), and Professional Office (PO). This action will take place one year from the certification of this housing element update. However, Lathrop residents are able to participate in the Tracy Refuge for Empowerment and Education (TREE) house located in Tracy. The TREE house is an emergency shelter provided for victims of domestic violence and abuse. The City of Lathrop provides CDBG funding for the TREE house in Tracy.

Available City Programs for Lathrop's Homeless

There are a few programs available for the homeless in Lathrop. The list below includes only programs within the City's Urban Limits. Other resources for the homeless are available throughout the County of San Joaquin.

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 is 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. The members staff the drop-in center on Monday and Wednesday from 3:45 pm to 4:45 pm, and Thursday 4:00 pm to 5:30 pm. Special food collections take place during the holiday season.

ENERGY CONSERVATION OPPORTUNITIES

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. All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations, which were established in 1978 and updated in 2007 (effective January 1, 2008). These requirements are enforced by local governments through most building departments.

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficient programs include but are not limited to the following:

CARE (California Alternate Rates for Energy) – The CARE program provides a 20% discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.

FERA (Family Electric Rate Assistance) – Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.

Low-Income Home Energy Assistance Program (LIHEAP) program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million, which CSD distributes to contracted community energy service providers.

Relief for Energy Assistance through Community Help (REACH) – This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

Planning and Land Use Energy Conservation

The City's staff implements community design standards and General Plan Policies that address site planning for new residential development, alterations to existing structures, including review of landscaping techniques to enhance the streetscapes and facades while utilizing drought tolerant plant life that reduces the need for additional water. The intent of this design review is to create better-designed neighborhoods that encourage alternative modes of transportation and accessibility to housing. This would also seek to equalize a portion of the job housing balance to shorten the commute for residents and reduce automobile emissions. The City is in the process of reviewing potential development standards to optimize the best aspects of infill development and to streamline the review process.

The Subdivision Map Act (Government Code 66473-66498) allows local governments to provide for solar access by allowing the jurisdiction to place conditions of the approval for tentative map and easement dedications that assure that each parcel or unit shall have the right to receive sunlight across adjacent parcels or for which approval is sought for any solar energy system. This must be regulated by ordinance and specify the standards for determining the exact dimensions and locations of such easements, any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement, and the terms or conditions, if any, under which an easement may be revised or terminated. Also it must establish that easements consider feasibility, contour, configuration of the parcel to be divided, such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed. These ordinances are not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

Opportunities for Energy Conservation

Although the state has made progress to provide energy efficient development much of the enforcement and opportunity falls within each jurisdiction. Both Federal and State agencies have encouraged local governments to include policies and incentives to promote energy efficient alternatives that go beyond what is required. These programs can include retrofitting homes before resale, recycle building materials during construction, provide incentives for practices that go beyond Title 24 such as LEED certification, and promote the use of recycled materials.

Local governments can also streamline the approval process for housing built using specific energy efficiency standards. Encourage city staff to target local funds and CDBG funds, and promote broad public outreach and educational programs to inform them of energy-saving programs. These programs include:

- The Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- The Department of Housing and Community Development's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources, which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.

UNITS AT-RISK OF CONVERSION

California housing element law requires jurisdictions to include a study of low-income assisted 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.

According to HUD, as of October 2008, the City of Lathrop did not have assisted rental housing that would be in danger of conversion within the next ten years. This information was confirmed by a city survey of multifamily housing to clarify that they did not receive any Federal, State, or local subsidies. Currently there is only one multifamily housing facility that has previously accepted Section 8 vouchers; however, this facility is not fully functional due to structural issues that prevent occupation.

Projected Housing Needs

Regional Fair Share Allocation and Quantified Objectives

In addition to the existing needs identified in the previous section (e.g., demographics, housing conditions, overcrowding, housing costs, overpayment), the housing element must document projected housing needs and special housing needs.

The San Joaquin Council of Governments (SJCOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA). The RHNP is part of a statewide mandate to address housing issues that are related to future growth in the SJCOG region, and is required by State law. The RHNP allocates to cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the January 1, 2007 to June 30, 2014 (RHNA) planning period are derived from California Department of Housing and Community Development (HCD) which are based on population forecasts produced by the California Department of Finance. SJCOG also took each jurisdiction’s draft percentage share of growth forecasted in the Regional Transportation Plan (RTP) for the period from 2007 to 2014, and multiplied that percentage by the overall regional housing needs determination provided by HCD. The allocations for each income group are based on trending each jurisdiction towards a long-term (50-year) regional average in each income category.

As shown in Table 53, SJCOG, in its RHNA figures, allocated Lathrop a total of 1,326 housing units for the January 1, 2007 to June 30, 2014 RHNA period, a 7½-year planning period. The allocation is equivalent to a yearly need of 177 housing units.

Table 53
Lathrop Regional Housing Needs Allocations
(RHNA) by Income, 2007-2014

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
1,326	247	186	250	643	177
100%	18.3%	13.8%	18.8%	49.2%	-

Source: San Joaquin Council of Governments (SJCOG), Regional Housing Needs Allocations 2007-2014, 2008.

Table 54 shows the total 2007-2014 RHNA housing unit count for Lathrop, San Joaquin County, and the entire SJCOG region. Lathrop’s RHNA represents 21.9% of the County’s total 6,074

units, and 1.48% of the Regional (includes San Joaquin County and the Cities of Escalon, Lodi, Manteca, Ripon, Stockton, and Tracy) 38,220 total units.

**Table 54
RHNA for City of Lathrop, San Joaquin County,
and SJCOG Region, 2007-2014**

Jurisdiction	Regional Housing Needs (Units) Allocation - Current Jurisdictional Boundaries			SJCOG RTP 2014 Est. Housing Units
	Total	% of County Share	% of Regional Share	Average Yearly Need (7.5 years)
Lathrop	1,326	21.9%	1.48%	177
San Joaquin County – unincorporated only -	6,075	100.00%	15.89%	810
SJCOG Regional Total – San Joaquin County total	38,220	N/A	100.00%	5,096

Source: San Joaquin Council of Governments (SJCOG), Regional Housing Needs 2007-2014 Allocation.

Table 55 lists the 2007-2014 RHNA by income levels that the City must meet in order to fulfill the communities housing needs. Each row has a breakdown of either housing that is planned for; land available to accommodate housing, or housing that was not counted in the previous housing elements (mobile homes and other non conventional housing units).

**Table 55
Adjusted Lathrop Regional Housing Needs Plan by Income**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
#1) Total RHNP Allocation (2007-2014)	247	186	250	643	1,326
#2) Vacant Land (Table 56 Items#1-144)		428	2,498	2,497	5,423
#3) Parcels with Approved Entitlements (Table 56 #145-146 and Table 57)		208	544	543	1,295
#4) Total Units(#2+#3)		636	3,042	3,040	6,718
Housing Allocation to be Met (#4-#1)		203	2,792	2,397	5,392

Source: City of Lathrop 2010.

Parcels with Approved Entitlements, are parcels that have approved entitlements and are capable of submitting for a building permit. Many have already applied for a grading permit to improve the existing infrastructure, but the severe drop in the housing market has caused the construction of many projects to halt. As listed on Table 56, vacant land within the River Island Specific Plan as well as the Fairfield Apartment approvals make up a potential for 636 high density units that will serve the VLI and LI groups. These 636 units are comprised of apartment complexes, townhomes, and condominiums that range from 20 to 30 units an acre. These high density homes provide an additional affordable alternative to the mobile home facilities within the City limits. The Vacant/Underutilized Land is shown on Table 56.

Additional parcels that could provide potential housing are identified on Table 58. This table includes remaining land within the Specific and Master Plan approvals for new development. The parcels identified on Table 58 were not included within this assessment; however since those projects have been approved and have the necessary infrastructure, they could be developed within this planning period. These would add an additional 16,707 units on top of the 5,717 units for a total surplus of 22,424 units.

This inventory of vacant and non-vacant land projects the potential housing capacity based on current City standards. These sites are typically located adjacent to moderate and above moderate income housing within existing housing communities. Since the City does not have an inclusionary ordinance nor do these parcels contain the sufficient density to meet the state's default density allowance, they cannot be included to meet the VLI and LI allocation. See the following section for more detail. Much like the vacant/underutilized section, the mobile home and RV spaces identified in the City were included to assess what areas could sustain new housing. Since the City does not have an abundance of existing high density housing, such as an apartment complex, mobile homes and RV parks have filled this void for residents who are looking for an affordable alternative to single family detached housing. The City included the review of these areas for vacancies that would allow new residents to rent spaces within the City, much like they would for an apartment complex or townhome.

Although Lathrop will have a significant surplus of housing to accommodate the regional need, a primary objective for the City will be to provide adequate sites to accommodate the housing needs of very low and low income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

The RHNP did not assign Extremely Low Income (ELI) limits for the City of Lathrop. In accordance with Government Code 65583(a)(1) local agencies shall calculate the subset of Extremely Low Income (ELI) households either using existing data or presume that 50 percent of the Very Low Income (VLI) households quantify as Extremely Low Income households. Since the City does not possess adequate information to project the Extremely Low Income needs, 50 percent of the Very Low Income projected needs can be calculated for this update. Since half of the units for low income residents would be oriented towards Very Low Income (VLI) the City projects a VLI of 318 units to meet this need. Government Code assumes that half can be counted toward our ELI. This would calculate a demand of 159 units for ELI and 159 units for VLI. Our projected housing need for VLI was 247 units; divided in half for 123 for ELI and 124 for VLI (65583.2(h)).

Resource Inventory

Survey of Available Land

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.

Description of Criteria for Identifying Housing Sites

The City identified all vacant and potentially redevelopable (as of January 2009) residentially designated and commercially designated parcels within Lathrop's City Limits. The City utilized a citywide parcel database to assist in locating parcels for this update. The identified vacant/underdeveloped parcels were delineated on top of parcel basemap information in an ArcView GIS (geographic information system), which was provided by the City. Parcel acreages by land use designation were calculated in the GIS.

Parcels in the inventory fall into five categories:

- 1) Parcels that are vacant and have the potential for development.
- 2) Parcels that are underutilized and are suitable for residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a portion of the site is vacant and there is development potential, or where there are older or low-value uses with the potential to be redeveloped within the Housing Element timeframe.
- 3) Vacant/underutilized parcels that already have a planned project. This means the project may have entitlements either pending approval or have already been approved by their authoritative body.
- 4) Parcels that are vacant but are not suitable for residential development. This means that they may have certain constraints, either natural or legislative that would restrict any potential housing development from being constructed on that site.
- 5) Parcels that are underutilized but are not suitable for residential redevelopment.

Parcels in the first two categories are classified as developable. 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 Commercial designations is also considered available for residential development. The Land Use Element of the General Plan permits residential uses above the ground floor in these designations. The Zoning Ordinance permits single-family dwellings, duplexes, and multifamily units in the

General Commercial Zone District (C-2) – which implements the General Commercial (GC) designation – by use permit.

Inventory of Vacant and Underdeveloped Sites

Table 56 provides a summary of estimated developable land within the city limits for all residential and commercial General Plan land use designations as of January 2009. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on maximum density for each designation. The table breaks down the developable land into two categories: 1) vacant parcels and 2) underutilized parcels available for residential development. All land that is summarized in Table 56 is within the city limits and served by backbone infrastructure for water, sewer, roads, and drainage. Basic municipal services such as police and fire are also available in all of these areas.

The realistic capacity for development on each of the sites' is listed in the residential sites inventory on Table 56. This realistic capacity used a variety of methodologies including the zoning designation with corresponding development standards, development trends and other land use constraints to calculate the total number of potential housing units. With the implementation of these standards along with individual site development constraints, very few sites can achieve the maximum densities allowed by their land use designation.

The unit capacity shown on Table-57 from the site inventory analysis uses current development standards to determine the realistic capacity of units from the survey. This realistic capacity mainly calculated unit counts by using the City's zoning standards by zone, and did take into consideration General Plan policies and design criteria. The standards that were applied included development, land use/environmental constraints, current entitlement applications and pending changes in site characteristics and land use from pending development. An example of this is a lot in an R-1 zoning district can have a minimum lot size of 6,000 square feet. If a 0.50 acre lot within this zone tried to develop, it could only produce 3 potential units (i.e.: $0.5 \times 43,560 = 21780 / 6000$). A constraint that could affect this is if there is an existing easement or setback that could reduce the 3 units to 2 or 1, or because of wetland constraints, or flood overlay.

Table 56
Land Inventory of Vacant and Underdeveloped Parcels

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
Low Density Residential										
1	19604007	Cedar Ridge	R-1-6	LDR	1.32	Vacant	10	None	Yes	located at the edge on an existing park.
2	19604008	Lathrop	R-1-6	LDR	0.6	Vacant	4	Fronts onto main arterial -Lathrop	Yes	located at the edge on an existing park.
3	19604010	Lathrop	R-1-6	LDR	1.87	Vacant	14	Fronts onto main arterial -Lathrop	Yes	located at the edge on an existing park.
4	19605003	145 WARREN AVE	R-1-6	LDR	0.38	Underdeveloped	2	L-Shaped lot.	Yes	existing 35-40 year old home adjacent to residential units. Possible merger with #4-10 to maximize units
5	19605004	179 WARREN AVE	R-1-6	LDR	0.24	Underdeveloped	1	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #4 Above
6	19605005	193 WARREN AVE	R-1-6	LDR	1	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #5 Above

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
7	19605009	291 WARREN AVE	R-1-6	LDR	1	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #5 Above
8	19605010	301 WARREN AVE	R-1-6	LDR	1	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #5 Above
9	19605011	341 WARREN AVE	R-1-6	LDR	0.61	Underdeveloped	4	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #5 Above
10	19605012	363 WARREN AVE	R-1-6	LDR	0.61	Underdeveloped	4	Narrow Lot with a lot of space at the rear of the parcel	Yes	See #5 Above
11	19605049	368 WARREN AVE	R-1-6	LDR	0.29	Underdeveloped	2	none	Yes	Small 40-50 year old structure onsite
12	19605050	14172 AVON AVE	R-1-6	LDR	1.03	Underdeveloped	7	none	Yes	Older Church. Possible interest to relocate to areas adjacent to new development
13	19605051	14226 AVON AVE	R-1-6	LDR	1.01	Underdeveloped	15	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
14	19605059	318 WARREN AVE	R-1-6	LDR	0.17	Underdeveloped	1	Large Narrow Parcel	Yes	Small 40-50 year old structure on

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
										large narrow lots
15	19605060	348 WARREN AVE	R-1-6	LDR	0.36	Underdeveloped	2	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
16	19605061	14150 AVON AVE	R-1-6	LDR	0.17	Underdeveloped	1	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
17	19605064	207 WARREN AVE	R-1-6	LDR	0.15	Underdeveloped	1	none	Yes	Small 40-50 year old structure on large narrow lot
18	19605066	235 WARREN AVE	R-1-6	LDR	0.15	Underdeveloped	1	none	Yes	Small 40-50 year old structure on large narrow lot
19	19605068	247 WARREN AVE	R-1-6	LDR	0.14	Underdeveloped	1	none	Yes	Small 40-50 year old structure on large narrow lot
20	19605069	231 WARREN AVE	R-1-6	LDR	1.56	Vacant	11	Large Flag Lot	Yes	Small 40-50 year old structure on large lot
21	19618050	5 7th STREET	R-1-6	LDR	0.26	Vacant	2	none	Yes	Infill lot adjacent to existing residential homes.
22	19625031	5 5th STREET	R-1-6	LDR	0.52	Vacant	3	none	Yes	Infill lot adjacent to existing residential

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
										homes.
23	19630029	E STREET	R-1-6	LDR	0.14	Underdeveloped	1	none	Yes	Small 40-50 year old structure
24	19630030	E STREET	R-1-6	LDR	0.45	Underdeveloped	3	none	Yes	Small 40-50 year old structure
25	19630031	E STREET	R-1-6	LDR	0.14	Underdeveloped	1	none	Yes	Small 40-50 year old structure
26	19651008	5th STREET	R-1-6	LDR	2.92	Vacant	23	Irregular lot configuration	Yes	Infill Lot adjacent to residential homes and rail lines.
27	19651010	6th STREET	R-1-6	LDR	0.23	Vacant	1	Irregular lot configuration	Yes	Infill Lot adjacent to residential homes and rail lines.
Sub-total					18.32		136			
Medium Density Residential										
28	19605013	14129 STRATFORD AVE	RM3	MDR	0.84	Underdeveloped	6	None	Yes	older 40-50 year old home on very long lot. Possible merger with #12-15 to maximize units
29	19605014	14167 STRATFORD AVE	RM3	MDR	0.16	Underdeveloped	1	None	Yes	See #11 Above
30	19605015	14255 STRATFORD AVE	RM3	MDR	1	Underdeveloped	7	None	Yes	See #11 Above
31	19605016	14233 STRATFORD AVE	RM3	MDR	1	Underdeveloped	7	None	Yes	See #11 Above

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
32	19605017	14311 STRATFORD AVE	RM3	MDR	1	Vacant	15	None	Yes	See #11 Above
33	19605018	14377 STRATFORD AVE	RM3	MDR	1	Vacant	15	None	Yes	See #11 Above
34	19605019	14433 STRATFORD AVE	RM3	MDR	1	Underdeveloped	15	None	Yes	See #11 Above
35	19605020	14469 STRATFORD AVE	RM3	MDR	1.05	vacant	15	None	Yes	See #11 Above
36	19605021	Warren	RM3	MDR	0.47	Vacant	7	None	Yes	Infill lot adjacent to existing residential homes
37	19605023	200 WARREN AVE	RM3	MDR	0.26	Underdeveloped	4	Narrow Parcel	Yes	Boarded up Apartment Complex
38	19605024	252 WARREN AVE	RM3	MDR	0.37	Underdeveloped	5	Narrow Parcel	Yes	Small 40-50 year old structure onsite
39	19605025	268 WARREN AVE	RM3	MDR	0.3	Underdeveloped	4	Narrow Parcel	Yes	Small 40-50 year old structure onsite
40	19605026	14103 AVON AVE	RM3	MDR	0.31	Underdeveloped	4	Narrow Parcel	Yes	Small 40-50 year old structure onsite
41	19605027	14156 STRATFORD AVE	RM3	MDR	0.99	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
42	19605028	14177 AVON AVE	RM3	MDR	0.98	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
43	19605029	14190 STRATFORD AVE	RM3	MDR	1	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
44	19605030	14211 S AVON AVE	RM3	MDR	1.02	Vacant	15	Narrow Parcel	Yes	Large amount of materials and equipment on site.
45	19605031	14268 STRATFORD AVE	RM3	MDR	1	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
46	19605032	14275 AVON AVE	RM3	MDR	1.03	Underdeveloped	15	Narrow Parcel	Yes	Small 40-50 year old structure onsite
47	19605033	14316 STRATFORD AVE	RM3	MDR	1	Underdeveloped	15	Narrow Parcel	Yes	Small 40-50 year old structure onsite
48	19605034	14365 AVON AVE	RM3	MDR	0.98	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
49	19605035	14388 STRATFORD AVE	RM3	MDR	0.99	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
50	19605036	14407 AVON AVE	RM3	MDR	0.98	Underdeveloped	14	Narrow Parcel	Yes	Small 40-50 year old structure onsite
51	19605037	14404 STRATFORD AVE	RM3	MDR	0.38	Underdeveloped	5	Smaller parcel at the corner of Shilling and Stratford	Yes	Small 40-50 year old structure onsite. Possible merger with #35-143 to

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
										maximize units
52	19605038	199 SHILLING AVE	RM3	MDR	0.24	Underdeveloped	3	Smaller parcel at the corner of Shilling and Stratford	Yes	See #34 Above
53	19605039	203 SHILLING AVE	RM3	MDR	0.24	Underdeveloped	3	Smaller parcel at the corner of Shilling and Stratford	Yes	See #34 Above
54	19605040	211 SHILLING AVE	RM3	MDR	0.21	Underdeveloped	3	Large Narrow Parcel	Yes	See #34 Above
55	19605041	245 SHILLING AVE	RM3	MDR	0.54	Underdeveloped	7	Large Narrow Parcel	Yes	See #34 Above
56	19605042	267 SHILLING AVE	RM3	MDR	0.53	Underdeveloped	8	Large Narrow Parcel	Yes	See #34 Above
57	19605043	301 SHILLING AVE	RM3	MDR	0.53	Underdeveloped	8	Large Narrow Parcel	Yes	See #34 Above
58	19605044	345 SHILLING AVE	RM3	MDR	0.54	Underdeveloped	7	Large Narrow Parcel	Yes	See #34 Above
59	19605045	14445 AVON AVE	RM3	MDR	0.27	Underdeveloped	4	Smaller parcel at the corner of Shilling and Avon	Yes	See #34 Above
60	19605046	367 SHILLING AVE	RM3	MDR	0.26	Underdeveloped	3	Smaller parcel at the corner of Shilling and	Yes	See #34 Above

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
								Avon		
61	19605052	14324 AVON AVE	RM3	MDR	1.03	Underdeveloped	15	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
62	19605053	14368 AVON AVE	RM3	MDR	1.02	Underdeveloped	15	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
63	19605054	14416 AVON AVE	RM3	MDR	1	Underdeveloped	15	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
64	19605056	417 SHILLING AVE	RM3	MDR	0.25	Underdeveloped	3	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
65	19605057	435 SHILLING AVE	RM3	MDR	0.25	Underdeveloped	3	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
66	19605058	447 SHILLING AVE	RM3	MDR	0.25	Underdeveloped	3	Large Narrow Parcel	Yes	Small 40-50 year old structure on large narrow lots
67	19605062	405 SHILLING AVE	RM3	MDR	0.14	Underdeveloped	2	Access from main arterial	Yes	Smaller parcel at the corner of Shilling and Avon

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
68	19605063	405 SHILLING AVE	RM3	MDR	0.14	Underdeveloped	2	none	Yes	Small 40-50 year old structure on large narrow lot
69	19606001	64 WARREN AVE	RM3	MDR	0.2	Underdeveloped	2	none	Yes	Older Triplex adjacent to vacant lots
70	19606002	74 WARREN AVE	RM3	MDR	0.22	Underdeveloped	3	none	Yes	Older Triplex adjacent to vacant lots
71	19606003	84 WARREN AVE	RM3	MDR	0.22	Underdeveloped	3	none	Yes	Older Triplex adjacent to vacant lots
72	19606004	98 WARREN AVE	RM3	MDR	0.16	Underdeveloped	2	none	Yes	Older Duplex adjacent to vacant lots
73	19606005	14127 STRATFORD AVE	RM3	MDR	0.17	Underdeveloped	2	none	Yes	Older Duplex adjacent to vacant lots
74	19607004	5 HARILAN RD	RM3	MDR	0.49	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
75	19607005	HARILAN RD	RM3	MDR	0.81	Underdeveloped	12	none	Yes	Small 40-50 year old structure on large narrow lot
76	19607006	HARILAN RD	RM3	MDR	0.46	Underdeveloped	6	none	Yes	Small 40-50 year old structure on large narrow lot

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
77	19607010	HARILAN RD	RM3	MDR	0.18	Underdeveloped	2	none	Yes	Small 40-50 year old structure on large narrow lot
78	19607011	EAST SCHILLING AVE	RM3	MDR	0.3	Vacant	4	none	Yes	Infill lot adjacent to existing residential homes
79	19607012	51 EAST SCHILLING AVE	RM3	MDR	0.24	Underdeveloped	3	none	Yes	Small 40-50 year old structure on large narrow lot
80	19607013	EAST SCHILLING AVE	RM3	MDR	0.62	Underdeveloped	9	none	Yes	Small 40-50 year old structure on large narrow lot
81	19607014	14376 HARILAN RD	RM3	MDR	1.03	Underdeveloped	15	none	Yes	Small 40-50 year old structure on large narrow lot
82	19607015	14322 S HARILAN RD	RM3	MDR	0.35	Underdeveloped	5	none	Yes	Small 40-50 year old structure on large narrow lot
83	19607020	14224 S HARILAN RD	RM3	MDR	0.69	Underdeveloped	10	none	Yes	Small 40-50 year old structure on large narrow lot
84	19607021	14150 S HARILAN RD	RM3	MDR	0.82	Underdeveloped	12	none	Yes	Small 40-50 year old structure on large narrow lot

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
85	19608021	14596 SHILLING AVE	PO	MDR	1	Underdeveloped	7	Flag Lot	Yes	Parcels need access from another lot. Merger of lots #87-89 would maximize units
86	19608022	14634 STRATFORD AVE	PO	MDR	0.5	Underdeveloped	3	Flag Lot	Yes	Parcels need access from #23. Merger of lots #87-89 would maximize units
87	19608023	14646 STRATFORD AVE	PO	MDR	0.5	Underdeveloped	3	Flag Lot	Yes	Parcels need access from #23. Merger of lots #87-89 would maximize units
88	19608024	14696 STRATFORD AVE	PO	MDR	1	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
89	19608026	14750 STRATFORD AVE	PO	MDR	1.5	Underdeveloped	10	none	Yes	Small 40-50 year old structure on large narrow lot
90	19608027	14844 STRATFORD AVE	PO	MDR	0.49	Underdeveloped	3	none	Yes	Small 40-50 year old structure on large narrow lot
91	19608028	14880 STRATFORD AVE	PO	MDR	0.39	Underdeveloped	2	Narrow Lot with a lot of space at the rear of the	Yes	Small 40-50 year old structure on large narrow

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
								parcel		lot
92	19608030	292 E LATHROP RD	PO	MDR	0.5	Underdeveloped	3	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure on large narrow lot
93	19608031	311 E LATHROP RD	PO	MDR	1	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure on large narrow lot
94	19608032	367 E LATHROP RD	PO	MDR	0.97	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure on large narrow lot
95	19608035	342 SHILLING AVE	RM3	MDR	0.81	Underdeveloped	12	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
96	19608036	14573 AVON AVE	RM3	MDR	1	Underdeveloped	15	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
97	19608038	14667 AVON AVE	RM3	MDR		Underdeveloped	15	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
98	19608039	14737 AVON AVE	RM3	MDR		Underdeveloped	15	none	Yes	Small 40-50 year old structure at the corner of

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
										Avon and Shiling
99	19608040	14777 AVON AVE	RM3	MDR		Underdeveloped	15	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
100	19608041	14835 AVON AVE	RM3	MDR		Underdeveloped	15	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
101	19608042	375 E LATHROP RD	PO	MDR	0.49	Underdeveloped	3	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
102	19608043	393 E LATHROP RD	PO	MDR	0.52	Underdeveloped	3	none	Yes	Small 40-50 year old structure at the corner of Avon and Shiling
103	19608044	421 E LATHROP RD	PO	MDR	1	Vacant	7	none	Yes	Infill lot adjacent to existing residential homes
104	19608052	14606 AVON AVE	RM3	MDR	0.95	Underdeveloped	13	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
105	19608053	14628 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the	Yes	Small 40-50 year old structure

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
								parcel		
106	19608054	14662 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
107	19608055	14684 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
108	19608056	14718 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
109	19608057	14736 AVON AVE	RM3	MDR	0.47	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
110	19608058	14742 AVON AVE - MULTIPLE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old duplex
111	19608059	14802 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure
112	19608060	14828 AVON AVE	RM3	MDR	0.48	Underdeveloped	7	Narrow Lot with a lot of space at the rear of the parcel	Yes	Small 40-50 year old structure

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
113	19608061	14918 AVON AVE	PO	MDR	0.5	Underdeveloped	3	Flag Lot. Irregular lot configuration.	Yes	Small 40-50 year old structure
114	19608062	537 E LATHROP RD	PO	MDR	0.39	Underdeveloped	2	Irregular lot configuration	Yes	Small 40-50 year old structure
115	19608063	529 E LATHROP RD	PO	MDR	0.15	Underdeveloped	1	Irregular lot configuration	Yes	Small 40-50 year old structure
116	19608064	14950 AVON AVE	PO	MDR	0.5	Underdeveloped	3	Irregular lot configuration	Yes	Small 40-50 year old structure
117	19608065	543 E LATHROP RD	PO	MDR	0.46	Underdeveloped	3	Irregular lot configuration	Yes	Small 40-50 year old structure
118	19608066	587 E LATHROP RD	PO	MDR	1	Underdeveloped	7	Irregular lot configuration	Yes	Small 40-50 year old structure
119	19608072	14722 STRATFORD AVE	PO	MDR	0.25	Vacant	1	none	Yes	Infill lot adjacent to existing residential homes
120	19608073	14702 STRATFORD AVE	PO	MDR	0.75	Underdeveloped	5	none	Yes	Small 40-50 year old structure
121	19617008	15074 5TH STREET	RM3	MDR	0.26	Underdeveloped	3	none	Yes	Older apartment complex. Partially boarder up. Small units on large parcels.
122	19617009	911 H STREET	RM3	MDR	0.36	Underdeveloped	5	none	Yes	Older apartment complex. Partially boarder up. Small units

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
										on large parcels.
123	19650001	1121 LOUISE AVE	RM3	MDR	2.43	Vacant	35	none	Yes	Infill Lot adjacent to residential homes.
124	19650002	1207 LOUISE AVE	RM3	MDR	0.33	Vacant	4	none	Yes	Infill Lot adjacent to residential homes.
125	19650003	1223 LOUISE AVE	RM3	MDR	0.55	Vacant	8	none	Yes	Infill Lot adjacent to residential homes.
126	19650004	1231 LOUISE AVE	RM3	MDR	0.46	Vacant	6	Flag Lot	Yes	Infill Lot adjacent to residential homes.
127	19650005	1246 LOUISE AVE	RM3	MDR	1.31	Vacant	19	none	Yes	Infill Lot adjacent to residential homes.
128	19650006	1261 LOUISE AVE	RM3	MDR	0.35	Vacant	5	none	Yes	Infill Lot adjacent to residential homes.
129	19650007	1277 LOUISE AVE	RM3	MDR	0.35	Vacant	5	none	Yes	Infill Lot adjacent to residential homes.
130	19650008	1303 LOUISE AVE	RM3	MDR	0.69	Vacant	10	none	Yes	Infill Lot adjacent to residential homes.
131	19650009	1325 LOUISE AVE	RM3	MDR	0.66	Vacant	9	none	Yes	Infill Lot adjacent to residential homes.

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
132	19674010	14625 AVON AVE	RM3	MDR	0.76	Underdeveloped	11	none	Yes	Old Avon apartment complex that is not being used due to structural issues. New renovation pending.
Sub-Total					62.47		820			
Commercial Density Residential										
133	19608002	122 SHILLING AVE	CC	COM	0.27	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
134	19608001	88 SHILLING AVE	CC	COM	0.21	Underdeveloped	3	none	Yes	Small 40-50 year old structure on large narrow lot
135	19608003	166 SHILLING	CC	COM	0.45	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
136	19608004	14601 STRATFORD AVE	CC	COM	1.08	Underdeveloped	16	none	Yes	Small 40-50 year old structure on large narrow lot
137	19608005	14623 STRATFORD AVE	CC	COM	1.17	Underdeveloped	17	none	Yes	Small 40-50 year old structure on large narrow lot
138	19608006	14643 STRATFORD AVE	CC	COM	1.25	Underdeveloped	18	none	Yes	Small 40-50 year old structure on large narrow lot

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
139	19608007	14661 STRATFORD AVE	CC	COM	0.69	Underdeveloped	10	none	Yes	Small 40-50 year old structure on large narrow lot
140	19608018	14554 STRATFORD AVE	CC	COM	0.25	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
141	19608019	212 SHILLING AVE	CC	COM	0.25	Underdeveloped	7	none	Yes	Small 40-50 year old structure on large narrow lot
142	19608078	14741 HARLAN RD	CC	COM	0.56	Vacant	16	Land locked parcel needs access or merger with #124	Yes	Infill lot adjacent to existing residential homes.
143	19608079	14730 HARLAN RD	CC	COM	0.8	Vacant	23	none	Yes	Infill lot adjacent to existing residential homes.
Sub-Total					6.98		131			
Vacant land within River Island Subdivision										
144		NA	RL,RM, RH	(CR-RI, , Bus. Center)	1,793.00	Vacant	4,383 (RL,RM-3-10)	All mitigation was outlined within the	Yes. All improvements will be	River Island SP Phase I. This project

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
	213-110-01, 02, 03, 04, 05, 213-120-01, 02, 213-230-01, 02, 03, 04, 05, 06, 213-220-01, 02, 213-210-03, 213-210-04, 213-210-05, 213-210-07, 213-250-01, 213-250-02, 213-250-03, 213-250-04, 213-240-01, 213-240-02, 213-210-06, 213-220-03, 213-220-04, 213-210-02, 213-240-03, 213-240-04, 213-310-01, 213-290-01, 02, 03, 07, 08, 09, 10, 11, 12, 19, 20, 21, 22, 23, 213-280-09, 213-320-01, 213-130-05, 06, 07, 213-200-01, 02, m 213-300-01, 213-300-02, 213-300-03, 213-300-04			(MU-RI, 15-40 du/ac), (RL-RI, 3-9 du/ac), (RM-RI, 6-20 du/ac), (RH-RI, 15-40 du/ac)			du/ac and RM, RH-16-21 du/ac)	Approved Mitigation Monitoring Program.	completed at the time of construction.	will contain 428 units within 21.4 acres that will be affordable for Very Low and Low Income Levels. These units are within the the Multifamily land uses within the approved subdivision and could contain a high amount of townhomes. This is discussed further in the Vacant Parcels with City Council Approved Entitlements. For more detail see the River Islands at Lathrop Phase 1- Project Area VTM 3694 land use summary on page 80.
Sub-Total					1,793.00		4,383			

#	APN	Address	Zone	Land Use/ Intensity	Acres	Existing Use	Realistic Capacity	Constraints	Infrastructure	Notes
Parcels with Approved Entitlements *										
145	191-200-23,24,21,26, and 191-210-17,18,23,22,21,35,33.	West of Interstate 5, South of Street A in Tract 3533, North of River Islands Parkway (formerly Louise Avenue) and East of the San Joaquin River;	RL,RM,CC,RH	CR-RI), (MU-RI), (RL-RI, 3-9 du/ac), (RM-RI), 6-20 du/ac, (RH-RI, 15-40 du/ac)	189.9	Vacant	1,040 (RL,RM-3-10 du/ac and RM,RH-16-21 du/ac)	All mitigation was outlined within the Approved Mitigation Monitoring Program.	Yes. All improvements will be completed at the time of construction.	Central Lathrop SP "Phase 1". This is discussed further in the Vacant Parcels with City Council Approved Entitlements.
146	241-020-39, 241-020-54, 241-20-55		RH-MV	HD at 25du/arce	8.31	Vacant	208	All mitigation was outlined within the Approved Mitigation Monitoring Program.	Yes. All improvements will be completed at the time of construction.	Fairfield Apartments. All of the units will have rental rates that will be affordable to Very Low and Low Income levels. This is discussed further in the Vacant Parcels with City Council Approved Entitlements.
Sub-Total					198.21		1,248			
TOTAL					2,078.98		6,718.00			

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory.

*- Parcels with Approved Entitlements are approved subdivisions that have yet to be constructed. For the purposes of meeting the City's current housing update, these projects are calculated as vacant parcels that will be developed on accordance with all applicable land use standards.

As shown in the table, there is a total holding capacity of 6,718 residential units on vacant and redevelopable parcels based on current land use designations and approved projects. The holding capacity would increase from 6,718 up to 1,680 units based on 25% bonus densities. The location of these sites can be seen on Figure 2 below.

Figure 2
Table 56 Location Map



Source: City Survey 2008

Realistic Development Capacity

Land Inventory for Table 56

The land inventory includes the vacant/underdeveloped parcels surveyed in Table 56 as well as the parcels within the Specific Plans (Table 57) that have recently been subdivided for a variety of housing developments. These surveys include the realistic capacity for sites in Lathrop, and were calculated by using existing site conditions, development standards, feasibility and suitability of sites, as well as market conditions that would allow them to be developed within the planning period. In accordance with Government Code Section 65583.2(a)(3) each non-vacant property is listed as “Underutilized” within the existing use category and are identified as sites that are capable of being developed at a higher density. Table 56 lists each parcel’s ability to accommodate development and whether there is sufficient infrastructure, onsite constraints, and notes for what is on the property, while Table 57 lists areas by a unique reference instead of

by APN or address. This reference is the recently approved master plan subdivisions for multiple parcels within the Specific Plan areas (Government Code 65583.2(b) (1-6)). Although these parcels have been recently subdivided with infrastructure and levee improvements constructed, the severe drop in the housing market has placed their construction on hold. For the purposes of this update, the subdivisions that do not currently have a pending project for the sites will be calculated as vacant parcels that will be constructed in accordance with all applicable development standards. All low, medium, and high density development will be calculated using a realistic projection as well as a default density of 20 dwelling units an acre in accordance with Government Code 65583.2.

Since most of the vacant and underutilized sites are located within developed areas, the feasibility and suitability is high due to the developer's ability to expand on existing infrastructure rather than construct a whole new system in an undeveloped area. All of the sites listed on the inventory could be developed within the planning period; however, the severe drop in the housing market has stalled progress. When the demand picks up for housing, these sites will be the most suited to accommodate new housing.

The parcels listed on Table 56 are areas that the City has deemed to have the most potential to either be developed or redeveloped to its maximum capacity. A majority of the vacant and underutilized sites are contained within the R-1-6 and R-M zoning districts, with some of the land coming from the Commercial zoning districts and the Specific Plans. All of these lots meet the minimum lot size requirements dictated by the City's Zoning Ordinance and Specific Plan development standards and are mostly subdivided with supporting infrastructure. Many of the lots included within Table 56 are within older areas, and can be considered infill. This could significantly speed up the development permit process to allow building permits for construction within the planning period.

Table 56 Survey (Parcels #1-143)

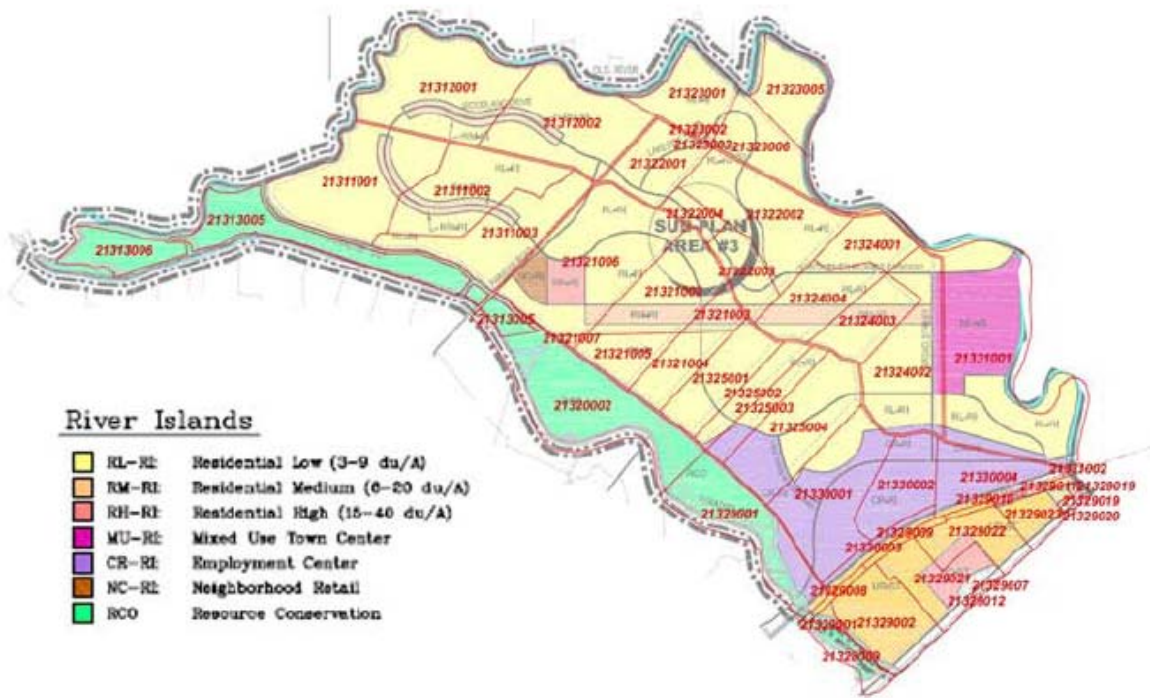
Parcels #1-143 range in size from 1 to 3 acres and are located within the older district of the City. All of these parcels that are considered to be "Underdeveloped" within the Existing Use category contain 1 or 2 older structures onsite that are approximately 40-50 years of age. Since a majority of these older residents reside within the City limits, the units they occupy were constructed individually and not as part of a master planned community, there is little continuity between layout and design. Many of these sites are smaller homes located on larger narrow lots of 1 to 2 acres. Recently there has been interest from home owners in these areas, for small parcel splits to allow the construction of new residences at the rear of the sites. These parcels are either intended to be sold as a vacant lot or to be constructed to house a family member of the applicant looking to subdivide the property.

Redevelopment and lot mergers should be encouraged for Parcels #4-10, 11-18, and 34-43 as they are very long narrow lots with small 40-50 year old homes, having sufficient access to roads and utilities. These mergers would allow for a larger project to fully utilize the site and development of more homes within the allowed R-1 zoning district. A majority of these homes have been included within the housing conditions survey for property and structures in need of improvements.

Although additional vacant and underutilized parcels were found within the City, they were not included within the land survey for development potential due to their inability to accommodate housing under current zoning restrictions. A majority of the vacant sites that were not counted were parcels that were below the minimum zoning standards for size and configuration and would make it difficult to achieve the minimum allowed density. Lot consolidation is an option for these parcels; however, the City cannot force the merger of legal parcels between multiple owners. The City can provide incentives for lot consolidation to develop affordable housing. Such incentives could include density bonuses; variances, expedited permit processing; waived, reduced, or deferred fees, and negotiation of alternative development standards through a planned development process

Table 56 Survey (Parcels #144) Vacant land within the River Island Phase 1 Area- Track 3694
 Item number 144 within Table 56 includes the River Islands at Lathrop Phase 1- Project Area VTM 3694. The proposed project will subdivide approximately 1,350 net acres on the Stewart Tract, West Lathrop Specific Plan area for the development of 4,284 single and multi-family units, commercial lots and associated public amenities including parks, schools, roadways, open space and public right-of-ways in accordance with the General Plan, the adopted 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC) and the River Islands Urban Design Concept (UDC).

River Islands at Lathrop Phase 1- Project Area VTM 3694 Land Use and APN Map



In December 2006, a project was submitted for a vesting tentative map application to subdivide approximately 1,350 net acres of land on the Stewart Tract land. A proposed Vesting Tentative Map was submitted in February, 2007. The plan includes a 15 acre linear park that separates new development from the San Joaquin River to act as a buffer between the interior levee system constructed by Island Reclamation District and the existing federal levee system. The project includes a proposed "superlevee system" that has already been constructed for the first 1.5 miles of the first phase project, and allows for the construction of the linear park, which will include both informal and formal plantings, an irrigation system for those plantings, a multi-use trail and patrol road, benches, restrooms and other amenities.

Unit Summary by Land Use

APN	LAND USE	RESIDENTIAL TYPE	NUMBER OF ACRES DENSITY	(AC)	(DU/AC)
213-110-01, 02, 03, 04, 05, 213-120-01, 02, 213-230-01, 02, 03, 04, 05, 06, 213-220-01, 02, 213-210-03, 213-210-04, 213-210-05, 213-210-07, 213-250-01, 213-250-02, 213-250-03, 213-250-04, 213-240-01, 213-240-02	RL-LI	100' x 100'	81	31.3	2.6
	RL-LI	70' x 110'	132	27.6	4.8
	RL-LI	65' x 95'	143	33.3	4.3
	RL-LI	60' X 100'	703	171	4.1
	RL-LI	60' x 80'	80	14.5	5.5
	RL-LI	55' x 100'	84	16.4	5.1
	RL-LI	50' x 100'	1,008.00	210.6	4.8
	RL-LI	50' x 90'	152	24.8	6.1
	RL-LI	47' x 95'	167	30.4	5.5
	RL-LI	45' x 70'	128	20.6	6.2
	RL-LI	40' x 100'	517	77.5	6.7
	RL-LI	40' x 90'	66	7.7	8.6
	RL-LI	35' x 85'	180	14.8	12.2
	RL-LI	35' x 72'	84	9	9.3
		COURTYARDS		216	25.5
	<i>SUBTOTAL:</i>		3,741.00	715	5.3
213-210-06, 213-220-03, 213-220-04, 213-210-02, 213-240-03, 213-240-04		MULTI-FAMILY (2):			
	RM-RI	TRI-PIEXES	228	10.7	21.3
	RH-RI	TOWNHOUSES (1)	428	21.4	20
	<i>SUBTOTAL:</i>		543	32.1	16.9
213-310-01, 213-290-01, 02, 03, 07, 08, 09, 10, 11, 12, 19, 20, 21, 22, 23, 213-280-09, 213-320-01		COMMERCIAL:			
	MU-RI, NC-RI	TOWN CENTER	-	61.9	-
	CR-RI	EMPLOYMENT CENTER	-	164.3	-
		<i>SUBTOTAL:</i>	-	226.2	-
	SCHOOLS:		-	41.1	-
213-130-05, 06, 07, 213-200-01, 02		PARKS AND OPEN SPACE:			
	RCO	PARKS	-	59.5	-
	RCO	LAKES	-	81	-
	RCO	BIO-RETENTION	-	10.8	-

APN	LAND USE	RESIDENTIAL TYPE	NUMBER OF ACRES DENSITY	(AC)	(DU/AC)
		BASINS			
	RCO	PUBLIC FACILITIES	-	3.6	-
	RCO	CANALS	-	16.3	-
	RCO	LANDSCAPE PARCELS	-	23.8	-
	RCO	CANAL LINEAR TRAIL	-	2.7	-
	RCO	LAKE FRONT LINEAR TRAIL	-	3.7	-
	RCO	BACKBAY	-	11.7	-
		<i>SUBTOTAL:</i>	-	213.1	-
NA		STREETS:	-		-
		ARTERIAL STREETS	-	77.5	-
		COLLECTOR STREETS	-	53.3	-
		<i>SUBTOTAL:</i>	-	130.8	-
213-300-01, 213-300-02, 213-300-03, 213-300-04		REMAINDER PARCEL:			
	RCO	PARCEL ONE	-	47.5	-
	RCO	PARCEL TWO	-	209	-
	RCO	PARCEL THREE	-	168.5	-
	RCO	PARCEL FOUR	-	8.9	-
		<i>SUBTOTAL:</i>	-	433.9	-
		TOTAL:	4,284.00	1,793.00	2.4

Sources: City of Lathrop Community Development Department 2009

Note (1): Although the approved Master Plan has projected 228 Tri-plex units (21.3 units/acre) and 315 Townhouses units (14.7 units/acre) it does not prohibit being able to develop at higher density pursuant to the allowed Zoning. Since there is no pending project applications to construct these units the City has defaulted to use their default density of 20 units per acre in accordance with Government Code 65583.2.

Note (2): The units included for multifamily uses allow for a variety of units for purchase and lease. Multifamily land uses are not limited to a certain type of housing and seeks to encourage linkage within the City while providing housing to all income levels.

The linear park provides a minimum 60 foot buffer between new homes built on the elevated levee system (which will be at least 300 feet wide) and the San Joaquin River. The Stewart Tract is surrounded by raised levees ("project levees") that creates a visual and physical barrier from adjacent land uses. An interior levee system was approved by FEMA in April 2005 and the first stage of the interior levee system was constructed by the end of 2005, which took approximately 900 acres of the proposed project area out of the floodplain. The 2006 construction activities completed the first stage of flood control improvements and allows for a full interface of development with the San Joaquin River system. This is due to the elevated nature of the superlevee and high ground system that places initial residences and development at the same elevation of the current federal project levees and in close proximity to the river's edge. Also as previously noted, a Riverfront Linear Park approved by the Reclamation Board acts as a buffer between new homes and the river and allows public access of the river system and other recreational amenities of the River Islands project. This linear park and elevated levee system is in contrast to other areas of the City, where the linear park system is located at the toe of existing levees below the elevation of the crown of the levees. Currently, access to the site is provided by Manthey Road Bridge over the San Joaquin River and the Mossdale/Manthey interchange on 1-5 (via Stewart Road) and the Paradise Road Bridge over Paradise Cut. Stewart Road was realigned with Manthey Road to provide initial primary access to the site.

Also, permitting with various state and federal agencies are being finalized for Bradshaw's Crossing Bridge over the San Joaquin River at River Islands Parkway. This will provide full access to the site from eastern portions of the City, through Mossdale Village. Stewart Road can provide access to the first phase of development for an appreciable period of time until Bradshaw's Crossing is complete. Tract No. 3694 will contain 1,350 net acres of various land uses and open spaces. More specifically, the proposal includes:

- a first phase of the Employment Center, consisting of roughly 164 acres of developable Employment Center land use;
- approximately 156 acres of the Town Center District, within which would be roughly 62 acres of Town Center land use;
- an approximately 30-acre school in the Town Center District and an additional school covering approximately 11 acres in the East Village District;
- approximately 713 acres of residential development within the Town Center, Old River Road, Lakeside, and East Village Districts;
- approximately 75.5 acres of parkland (with 8 acres of additional lands within the school site in the Town Center available for recreational use under a joint use agreement between the City and Banta Elementary School District);
- approximately 143 acres of recreational open space and trails;
- an Animal Campus covering approximately 10-acres in one of two locations;
- approximately 109 acres of water bodies consisting of four lakes and associated water treatment wetlands, as well as two canals;
- approximately 135 acres of arterial and collector roadways; and
- other necessary public facilities and infrastructure to support the project.

Major streets included in the plan are: River Islands Parkway (North and South), Broad Street, Commercial Street, Golden Valley Parkway, and Water Street. These names are preliminary and subject to change, particularly with respect to South River Islands Parkway. Within the park and trail acreage described above is the Riverfront Linear Park and trail described above.

Suitability of Non-Vacant Sites

All non-vacant or underutilized sites were calculated by using existing site conditions and development standards that were reviewed with the use of recent aerial photography and on-site inspections. In accordance with Government Code Section 65583.2(a)(3) each non-vacant property is listed as "Underutilized" within the existing use category and are identified as sites that are capable of being developed at a higher density. Since most of the vacant and underutilized sites are located within developed areas, the feasibility and suitability is high due to the developer's ability to expand on existing infrastructure rather than construct a whole new system in an undeveloped region. All of the sites listed on the inventory could be developed within the planning period; however, as with the Specific Plans, the severe drop in the housing market has stalled progress. When the demand picks up for housing, these sites will be the most suited to accommodate new housing.

Availability of Infrastructure

Currently the city does have enough sewer capacity to develop the vacant and under utilized portions of the city that are not contained within the Specific Plans (Table 51). The construction of the improved Specific Plan would require an expansion of current service to accommodate the increased capacity. The construction of treatment plants are tied to the development of the Specific Plan areas and would take effect when development commences.

Environmental Constraints

A major issue for this City has been flooding and subsequent levee repair. The Specific Plans have been conditioned to include levee repair and fees to improve those portions of the City. Since flooding has been a major concern for the San Joaquin area, the Lathrop residences voted for an assessment fee for levee repair and maintenance. Although this assessment will be directed to improve levee protection for the whole City, development within the Master Plan and Specific Plan areas are required to include levee improvements and fees to reduce the danger of flooding for new development.

Vacant Parcels that have recently been subdivided

Table 57 inventories Master Plans that have already been recently subdivided. These development projects contain multiple vacant parcels within the approved Final Maps. Since these sites do not currently have active projects for these areas, these sites have been included in this inventory as vacant land that has been recently subdivided. These subdivided parcels are reference on Table 56 as items 145-146 and on Table 57. The affordability of the subdivide Master Plan parcels was based on the fact that market rate rentals and home sales, are priced at costs that would be considered affordable when compared to the average housing prices and rents for surrounding areas within San Joaquin County. Table 57 indicates the projects that were approved as of May 2008 by the City of Lathrop's City Council.

Table 57
Approved/On-Line Units as of May 2008

Name	Location	Affordable Units	Total Units
Central Lathrop SP "Phase 1"	Multiple Addresses	na	1,040
Fairfield Apartments	18007 Manthey Road	208	208
Total		436	5,532

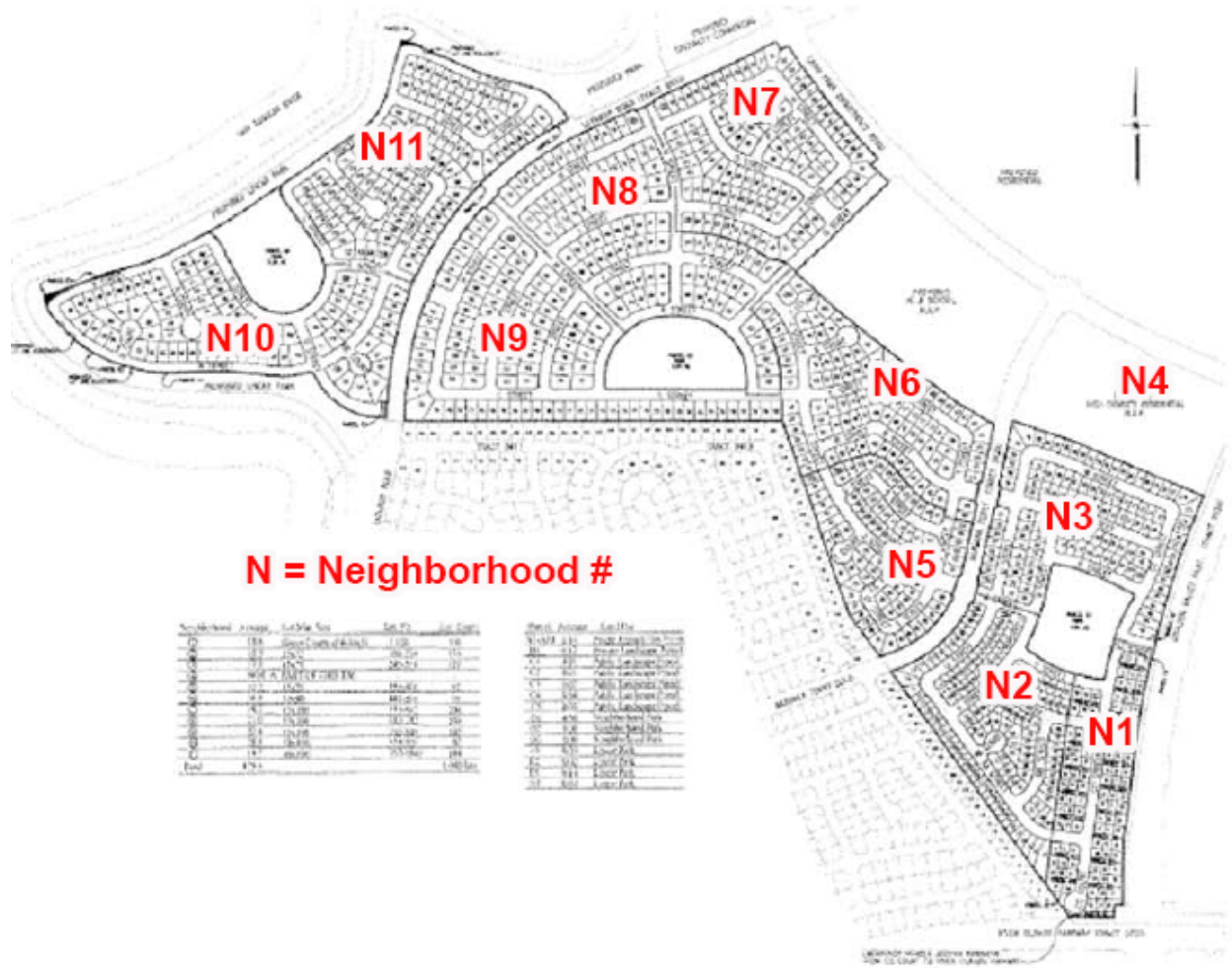
Source: City of Lathrop Community Development Department 2009.
*-units based on default density of vacant land within the subdivision.

Central Lathrop Specific Plan- Project Area

This project included a Vesting Tentative Map to subdivide approximately 190 acres of the southerly portion of the overall project area into 1,040 residential lots and 31 other non-residential lots, including lots for parks, landscaped areas and private access ways. Most of the housing within the proposed subdivision would consist of single-family detached dwellings, with 103 of the dwellings proposed to be courtyard, attached housing. The subdivision would be comprised of eleven interconnected neighborhoods, identified by lot size (see list below). These neighborhoods would feature higher densities than the residential neighborhoods elsewhere in

Lathrop, as envisioned in the Central Lathrop Specific Plan. Neighborhoods would be accessed from Golden Valley Parkway, Barbara Terry Boulevard and Lathrop Road via multiple landscaped entries.

Central Lathrop Specific Plan- Project Area VTM 3647



Unit Summary by Neighborhood

Neighborhood	APN	Acreage	Lot type/size	Number of Number Lots
1	191-200-23	10.8	Green Courts of 6	103
2	191-200-24	15.3	35x72 (2,520 sq. ft.)	136
3	191-200-21	17.1	45x75 (3,375 sq. ft.)	119
4	191-210-17		not used	
5	191-200-26	12.2	45x75 (3,375 sq. ft.)	82
6	191-210-18	16.8	50x80 (4,000 sq. ft.)	98
7	191-210-23	19.7	45x100 (4,500 sq. ft.)	104
8	191-210-22	21	50x100 (5,000 sq. ft.)	100
9	191-210-21	22.4	55x100 (5,500 sq. ft.)	107
10	191-210-35	20.3	50x100 (5,000 sq. ft.)	87
11	191-210-33	19.6	45x100 (4,500 sq. ft.)	104
Total				1,040

The proposed subdivision would create 11 adjacent neighborhoods within the southerly portion of the Land Park area. Proposed neighborhoods include:

- Neighborhoods 1, 2 and 3 would be located in the southeast portion of the subdivision area and would include a mix of small lots (35' x 72' and 45' x 75') and "6-pack" courtyard attached dwellings. A 4.6-acre park would provide a neighborhood focal point. Access would be provided via Golden Valley Parkway to the east and Barbara Terry Road to the west with multiple access points into the neighborhood. This neighborhood would contain 358 dwellings.
- Neighborhoods 5 through 9 would be located in the approximate center of the subdivision, accessed via Barbara Terry Road to the east and the extension of Lathrop Road to the north and west, and would be centered around a 5-acre neighborhood park. Lot sizes would include a mix of small lots in areas 5 and 6 and mid-sized lots in the remaining three areas. These mid-size lots would range in size from 4,500 square feet to 5,500 square feet each. The total number of lots in these neighborhoods would be 491.
- Neighborhoods 10 and 11 are proposed to be located west of Lathrop Road and east of the San Joaquin River and are planned to include 191 dwellings on lots ranging-in size between 4,500 and 5,000 square feet. One 5-acre neighborhood park would be located between the neighborhoods and a number of lots would be adjacent to the River and Community Park and trail located adjacent to the river. This portion of the proposed subdivision has been slightly modified from the earlier subdivision map reviewed by the Commission to include local roads between dwelling units and the levee along the full frontage of the subdivision area. This was done at the request of RD-17 to improve accessibility to the levee.

The proposed road network would be as shown in the Central Lathrop Specific Plan, and would include Golden Valley Parkway, Lathrop Road (formerly Street A) and Barbara Terry Boulevard, as primary north-south roadways linking the CLSP area to the Mossdale Village to the south. East-west roads would include River Islands Parkway immediately south of the proposed subdivision and Land Park Boulevard. All of these streets have been dedicated as a result of the previous Large Lot Map and are being constructed by the developer. In addition,

smaller residential roads would provide access into and out of each of the neighborhoods. To provide focal points to each of the neighborhoods, parks have been located in each of the neighborhoods. Each of the three planned neighborhood parks will be a minimum of 4.5 acres. Additionally, the linear community park along the levee will be accessible via the Neighborhood Park in Neighborhoods 10 and 11. The location of parks and the interconnected nature of the neighborhoods should encourage pedestrian and bicycle traffic as was set forth in the Specific Plan.

In addition to the 1,040 lots proposed for dwellings, the Vesting Tentative Map includes 18 privately owned lots that would provide access to the green court neighborhood, three lots proposed for neighborhood park use and four lots that would accommodate the future Community and Linear Park adjacent to the San Joaquin River. All of these lots would be dedicated to the City of Lathrop. There would also be six lots that would contain landscaping and entry signs, as required by the Specific Plan. These lots would be owned by the City, similar to landscaped areas in Mossdale Village and maintained by the Community Facilities District that has been formed for the Land Park community.

The proposed Vesting Tentative Map includes a number of small lot line adjustments along the westerly edge of the project site to create more regular boundaries with the adjacent future Community/Linear Park. The Central Lathrop Design Guidelines require installation of a Community Wall for sound protection along the west side of Golden Valley Parkway, Barbara Terry Road, and along Lathrop Road. The design of the wall is set forth in the Design Guideline document. Potable water, sanitary sewer, recycled water, and storm drain infrastructure to serve these neighborhoods will be constructed. Recycled water use will be implemented in the parks and along collector and arterial roads when it is available in an effort to conserve potable water. The City of Lathrop will provide water, wastewater and recycled water service to each of the neighborhoods.

A future K-8 school adjacent to Neighborhoods 6 and 7, on land to be dedicated by the project applicant, will serve the neighborhoods. Until project area schools can be designed and constructed, students living in this subdivision will be bussed to existing schools in the District where classroom capacity exists. Along with this, normal expenditures for City services (fire, police, recreation, general administration, etc.) would be compensated by the development through required fees and property tax revenues. It is anticipated that property tax revenues, along with increased local sales tax attributable to the new residents of the project area, will cover or exceed the public service costs.

Development Standards and Design Guidelines

The Vesting Tentative Map is subject to standards that apply to all new development within the project area which are included in the Central Lathrop Specific Plan and applicable sections of the Lathrop Zoning Ordinance. Section 17.62.020 of the Code governs the development of Variable Density Residential areas within the project area, which includes permitted land uses, property development standards and design review. Dwellings that would be built on future individual lots created by this subdivision are subject to review of architectural details, landscaping, signs and other features pursuant to the Design Guidelines.

The subdivision developer is required by the Development Agreement to fund necessary wastewater treatment capacity. This is being accomplished via construction of a new wastewater treatment plant, identified as WRP 2, within the Crossroads Industrial Park, near the City's existing WRP 1. The new plant is required to be on-line and operational by the time wastewater flows would be generated from the Vesting Tentative Map area. The developer will construct the mainline trunk sewer facilities, including pump stations, to transport untreated effluent from the project area to the new treatment plant.

A comprehensive financing program was completed and bonds issued to the City in order to construct backbone infrastructure facilities, including roads, major utilities and similar improvements. A Community Facilities District has been formed to pay for on-going maintenance costs of certain improvements, as well as certain services so that the burden of maintenance will not fall on existing City residents.

The project is also within the Lathrop Capital Facilities Fee program which will fund regional and city-wide facilities, including but not limited to freeway interchange improvements, cultural and leisure facilities, water facilities to import surface water to Lathrop, upgrades to the City's wastewater treatment facilities and other related facilities.

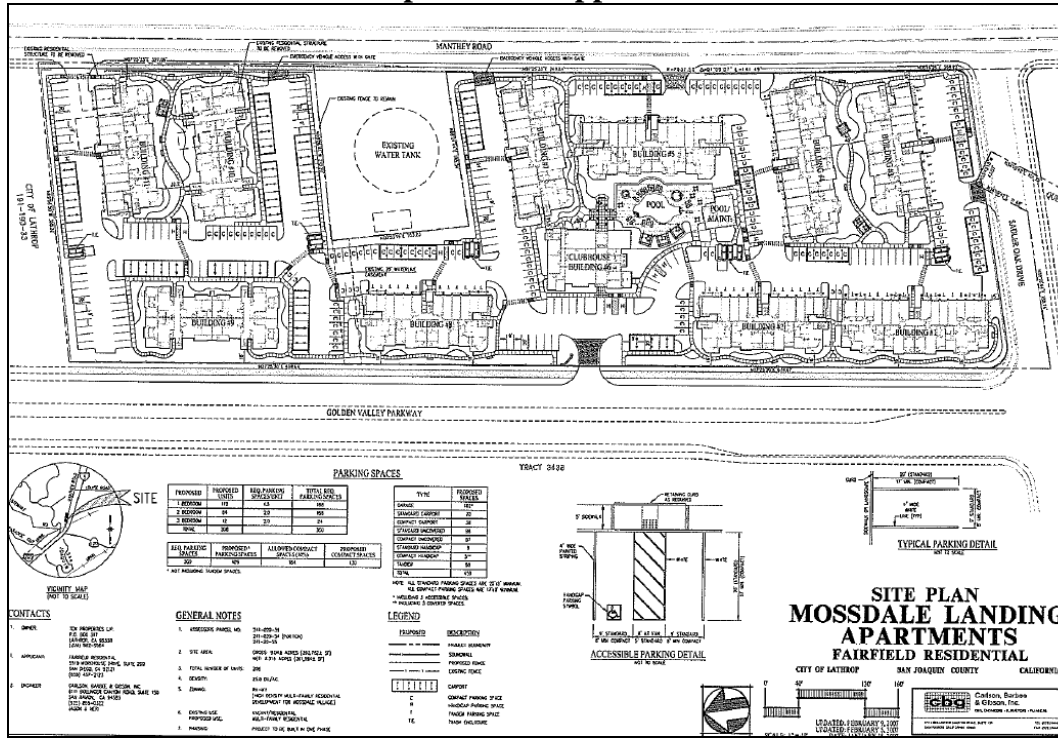
A comprehensive Environmental Impact Report (EIR) was prepared to address the environmental effects of the proposed project consistent with the requirements of the California Environmental Quality Act ("Draft EIR for the Central Lathrop Specific Plan," SCH No. 2003072132). Although the EIR focused on the entitlement requests then being considered by the City, including an amendment to the General Plan and related General Plan documents, the Central Lathrop Specific Plan (CLSP), Design Guidelines, rezoning, annexation and the development agreement, the EIR identified a Large Lot Tentative Subdivision Map as one of the approvals that would be required to implement the proposed project.

This EIR was certified by the City Council on November 9, 2004. An Addendum to the EIR was certified by the City in January 2006, to address the proposed Williamson Act Rescission action. Since the proposed Vesting Tentative Map is consistent with both the General Plan the CLSP and all other related approvals, environmental impacts have been adequately addressed in the previously certified EIR and no further environmental analysis is required.

Fairfield Apartments

In 2006, the General Plan, West Lathrop Specific Plan, the Zoning Map and Mossdale Landing East and South UDCs were amended to change the land use designation for this property from Service Commercial to High Density Residential. This change will result in the first apartment complex in Mossdale Landing and provide an opportunity for residents who are not able to buy a home to live in this area of Lathrop. The proposed 208 unit apartment development will include large units, attached single car garages for many of the units, private patios or balconies, a place for a washer and dryer in all units and an attractive pool complex with a club house building.

Fairfield Apartments Approved Site Plan



The property has a long and narrow shape and wraps around the large water tank on Manthey Road. The project consists of 10 three-story apartment buildings, a clubhouse building and a pool maintenance building. Access to the property is from two driveways on Manthey Road, a single driveway on Sadler Oak Drive and a single driveway on Golden Valley Parkway that will be restricted to a right turn into the project but no exiting out to Golden Valley Parkway. In the future, the intersection of Golden Valley Parkway and Sadler Oak Drive will be signalized.

The units will be primarily one and two bedroom with only 12 three bedroom units. The one bedroom units will range from 776 square feet to 937 square feet, the two bedroom units from 1054 square feet to 1192 square feet and the three bedroom unit will be 1327 square feet. The units have amenities not found in many apartments including a laundry area with space for washer and dryer, a pantry, walk-in closets, private patio/balcony with a storage room and in some of the units a built in desk.

The typical building has a row of single car garages on the first floor with four units behind. The second and third floor has eight units on each floor with a central corridor. The total number of units in each building is 20. Two buildings that do not have an attached garage have 8 units on each floor for a total of 24 units in each of the two buildings. The access to the units in these two buildings is from exterior stairways.

Although the project has been approved beginning construction of the project has been placed on hold due to the current housing slump facing the Nation and California. The table below shows the projected rental prices of the Fairfield Apartments compared to affordable rents within the surrounding

San Joaquin County areas. The projected monthly cost of the Fairfield Apartment is based on comparable rents for new apartment units in the surrounding communities. According to discussion with the developers and City staff the rents of the Fairfield Apartments will be similar to those projected housing costs of new apartment complexes. The County's affordable housing costs were based on the Average Median Income (AMI) of \$61,300 as well as affordable thresholds for income levels outlined by the U.S. Department of Housing and Urban Development (HUD) 2008 guidelines. These housing prices were averaged from current home sales provided by local home builders, realtor.com, and other on-line real estate websites, flyers, and listings.

Housing Type	Monthly Housing Cost(1)				# of Units
	Average Cost per =>30% MFI (VLI)	Average Cost per 30%>50% MFI (LI)	Average Cost per 50%>70% MFI (MI)	Approximate Cost of Housing per Month (2)	Fairfield Apartments
Rental					
1 Bed/Studio	\$536	\$920	\$1,104	\$500-\$600	10
2 Bed	\$859	\$1,150	\$1,379	\$800-\$1,250	186
3 Bed	\$1,073	\$1,379	\$1,655	\$1,000-\$1,600	12
Total					208

Note (1): Cost based on San Joaquin County Median Income (MI) levels for affordable housing cost per month.

Although Lathrop has mobilehome parks, it does not currently have functioning multifamily units such as townhomes and/or apartment complexes. To project the average monthly expenses for rental costs within the City, comparable rental costs were taken from surrounding communities such as the San Joaquin County, City of Manteca, and City of Tracy. As the table indicates, the monthly housing costs for the City of Lathrop were similar to affordable housing cost within the County.

Due to the current housing slump a surplus of detached and attached housing has affected Lathrop as well as the surrounding cities. The Fairfield Apartment complex has been placed on hold by the developers until the market for new housing picks up in the area.

Specific Plans

Table 58 below shows the residential land by zoning category and residential holding capacity based on Specific Plans within the City. As shown in the table, there is a capacity for 16,707 multifamily units within zoning districts with a minimum of 40 units per acre. This figure does not account for possible density bonuses, which could be as high as 25%. All of this land is suitable for the production of housing for very low-income, low-income, and moderate-income households. Figure 3 illustrates the West Lathrop SP while Figure 4 contains land use breakdowns for the Central Lathrop SP. These projects are discussed below within the *Realistic Development Capacity* section.

**Table 58
Projected Specific Plan Capacities by Zone**

SP Name	Acreage	Low Density (DU/AC)	Medium Density (DU/AC)	High Density (DU/AC)	Maximum Total Units
West Lathrop (1)					
<i>Mossdale</i>	1,161	3 to 9	20	15 to 40	3,201
<i>RiverIslands</i>	5,794	3 to 9	20	15 to 40	6,716
Central Lathrop	1,520	3 to 16	10 to 40	15-40	6,790
Total	8,475				16,707

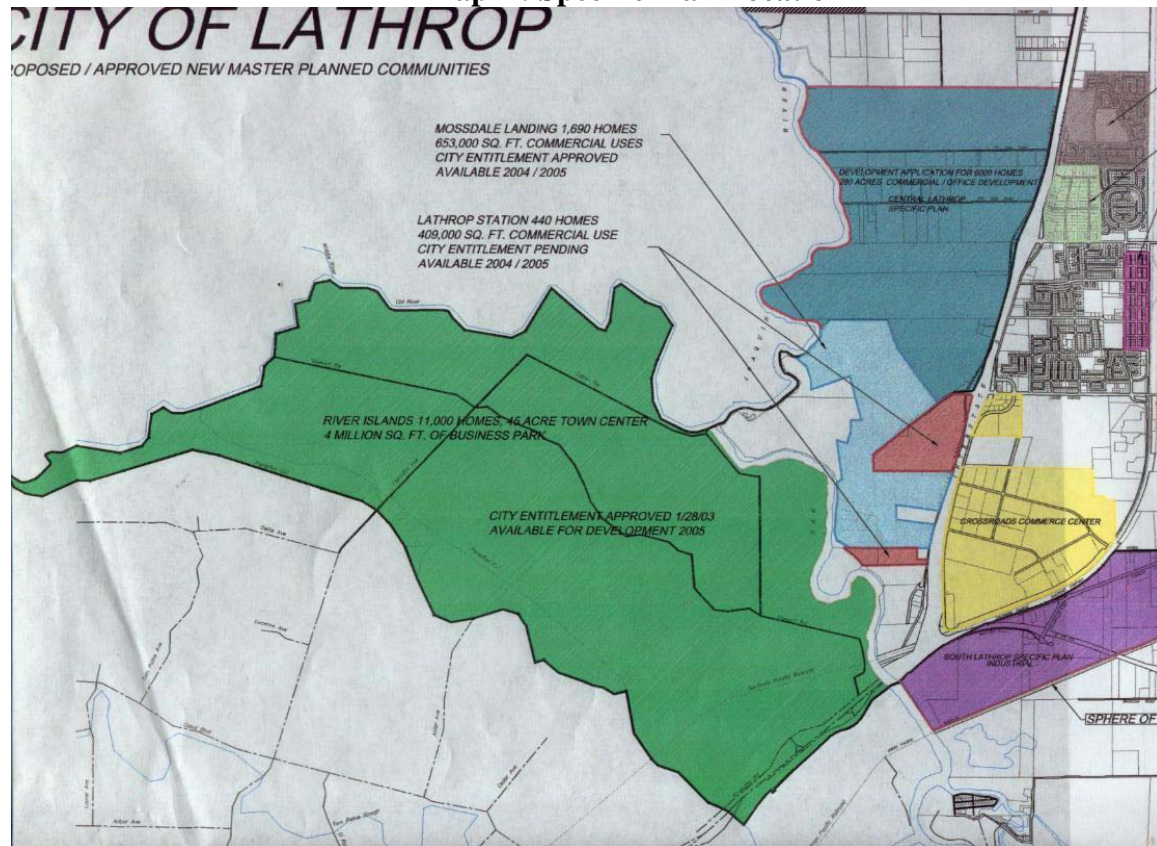
Source: City of Lathrop West Lathrop Specific Plan.

Note: Units are calculated by using minimum densities for low (3-9d.u./ac), medium (6-20du/ac) and high residential uses (15-40ac).

Note(1): The West Lathrop Specific Plan is made up of the Mossdale and Riverisland areas. Source, 2003 West Lathrop Specific Plan.

The following pages are an explanation of the River Island and Mossdale Landing Specific Plans in terms of permitted uses, timing, availability, and land use controls. Map-A shows the location of the proposed specific plans located in Lathrop and the anticipated timing. The following pages are an explanation of the River Island and Mossdale Landing Specific Plans in terms of permitted uses, timing, availability, and land use controls. Map-A shows the location of the proposed specific plans located in Lathrop and the anticipated timing.

Map A: Specific Plan Location



River Island Specific Plan

River Islands is a planned community located in Lathrop, California (see Map A). Encompassing nearly 5,000 acres, River Islands will be a community of 11,000 homes, a vibrant town center, an employment center with thousands of jobs for local residents, and an extensive open space system. Map B shows the eight districts that will encompass the River Islands Specific Plan. These districts include the Town Center, Employment Center, East Village, West Village, Old River Road, Lake Harbor, Lakeside, and Woodlands. The parcels that will comprise the approximate 33.5 acres of High Density Residential are located in the Town Center, near services, transportation, and employment. Map C demonstrates the location and parcel size of the Multifamily land within the Town Center (see the outlined portion).

River Islands Specific Plan received State and Federal entitlements to begin the development of this project but due to market conditions has not proceeded. While the River Islands Specific Plan already details the location and appropriate zoning designations of residential, multifamily and commercial space, it is anticipated that the first phase of the River Islands project, the Town Center, will be subdivided into individual parcels that can be purchased by developers. The multifamily component of this area will equal the 33.5 acres and will accommodate 1,200 units. The parcel sizes will be large enough to develop multifamily projects.

The Town Center district is expected to be ready for development, which allows for the multifamily land located within this specific plan to be available for multifamily development within the current housing element-planning period. Development in the other districts will commence with the East Village district immediately adjacent to the Town Center. It is further anticipated that the employment Center, and West Village will be ready for map subdivisions within the planning period. Full development of the River Islands project will be completed over the next 5 years. The following is a description of the various residential zones located within the River Islands Specific Plan.

Low Density Residential: The purpose of this district is to provide appropriately located areas for low density housing, and to provide space for community facilities needed to complement urban residential areas, and for institutions, which require a residential environment. The parcel sizes range from smaller lots for smaller affordable home to large lots designated for large home development. Permitted Uses: residential uses including single-family dwellings, small family daycare, family care home, and “an alcoholic recovery facility”. Second dwelling units, mobile homes, and large family day cares are allowed with administrative approval. The density of the Low Density Residential is 3-9 units per Acre. Within the specific plan there is approximately 1,011 acres available for this development, which will allow for a total anticipate 8,200 units.

Medium Density Residential: The purpose of this district is for the development of multifamily residential structures or small lot single-family homes. Ideal uses include small multifamily complexes and small lot urban style single-family housing. Single-family housing, multifamily housing, and group homes are permitted in this designation. Nursing homes, boarding housing, mobile homes second dwelling units are allowed with administrative approval. Charitable institutions and mobile home parks are allowed with a CUP. The density of the Medium Density

Residential is 6-20 units per Acre. Within the specific plan there is approximately 112 acres available for this development, which will allow for a total anticipate 1,600 units.

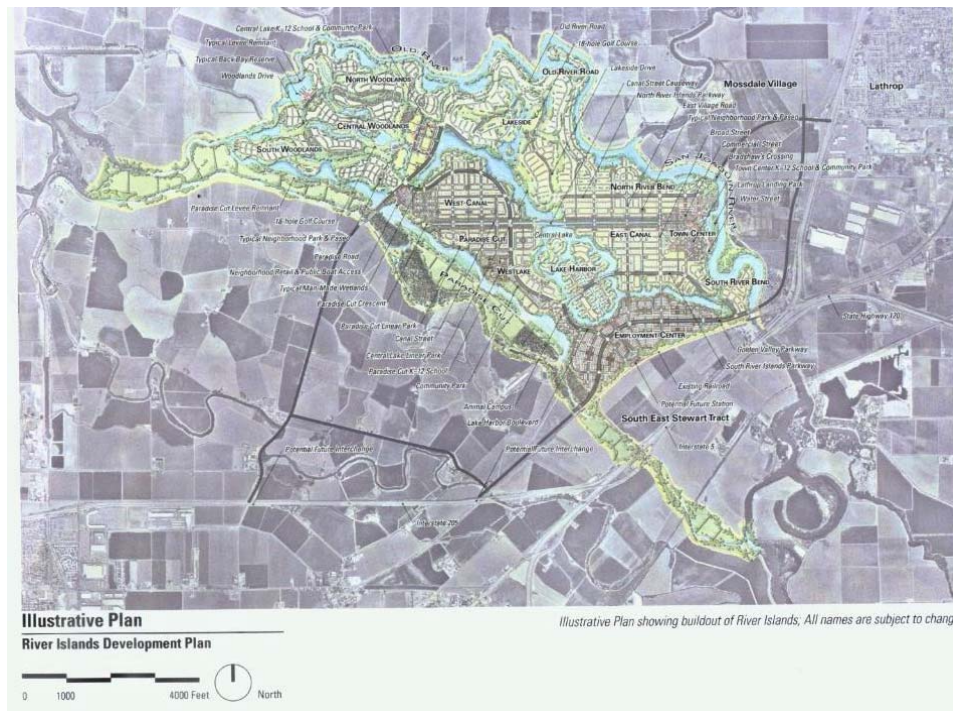
High Density Residential: The purpose of the zone is to provide apartment style homes near services, transportation and places of employment. Permitted uses include multifamily housing, and group homes in this designation. Nursing homes, boarding housing, mobile homes second dwelling units are allowed with administrative approval. Charitable institutions and mobile home parks are allowed with a CUP. The density of the High Density Residential is 15-40 Units per Acre. Within the specific plan there is 33.5 acres available for this development, which will allow for a total anticipate 1,200 multifamily units. The River Island Development Standards are similar to those of the City of Lathrop General Plan and does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking requirements are generally within the range of other similar sized cities in the State.

Development Standards by Residential Zone

Zone District	Bldg Height	Yard Setback			Minimum Lot Area (Square Feet)	Parking Spaces	Open Space
		Front	Side	Rear			
Low Density	35'	15'	5'-10'	10'-20'	2,400	2	50%
Medium Density	50'	15'	5'-10'	10'-20'	2,400	1	50%
High Density	50'	20'	20'	0'-10'	20,000	1.5	40%

Source: The City of Lathrop- River Island Specific

Map B: Specific Plan Detail



MAP C: Town Center

Mossdale Landing

Mossdale Landing is a mixed-use master planned community consisting of approximately 1,700 dwelling units, approximately 654,000 square feet of village and service commercial uses, schools, parks, and open space. The total site area is approximately 475 acres. Of this acreage 268.1 acres are designated for low density residential, 12.7 acres for village commercial, 39.1 acres of medium density Residential, 18 acres of service commercial, 19 acres of neighborhood parks, a 20-acre community park, 14 acres of levee and other open space, and 34 acres of schools. Development of Mossdale Landing has already begun. It is anticipated that the Village Commercial will be ready for development within the planning period.

A wide variety of housing types is provided in Mossdale Landing. Neighborhoods which range from 3,200 square foot lots at approximately 8 dwelling units per acres to a maximum 7,000 square foot lots at approximately 3.7 units per acre. Higher density residential uses, up to 20 units per acre, are permitted within the Village center.

Low density Residential- This zones is intended to provide a variety of single-family home options raging form 5,000 square feet to 7,000 square feet. Permitted uses include one-family detached dwellings, a “small family day care home” a State-authorized, certified or licensed family home care, foster home or group home serving (6) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children. “Large family day care homes” are allowed with administrative approval. It is anticipated that 1,236 homes will be build in the Mossdale Landing specific plan at an average density of 4.6 units per acre.

Medium Density Residential - The density of the zone is 8-14 units per acre. The intent of this zoning designation is to provide for a range of options at higher affordability such as apartment, duets, town homes or row houses, and condominiums. Permitted uses include one family dwellings, a “small family day care home” a State-authorized, certified or licensed family home care, foster home or group home serving (6) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children. Duets, Multifamily dwellings, duplexes, large family day care home, and rest homes and nursing homes are allowed with administrative approval.

Village Commercial – High-density residential units are permitted as part of the Village Commercial designation. Densities range from 15-45 dwelling units per acre. High-density possibilities include apartments, condominiums, senior housing and live/work. In addition mix-use commercial/ residential is also highly encouraged in this zone. Permitted uses include commercial and office space, multifamily apartments, flats and town homes, and convalescent or assisted living facilities. It is anticipated that 122 units of multifamily units will be constructed within this designation.

The Mossdale Landing Development Standards are similar to those of the City of Lathrop General Plan and does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking requirements are generally within the range of other similar sized cities in the State.

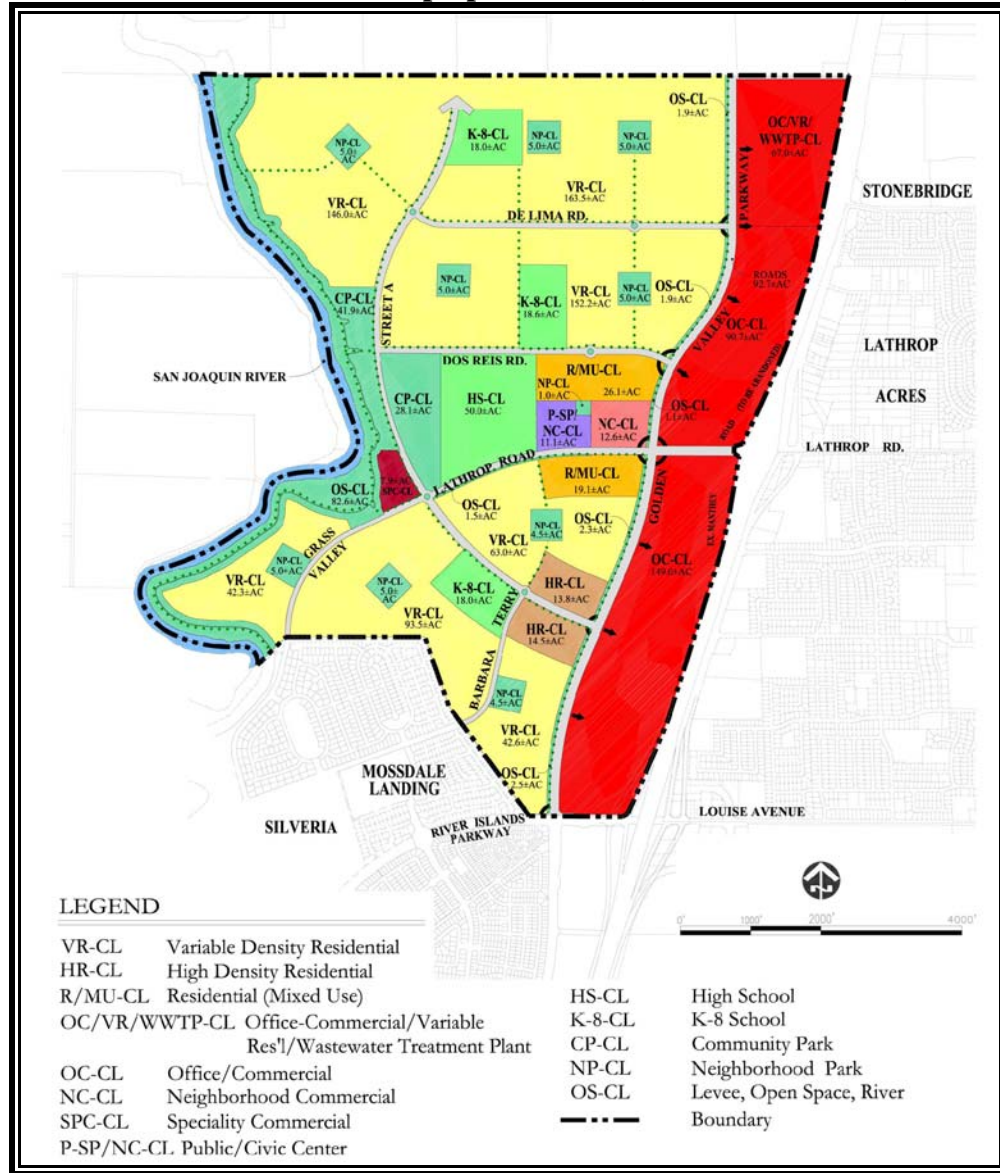
Development Standards by Residential Zone

Zone District	Bldg Height	Yard Setback			Minimum Lot Area (Square Feet)	Parking Spaces	Open Space
		Front	Side	Rear			
Low Density	35'	15'	5'	20'	5,000	2	50%
Medium Density	32'-40'	15'	4'-5'	5'-20'	1,200-3,000	1-2	30%-50%
High Density	60'	NA	5'	10' from open parking	NA	1-2	NA*

Source: The City of Lathrop- Mossdale Master Plan.

* There is no open space requirement for this zone; however, for residential building there must be 50 square feet of common area per dwelling unit.

MAP F: Central Lathrop Specific Plan (North of Mossdale)



ZONING FOR VARIETY OF HOUSING TYPES

Transitional Housing

Pursuant to Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.” The City recognizes recent changes in State law that allow the City to grant incentives to developers of projects that contain a minimum amount of affordable housing. The City will continue to grant density bonuses, regulatory relief, or financial incentives to developers that seek the Density Bonus for larger unit project. Current there is no real need for Transitional Housing within the City of

Lathrop due to the City's proximity to surrounding City's that currently provide Emergency Shelters. However, as mentioned within the Special Housing needs section, the City will include a Housing Policy to allow Transitional and Supportive Housing as a residential use.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. As with Transitional Housing the City will include new Policies to allow Emergency Shelters within the City and encourage cooperation with surrounding jurisdictions to provide Emergency Shelters.

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 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. In addition, the 1998 City of Lathrop Street Master Plan Update identifies roadway improvements required through 2020 to accommodate growth as proposed under the General Plan. 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.

Water

The City of Lathrop currently derives all of its domestic water supplies from well fields and a distribution system developed by the San Joaquin County Water District prior to Lathrop's incorporation. There are a total of 20 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Public Works Department is currently working on a Water Focus Study that will assess water quality and production problems.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Public Works Department is currently preparing a Water

Focus Study that will assess water quality and production problems. The City approved Specific Plans include requirements for the completion of infrastructure improvements prior to final recordation and prior to issuance of building permits. Many of these improvements are also identified and required in the Development Agreements adopted by the City for each Specific Plan.

Sewer

The City of Lathrop maintains the sewage collection system and sewage treatment is provided by the Manteca Wastewater Treatment Facility which serves as a regional plant to serve Lathrop as well as Manteca. The City has capacity to accommodate growth within the parcels indicated on Table 50; however, an expansion of services due to the construction of the delayed Specific Plans would require additional capacity for new development within these areas. The City has conditioned that these Specific Plans install new facilities before the completion of the housing development as to not exhaust the current system.

The City has capacity to accommodate growth within the parcels indicated on Table 50; however, an expansion of services due to the construction of the delayed Specific Plans would require additional capacity for new development within these areas. The City has conditioned that these Specific Plans install new facilities before the completion of the housing development as to not over extend the current system. Many of these improvements are also identified and required in the Development Agreements adopted by the City for each Specific Plan.

Constraints on Housing

GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

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. These designations specify the type of development that the City will permit. The General Plan includes five designations that permit a range of residential development types (see Table 59), from Low Density development (density of 1-7 units per acre) up to High Density Residential (density of 15 to 40 units per acre). The residential densities are designated on the General Plan Diagram, for Sub-Plan Areas #1 and #2 (excluding the Central Lathrop Specific Plan area), Sub-Plan Area #2 (Central Lathrop Specific Plan area), and for Sub-Plan Area #3. For Sub-Plan Areas #1 and non- Central Lathrop Specific Plan areas of Sub-Plan #2, Low Density areas would have from 1 to 7 housing units per net acre of land available for residential use; Medium Density would have from 8 - 15 units per net acre; and, High Density would have from 16 - 25 units per net acre. Associated with a combining district, designated residential densities within the Central Lathrop Specific Plan area of Sub-Plan #2 are Variable Density would have from 3-16 units per acre; Residential/Mixed Use would have from 10-40 units per net acre; and High Density would have from 15-40 units per net acre. Housing in Sub-

Plan Area #3 will be designated with a combining district that allows all three types of housing in each area, in accordance with regulations set forth in the Specific Plan for that area. In Sub-Plan Area #2, Low Density and Variable Density ranges from 1-9 units per net acre, Medium Density is from 6-20 units per net acre and High Density is 15-40 units per net acre.

Table 59
City General Plan Residential Land Use Designations

<i>General Plan Designation</i>	Description
Low Density Residential	Single family detached homes with a density of 1 to 7 housing units per net acre of land
Medium Density Residential	Single-family housing and multifamily housing with a density range from 8 - 15 units per net acre
High Density Residential	Multifamily and group homes with a density range from 16 - 25 units per net acre.
Specific Plan- Variable Density	Single family, multifamily with a density range of 3-16 units per acre
Specific Plan-Residential/Mixed	Residential and commercial use with a density range of 10-40 units per net acre;
Specific Plan-High Density	Single-family, two or more single family dwellings, multifamily dwellings (flats, townhouses, or Apartments, duplexes Artist's studios with a density range of 15-40 units per net acre

Source: City of Lathrop General Plan, amended 11/09/04

**Table 60
Title 17 Zoning**

	Zoning Designation outlined within section 25.4.10 Table 1											Specific Plans			
	RCO	UR	RA	R	RM	HIST LATH	PO	CN/CC	I	COM DIS	PUD	South-East Stewart Tract	River Islands	Central Lathrop	Mossdale
Requires a Use Permit for Residential	N/A*	No**	No	No	No	No	No	No/Yes (a)	N/A	No (b)	No (c)	Yes (d)/ No in R-REC-ST	No Low Density/ Medium Density/High Density (e)	No SFD Large, Medium, Small (f)	No Low Density, Medium Density, High Density
Minimum Lot Width				-	50'	-50'-35'	50''	No limit					Based on Development Standards	45'/40'/32'	-
<i>Corner Lot</i>	-	-	-	65'	-		-	“ “	-	-	-	6,000/3,000	-	-	-
<i>Interior Lot</i>	-	-	100	60'	-		-	“ “	-	-	-	-	-	5'/5'/5'	-
Minimum lot depth			150		80'	75'-35'	100'	“ “				N/A	Based on Development Standards	85'/75'/60'	-
<i>Corner Lot</i>				80'	-	-	-	“ “				-	-	-	-
<i>Interior Lot</i>				90'				“ “				-	-	-	-
Minimum Setbacks					-	-	-	-				-	-		
<i>Front porch/house</i>	-	-	35	20'	15'	8'-10'/15-20'	15'	15'/0'	-	-	-	60'/50'	15'/15'/20'	12'/10'/8'	10'/10'/N/A
<i>Side interior/Street</i>	-	-	5/10***	5'	5'	4-5'	5'	None except abutting residential	-	-	-	Vary	5-10'/5'-10'/20'	15'/12'/10'	5'/4-5'/5'
<i>Rear single-story/two-story</i>	-	-	5/10***	10'	5'	5-10/20'	5	None except abutting residential	-	-	-	Varies	10-20'/10-20'0-10'	-	20'/5-20'/10' from open parking
Maximum Height															
<i>Dwelling</i>	-	-	35'	35'	35'	32-35'	40'	75'/65'	-	-	-	35'	35'/50'50'	40'	35'/32-40'/60'
<i>Accessory structures</i>	-	-	7'	7'	7'	7'	7	N/A	-	-	-	N/A	7'	7'	7'
Min. Lot Area/Unit Corner/interior	-	-	20,000	6,000/5,000	6,000	2,800-3,200	2,000-6,000	None	-	-	-	Varies	2,400/2,400/20,000	5,000 or larger-4,000/3,000 sq. ft.	5,000/1,200-3,000/NA
Maximum % Lot Coverage	-	-	35%	40%	65%	60-70%	-	No limit	-	-	-	Varies	-	50-60%/65%	-

Source: City of Lathrop Community Development, 2008.

Note: * Residential use not permitted.

Note:** Setbacks to conform with General Plan designation

Note:*** Setback based on # of stories

Side yard setbacks vary in the Historic Lathrop Overlay District

Historic Lathrop Overlay District provides for four zoning districts: R one-family residential large and small lots, RM multifamily residential units attached and detached. The table provides for ranges within the different districts.

(a) Dwellings over a permitted use in accordance with density requirements of the RM-1.5 district requires a conditional use permit.

- (b) Provides for a combining of uses with the intent of providing flexibility needed to improve land use conditions. Standards vary depending on the combining district.
- (c) Development standards vary based on design.
- (d) The zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses that are compatible with the West Lathrop Specific Plan
- (e) The zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential, employment-generating and other commercial uses that are compatible with the West Lathrop Specific Plan
- (f) The zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential, employment generating and other commercial uses, civic, and open space that are compatible with the Central Lathrop Specific Plan.

Table 60 shows that the development standards remain fairly constant across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the RA, single family residential zone to the R-M, multiple family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases. That is the RA front yard is 35 feet while the Historic Lathrop Overlay District zone required front setback is reduced to 8 feet depending on the underlying zoning district. In addition, some specific plans, such as the West Lathrop Specific Plan and the Central Lathrop Specific Plan allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

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 also contains a provision for exceeding the maximum height limit for architectural features and projections such as fire and parapet walls, skylights, towers, spires, cupolas, flagpoles, chimneys, and similar structures may be erected above the height.

Residential parking standards in the City of Lathrop 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 2 parking spaces for each unit. Duplexes, apartments and multiple-family dwellings are based on the number of bedrooms ranging from studio (1.5 parking spaces) to three or more bedrooms are required to provide 2.0 spaces plus 1.0 visitor space per 4 units. In the case of mixed uses, the total requirements for all off-street parking shall be the sum of the requirements for the several uses computed separately. Seventy-five percent of the parking facilities required for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal.

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.

The City of Lathrop has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing:

Density Bonus: As stated, the City provides a Bonus Density Ordinance to reflect changes in Government Code Section 65915. The City of Lathrop Ordinance Section 17.56.050 does allow a developer to not exceed by more than 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. These standards apply to the Planned Unit Developments.

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 promotes property owner development.

Housing for the Elderly: Required off-street parking for senior citizen housing developments shall be one space for each dwelling unit. Conversion of senior citizens housing to standard housing will not be permitted unless additional off-street parking is provided to comply with the parking requirements for standard housing in effect at the time of conversion.

Mobile home Parks: Mobile home parks are allowed within the RM districts with a conditional use permit. An individual Mobile home is allowed in any RA, R, RM or PO district as a single family dwelling when set on a permanent foundation.

Condominium Conversions: The City of Lathrop subdivision ordinance refers to the State Subdivision Map Act for requirements for condominium conversion. The conversion requirements establishes requirements for notice to tenants and right to tenants to exclusive contract for purchase in condominium, community apartment or stock cooperative projects.

Small Lot Development: Medium Density (MD) in 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 can be summarized as follows:

**Table 60-A
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' x 80'	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

Growth Controls/Growth Management

The City of Lathrop manages growth primarily through the Zoning and specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan establishes some relatively finite limits to ultimate urban expansion, with definite future boundaries urban development can occur until 2012 (time frame of the 1991 General Plan). The City of Lathrop's planning boundaries are to be considered relatively "fixed" for very important reasons pertaining to the logical sphere's 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. And the environmental qualities of lands to the northwest, particularly for continued agricultural use and fish and wildlife, strongly argue for containment of future urban expansion within the boundaries depicted in the Lathrop's General Plan Diagram. Other physical constraints also influence the direction, extent and pace with which a community can grow. Most common of these factors is the availability or capability to expand wastewater, water and storm drainage facilities.

Site Development Standards and Performance Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Lathrop.

The City's land use and zoning regulations – including the standards for setbacks, lot coverage, open space, building height, and parking requirements – are not so restrictive as to preclude opportunities for higher density housing. The tables below summarize the basic standards for the City's residential zoning districts.

Table 61
City of Lathrop Zoning Ordinance Development Standards

Zone Description	Zone	Setbacks (Front/Rear/Side) (ft.)	Coverage	Height (ft.)	Parking (spaces per unit)
Residential Acreage District	R-A	35/5-10*/10	35%	35	2 covered
Single Family Residential	R	20/10/5	40%	35	2 covered
Multifamily Residential	RM	15/5/5	50-65%	35	Based on # of bedrooms 1.5-2.0 per unit, plus 1.0 visitor space for every 4 units

Source: City of Lathrop, Community Development Department.

*where construction involves more than one story, the rear yard shall be increased by 10 feet for each additional story.

Table 62
City of Lathrop Central Lathrop Zoning District

Zone Description	Land Use Category	Setbacks (Front/Rear/Side/ Interior Side) (ft.)	Coverage	Height (ft.)
Single Family Detached				
SFD Large Lot (5,000 sq. ft or larger)	SFD	15/15/15/5	50-60%	40
SFD Medium Lot (4000-5000)	SFD	12/12/12/	50-60%	40
SFD Small Lot (up to 4000)	SFD	10/5/5/0-5	65/na%	40
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: City of Lathrop.

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.

**Table 63
City of Lathrop Southeast Stewart Tract Zoning District
West Lathrop Specific Plan**

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Height (ft.)
Recreational Residential Zoning District	R-REC-ST	Established during urban design concept review	35

Source: City of Lathrop.

**Table 64
City of Lathrop River Islands Zoning District
West Lathrop Specific Plan**

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Height (ft.)
Neighborhood Commercial	CN-RI	as specified in the UDC	as specified in the UDC
Mixed Use Zoning District	MU-RI	as specified in the UDC	125'
Residential –low density	RL-RI	as specified in the UDC	35'
Residential-medium density	RM-RI	as specified in the UDC	50''
Residential- high density	RH-RI	as specified in the UDC	50''

Source: City of Lathrop.

**Table 65
City of Lathrop Mossdale Village (MV)
West Lathrop Specific Plan**

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Height (ft.)
Multifamily Zoning District	RM-MV	10-20/10-7/5	35'
Residential –low density	R-MV/ RX-MV	10-20/10-7/5-2	35'
Residential-medium density	RM	10-20/7/5	35'

Source: City of Lathrop.

Note: MV, MV South, and MV East requirements are specified in UDC's.

Building Codes and Enforcement

New construction in Lathrop, including additions, must comply with the 2007 California Building Codes (CBC) and Floodplain Management Ordinance. The City of Lathrop adopted the 2007 CBC with all required updates. The State Building 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. Lathrop has adopted the following amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Every multi-family dwelling (including duplexes), apartment house, or motel constructed shall have an automatic fire suppression and fire alarm system installed. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with Article 760 of the California Electrical Code.
- Any existing building shall be retrofitted with an automatic fire sprinkler system when any one or more of the following instances occurs:
 - When an addition, or additions, are made to the building area with a cumulative construction value of \$100,000;
 - A change is made in occupancy of the building, bringing it into a use category requiring automatic fire sprinkler systems under the LBSC or CBC;
 - When modifications to the existing structure make it necessary, in the opinion of both the Building Official and the Fire Marshal, to install a fire sprinkler system in order to address the increased potential health and safety hazards caused as a result of the modifications.

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 current CBC 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. Additions must comply with the current building codes.

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 installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. 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.

Development Fees and Other Exactions Required of Developers

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 meet City service and environmental standards, 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. Such improvements may include water, sewer and other utility line extensions, street construction, and traffic control device installations that are reasonably related to a project.

The following tables (Table 66 through Table 70) indicate the development impact fees and planning fees for a typical 1,200 square foot single family home within the East Lathrop Area, North Harlan, Central Lathrop, Stewart Tract, and Mossdale Village. Table 66 shows development impact and planning fees for the East Lathrop area. A comparison of the fees shows a \$12,586 difference between the East Lathrop area and the Stewart Tract. The other development impact fees as shown in the tables are within a few thousand dollars of each other. The Stewart Tract does not include capital facility fees for sewer collection system and storm drainage. These fees will be collected in the future.

Table 66
Development Impact and Planning Fees East Lathrop
City Development Impact Fees for Single Family Unit

Facilities	\$2,520
Municipal Services	\$2,823
Sewer	\$4,121
Water System buy-in (varies by pipe size)	\$2,572
Storm Drainage	\$665
Surface Water Supply	\$556
Parks & Recreational Facilities	\$4,113
Local Transportation	\$2,648
San Joaquin RTIF	\$2,837
County Transportation	\$1,594
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$28,388
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either planning fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$28,770 or \$28,658

Sources: City of Lathrop, Community Development Department August 2008.

Table 67
Development Impact and Planning Fees North Harlan
City Development Impact Fees for Single Family Unit

Facilities	\$2,520
Municipal Services	\$2,823
Sewer	\$4,121
Water System buy-in (varies by pipe size)	\$2,417
Storm Drainage	\$665
Surface Water Supply	\$556
Parks & Recreational Facilities	\$4,113
Local Transportation	\$2,648
San Joaquin RTIF	\$2,837
County Transportation	\$1,594
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$28,230
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$28,612 or \$28,500

Sources: City of Lathrop, Community Development Department August 2008.

Table 68
Development Impact and Planning Fees Central Lathrop
City Development Impact Fees for Single Family Unit

Facilities	\$2,520
Municipal Services	\$2,823
Recycled Water Outfall	\$34
Water System well improvements (varies by pipe size)	\$563
Off-site Roadway Improvements	\$110
Surface Water Supply	\$3,192
Parks & Recreational Facilities	\$2,520
WLSP Regional Transportation	\$255
San Joaquin RTIF	\$2,837
West/Central Lathrop Transportation	\$2,436
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$21,226
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$21,608 or \$21,496

Sources: City of Lathrop, Community Development Department August 2008.

Table 69
Development Impact and Planning Fees Stewart Tract
City Development Impact Fees for Single Family Unit

Facilities	\$2,520
Municipal Services	\$2,823
Water System Well Improvements	\$563
Recycled water	\$34
Parks & Recreational Facilities	0
WLSP Regional Transportation	\$255
San Joaquin RTIF	\$2,837
West/Central Lathrop Transportation	\$2,834
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$15,802
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$16,184 or \$16,072

Sources: City of Lathrop, Community Development Department August 2008.

Table 70
Development Impact and Planning Fees Mossdale Village
City Development Impact Fees for Single Family Unit

Facilities	\$2,520
Municipal Services	\$2,823
Sewer Collect./Recycle Distribution	\$802
Surface Water Supply Full-cost	\$2,708
Water System well supply	\$563
Recycled Water Outfall	\$34
Parks & Recreational Facilities	\$4,113
Storm Drainage	\$254
Environmental Mitigation	\$148
WLSP Regional Transportation	\$255
West/Central Lathrop Transportation	\$2,179
San Joaquin RTIF	\$2,837
County Transportation	\$1,594
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$24,766
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$25,148 or \$25,036

Sources: City of Lathrop, Community Development Department August 2008.

The tables below (Table 71 through Table 74) lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments, costs are lower within the Stewart Tract Specific Plan Area. The total development impact and planning fees within Mossdale Village are \$25,148 or \$25,036 while those in the East Lathrop and North

Harlan areas are \$24,269. The planning fees are due at project submittal and the development impact fees are due at building permit issuance.

**Table 71
Development Impact and Planning Fees for Multi-family Development East Lathrop and North Harlan**

City Development Impact Fees for Multi-Family Unit	
Facilities (per unit)	\$1,799
Municipal Services (per unit)	\$2,016
Sewer (per unit)	\$4,121
Water System buy-in (varies by pipe size)	\$2,572
Storm Drainage	\$665
Surface Water Supply	\$556
Parks & Recreational Facilities	\$2,937
Local Transportation	\$1,947
San Joaquin RTIF	\$1,702
County Transportation	\$1,366
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$23,617
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$23,999 or \$23,887

Sources: City of Lathrop, Community Development Department August 2008.

**Table 72
Development Impact and Planning Fees for Multi-Family Central Lathrop**

City Development Impact Fees for Multi Family Unit	
Facilities	\$1,799
Municipal Services	\$2,016
Recycled Water Outfall	\$34
Water System well improvements (varies by pipe size)	\$563
Off-site Roadway Improvements	\$110
Surface Water Supply	\$3,192
Parks & Recreational Facilities	\$3,228
WLSP Regional Transportation	\$299
San Joaquin RTIF	\$1,702
West/Central Lathrop Transportation	\$1,496
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$18,375
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$18,757 or \$18,645

Sources: City of Lathrop, Community Development Department August 2008.

**Table 73
Development Impact and Planning Fees for Multi-family Mossdale Village**

City Development Impact Fees for Multi-Family Unit	
Facilities	\$1,799
Municipal Services	\$2,016
Sewer Collect./Recycle Distribution	\$802
Surface Water Supply Full-cost	\$2,708
Water System well supply	\$563
Recycled Water Outfall	\$34
Parks & Recreational Facilities	\$2,937
Storm Drainage	\$174
Environment Mitigation	\$84
WLSP Regional Transportation	\$255
West/Central Lathrop Transportation	\$1,340
San Joaquin RTIF	\$1702
County Transportation	\$1,366
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING	\$19,716
PERMIT ISSUANCE	
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$20,098 or \$19,986

Sources: City of Lathrop, Community Development Department August 2008.

**Table 74
Development Impact and Planning Fees for Multi-family Stewart Tract**

City Development Impact Fees for Multi-Family Unit	
Facilities	\$1,799
Municipal Services	\$2,016
Water System Well Improvement	\$563
Recycled water	\$34
Parks & Recreational Facilities	0
WLSP Regional Transportation	\$299
San Joaquin RTIF	\$1,702
West/Central Lathrop Transportation	\$1,738
School (Manteca School District)	\$3,564
Fire	\$372
TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE	\$12,087
Planning Fees per project	
Administrative Permit/Minor Site Plan Review	\$382
Minor Site Plan Review	\$270
Depending on the type of project either fee may apply	
TOTAL DEVELOPMENT IMPACT AND PLANNING FEES	\$12,469 or \$12,357

Sources: City of Lathrop, Community Development August 2008.

Table 75 details the Community Development Department's processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project. Tables 66 to 70 lists the development impacts and planning fees for construction of a single-family development. Similar to fees for multi-family development (Tables 71-75), costs are lower within the Stewart Tract Plan Area. The total development impact and planning fees for single-family construction range between \$16,072 to \$28,770 and multi-family range between \$12,357 to \$23,999 which reflects a variety of housing choices in Lathrop.

Table 75
City of Lathrop Planning Fees, 2008

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
Environmental Subdivision		\$3,837
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 Map		\$3,837
Tentative Parcel Map		\$461

Source: City of Lathrop Community Development Department, August 2008.

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.

The table provides a summary of the City's Planning permit processing fees and development impact fees charged by the City. In addition to the fees set forth, which cover the cost of reviewing and approving the plans and providing inspection services, the City charges a building permit fee based on building square footage.

Normally, permit fees would have a minimal impact on housing costs because most the fees are flat rate charges, not per unit charges, and can be spread over the entire development. For a modest-sized development proposal, permit fees would typically amount to a few thousand dollars per dwelling unit. Permit fees could have a more substantial impact on small, infill projects that would be typical of most remaining vacant land.

Development impact fees have a much larger effect than permit fees on the final cost of a home. Such fees include water and sewer impact and hook-up costs, park fees (in lieu of land dedication), traffic impact fees, and similar charges. The Water and Sewer Connection Fee for a single-family residence is approximately \$6,500.00 depending on the area. These fees are based upon the actual cost to the City for providing the water and sewer service to the property.

**Table 75-A
Building Permits- Residential (Single-Family & New Construction)**

Building Permit Fees	
Service Application Per Building Based on Valuation	Building Permit Fee
\$2,001-25,000	For the first \$2,000 plus for each additional \$1,000 or fraction thereof to and including \$25,000 -70% Building Permit Fee
25,000-50,000	For the first \$25,000 plus for each additional \$1,000 or fraction thereof to and including \$50,000 70% Building Permit Fee
\$50,001-100,000	For the first \$50,000 plus for each additional \$1,000 or fraction thereof to and including \$100,00-70% Building Permit Fee
\$1001,000-500,000	For the first \$100,000 plus for each additional \$1,000 or fraction thereof to and including \$500,000-70% Building Permit Fee
Plan Check fee	70% Building Permit Fee
Electrical Permit	\$15.00 (issuance fee) plus \$36.00
Plumbing Permit	\$15.00 (issuance fee) plus \$35.00-residential valuation of 25,000 or less; \$15.00 (issuance fee) plus 1.5% of contract cost residential valuation of 25,000 or more
Storm Drain Plan Check	Cost plus 15% Administration
Other Inspections and Fees (including inspection of fire sprinkler systems)	
Code Compliance inspection	\$154.00
Inspections outside of normal business hours (minimum charge-two hours)	\$72.00 per hour
Re-inspection fees	\$48.00 per hour
Inspection for which no fees are specifically indicated	\$51.00 per hour

Source: City of Lothrop - Master Fee Schedule

The fees shown in Table 76 represent approximately 7 percent of the total cost of a dwelling unit, depending on the dwelling unit type, square footage, number of bedrooms, and land development cost. The cost impact of these fees is not significant for typical single-family homes currently under construction. The City's development impact fees could, however, be significant for an affordable single-family or multi-family housing project oriented to low- or moderate-income households. A savings of several thousand dollars in impact fees for an affordable single-family development could also help additional low-income households achieve homeownership, saving these households \$200 or more per month in housing costs.

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.

ADMINISTRATIVE USE PERMITS

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.

ADMINISTRATIVE APPROVAL APPLICATION DESCRIPTIONS:

The purpose of requiring administrative approval of certain uses is to determine whether or not a use can be considered a "Permitted use" or as a "Conditional Use" because of the peculiar circumstances and conditions of the proposal. Uses which can be treated as 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. This is the City's basic administrative permit.

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 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 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

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.

DISCRETIONARY PERMITS REQUIRING PLANNING COMMISSION APPROVAL:

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.

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:

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.

Table 76 lists which housing types Lathrop’s zoning districts allow with a Site Plan Review Permit. Housing Element law specifies that jurisdictions must identify adequate sites to be made available through the appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. The Planning Commission and City Council considers uses that require a Conditional Use Permit (CUP).

**Table 76
Housing Types Permitted by Zoning District**

RESIDENTIAL USE		ZONE										
Conditional												
Yes= C	No= X	R-A	R-1	R-M	Historic Lathrop	C N	C C	South-east Stewart Tract	River Islands	Central Lathrop	Mossdale	PO
Single-Family/Duplex		X	X	X	X	X (5)	C	X (1)	X (3)	X	X	X
3 + DU		-	-	X	X	X	X	X (2)	X (4)	X		X
Residential Care <6P		-	X	X	X	X	X	-	-	X	X	X

Residential Care >6P	-	-	-	-	X	X	-	-	C	-	
Emergency Shelter (1)	-	-	-	-	X	X	-	-	-	-	
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	X (1)	X	(C)	-	X
Mobile Home Parks	X	X	X	X	X	X	X (1)	-	(C)	-	
Transitional Housing	-	-	-	-	X	X	-	-	-	-	
Farmworker Housing	-	-	-	-	X	X	-	-	-	-	
Supportive Housing	-	-	-	-	X	X	-	-	-	-	
2nd Unit	X	X	X	X	X	X	-	X	X	X	X
Rest Homes, Nursing homes	-	-	X	X	X	X	X	-	C	-	X

Source: City of Lathrop, 2008.

Notes: (1) Permitted in areas covered by urban design subject to administrative approval; (2)) Permitted in areas covered by urban design subject to site plan review. (3) Permitted in the RH-RI zoning district. (4) Permitted in the RM-RI zoning district, (5) Permitted.

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 77 identifies the typical processing times for most entitlements followed by the reviewing body. 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 77, average processing times for plan check/building permits 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 77
Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	Processing Time	Reviewing Body
Administrative Approval	1 - 6 weeks	City Staff
Minor Revision to Approved Site Plan Review	4 - 8 weeks	City Staff
Minor Site Plan Review	4- 12 weeks	City Staff
Minor Variance	4-8 weeks	City Staff
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
Neighborhood Design Review	8-12 weeks	Planning Commission/City Council
Urban Design Review	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, 2008.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-application meeting is arranged with the involved departments to discuss the development proposal. 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 Ordinance, 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.

Second Unit Housing Ordinance

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building, size, parking, height, setbacks, and lot coverage. The ordinance includes guidelines for residents who wish to construct a second-unit on their property. An application for administrative approval shall be submitted to the planning department on a form prescribed by the department. The application shall include a statement of the use proposed and a site plan prepared in accordance with Chapter 17.80. The ordinance set 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, the prospective applicant is advised to also consider a “guest house” option. 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. In addition, 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.

Approval is based on 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.

Processing and Permit Procedures.

Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures 2 and 3 illustrate the City's design review process. Figure 2 lists the steps for projects that are required for planning approval. Figure 3 lists the process for projects that only require building permit approval.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of entitlements needed to complete the process. Figure 2 and 3 illustrate the most common steps in the entitlement process. 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.

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). In addition, the City staff will assist the developer through the permit processing to ensure a rapid processing time.

Architectural and 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.

The Central Lathrop Specific Plan (CLSP) is designed to provide traditional neighborhoods organized around interior neighborhood parks and schools. The Specific Plan 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 guidelines that are intended to provide creative new approaches to the challenge of creating high quality, high amenity neighborhoods. The underlying objective of these 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.

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 Central Lathrop Design Guidelines provide direction for the design, review, and approval of projects within the Central Lathrop Specific Plan (CLSP) area. 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 Design Guidelines support the goals of the Central Lathrop Specific Plan and strengthen the important role that urban design plays in establishing the ultimate character of the community. Particular emphasis is placed on the design of common spaces – public streetscapes, parks and open areas - and on the project’s central activity core – Lathrop Center.

Other standards and guidelines applicable to the development of housing are set forth in the CLSP and City of Lathrop Municipal Code. These include prescriptive development standards and criteria provided in the CLSP Zone Districts (Section 17.62.000 et. seq.). Development standards in the Lathrop Municipal Code does not otherwise set forth in these Guidelines include: lot size, width, depth, and coverage; yard setbacks; garage setbacks; lot frontage; useable private yard space; building eights; and parking ratios. These requirements should be referenced in the design of all projects within the Plan area. The CLSP, Zoning Code and Design Guidelines shall govern development within the CLSP except where silent, in which case other relevant City regulations shall apply.

The CLSP is designed to create a vibrant and livable community that offers a range of residential, employment, retail, service, educational, civic, and recreational uses linked to and complementing the existing City. Central Lathrop will be distinguished by high quality, attractive, and functionally efficient design that establishes a sense of community character and identity. This combination of use and design will result in an innovative community that emphasizes diversity, individuality, cohesiveness, and tradition.

The purpose of the site and architectural design review process is to produce a harmonious, pleasing and desirable appearance of sites, structures and signs through the review of the site

design and building design including, but not limited to, materials, textures, colors and such other elements of construction which affect the exterior appearance of structures; to encourage originality in site design, building design, and construction in a manner which will enhance the physical appearance and attractiveness of the community; to preserve the investments in properties which exhibit tasteful consideration of the external physical appearance of the site and structures thereon; and to encourage and enhance the desirability of private investment within the surrounding area.

Site and architectural design review provisions of this chapter shall apply to any permitted or conditional use, listed within the R, RM, PO, C or I districts inclusive as defined in Chapters 17.44 and 17.48, inclusive of the Lathrop Municipal Code.

Building permit is required for the following:

1. Any new building;
2. Any new use or existing use or building for which exterior remodeling is proposed, including exterior surface improvement, such as painting, sand blasting, veneer and stucco surface;
3. Demolition.

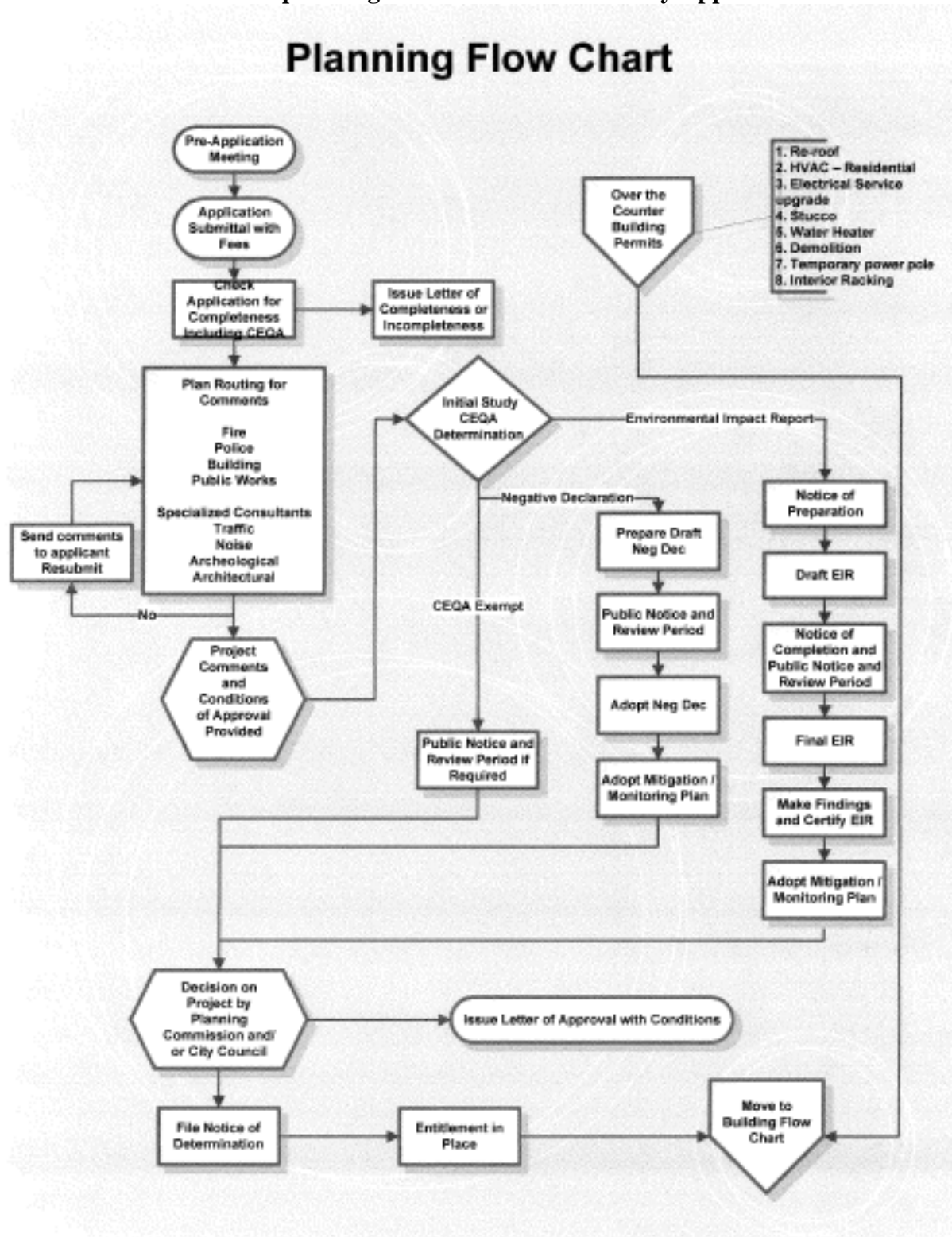
Neighborhood Design Review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit.

Mosssdale Landing Specific Plan is a mixed-use master planned community. The Mosssdale Landing Urban Design Concept emphasizes the creation of a livable, pedestrian-oriented community that provides identity and variety. Lathrop's Mosssdale Landing is based upon the Mosssdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP). It is consistent with the City of Lathrop's General Plan. The proposed plan provides the approximate acreages of the following land uses- 268 acres of Low Density Residential, 46 acres of Medium Density Residential, 18 acres of Service Commercial, and 7 acres of Village Commercial, while Public designated uses include 19 acres of neighborhood parks, a 20 acre community park, 14 acres of levee and other open space, a fire station, and 34 acres of schools.

Mosssdale 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.

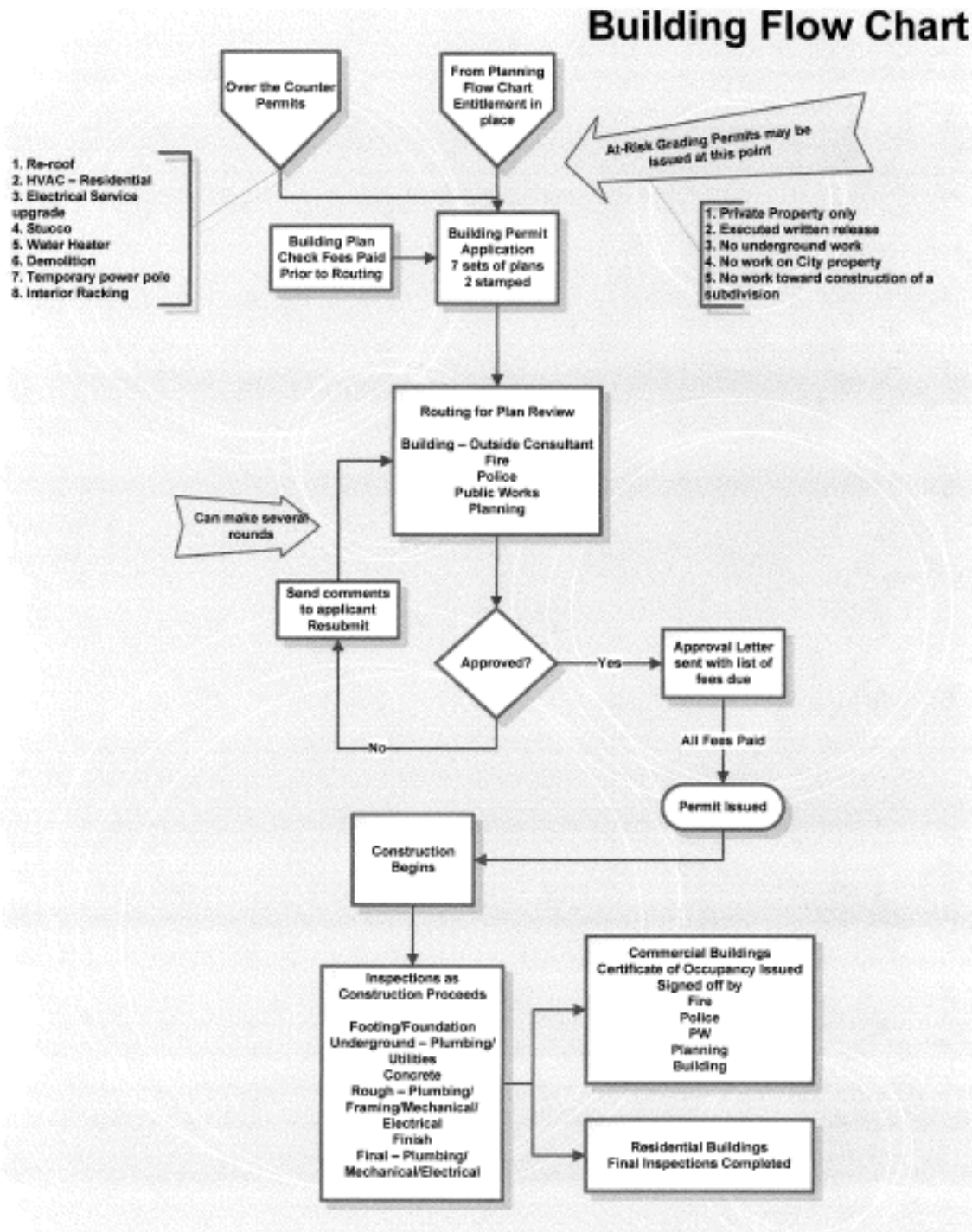
River Islands is a planned community, encompassing 5,000 acres, will be a community of residential homes, a town center, and employment center with thousands of jobs for local residents, and an extensive open space. There are eight districts that encompass the River Islands Specific Plan: Town Center, Employment Center, East Village, West Village, Old River Road, Lake Harbor, Lakeside, and Woodlands. The multifamily component of this area will equal the 33.5 acres and will accommodate 1,200 units. The parcel sizes will be large enough to develop multifamily projects.

Figure 5
Lathrop’s Design Review for Discretionary Approval



Source: City of Lathrop, 2008.

**Figure 6
Lathrop’s Design Review and Building Permit Process**



Source: City of Lathrop, 2008.

The neighborhood design guidelines 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 architecture variations. Staff works closely with the architects to ensure designs conform with existing guidelines. While there are no cost provisions within the guidelines, the purpose of these design standards is not to be cost prohibitive but help developers during the initial design process.

Specifically Neighborhood Design Review, is applicable only to proposed subdivisions within the Mossdale Village section of the West Lathrop Specific Plan (which encompasses both the Stewart Tract and Mossdale Village). Neighborhood Design Review is utilized to provide a uniform and consistent design standard program (including public facilities) for a planned unit of residential development. Neighborhood Design Review approval typically takes 8-12 weeks.

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.

Density Bonus Ordinance

The City provides a Density Bonus Ordinance to reflect changes in Government Code Section 65915. The City of Lathrop Ordinance Section 17.56.050 does allow a developer to not exceed by more than 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. These standards apply to the Planned Unit Developments.

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 processing permits. As shown Table 72, the City has a relatively short processing time. From 1-6 weeks for Administrative Approval to 4-12 months for Discretionary Review Approval.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing

According to the *Economic Forecast Report* prepared by California State University, Fullerton, existing home sales in California slumped by 12.8 percent in August of 2007 (on a year-over-year basis) and were down by 7 percent compared to the previous year. Housing starts declined by 20 percent in August 2007 compared to the same time in 2006, and were expected to decline by an average of 16 percent during the remainder of 2007. The slowdown in housing starts,

residential construction and house prices, although likely to remain a drag on economic growth for the remainder of 2007 and 2008, are expected to minimize the large gap between consumer demand for housing and excess supply, bringing forth a more sustainable equilibrium in the housing market.

During 2007, the Conference of State Bank Supervisors partnered with the American Association of Residential Mortgage Regulators to develop more uniform enforcement of rules in the highly fragmented market of brokers and lenders. Congress is considering tax relief for certain real estate losses related to refinancing. The Federal Reserve issued principle-based guidance describing the standards that banks should follow to ensure that borrowers are provided loans, which they can afford to pay. The Board of Governors of the Federal Reserve has launched a pilot program to review underwriting standards and consumer protection practices for nonbank subsidiaries of bank holding companies, non-depository institutions, independent mortgage lending companies, and mortgage brokers.

As a consequence of the slowing housing market, development has slowed significantly in Lathrop and in other cities throughout California.

Development Costs

Required Site Improvement Costs (Finished Lots)

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 2008, according to the City of Lathrop, the site improvement cost for a single-family lot in Lathrop is estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

Construction Costs

A major cost associated with development of housing is the cost of building materials, which have risen dramatically in recent years. According to the Department of Labor, the overall cost rose 22 percent between 2004-2006, with steel costs increasing 20 percent and the cost of asphalt increasing 18%. However, labor costs in general have actually remained stable. In 2008, construction costs (including materials and labor) range from \$125 to \$150 per square foot (\$150,000 - \$180,000) for a typical 1200 square foot single-family home in Lathrop.

Inventory of Regulatory Requirements and Incentives

Zoning ordinance and other regulations can support the development of affordable housing by helping to reduce development costs or provide other incentives to development. Relevant regulations that can address this include reducing parking requirements, increasing densities, requiring inclusionary units, relaxing development standards for second units, and modifying other standards, such as those that govern mobile home parks and mixed-use development. Since regulations can lower development costs while at the same time they do not require additional

financial subsidies, they are a very useful mechanism for cities that endeavor to increase the supply of affordable housing.

General Plan Designation and Zoning

Table 78 lists general plan land use designations along with the corresponding zoning districts that allow residential development in Lathrop. Lathrop's general plan designations are separated into three sub-plan areas. 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). Single-family residential and multifamily are the main housing types allowed. 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). One-family dwellings, multi-family housing, and two or more single-family dwellings are among the main use allowed. 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). One-family dwellings are among the number one uses allowed.

Table 78
General Plan Land Use Designations Permitting Residential Development

General Designation	Plan	Residential Use	Density Range	Corresponding Zone District
Lands East of the San Joaquin River in Sub-Plan Areas #1 and #2 (non-CLSP area)				
Low Residential	Density	Single-family dwellings, Small family daycare, Family care home, and Alcoholic recovery facilities.	1-7 units/ gross acre	RA-Residential Acreage District
Medium Residential	Density	Single-family housing, Multifamily housing, and Group homes.	8-15 units/ gross acre	R-One Family Residential District
High Residential	Density	Multifamily housing, and Group homes.	16-25 units/ gross acre	RM- Multi-family Residential District
Recreational Residential			1-15 units/gross acre	Recreational Residential
Lands East of the San Joaquin River in Sub-Plan Area #2 (CLSP area)				
Variable Density		One-family dwellings, Multi-family, Small family day care home, etc.	3-16 units/ gross acre	VR-CL
High Residential	Density	One-family dwellings, Two or more single-family dwellings, Multi-family dwellings (flats, townhouses, or Apartments, Duplexes, Artist's studios.	15-40 units/ gross acre	HR-CL
Residential/Mixed-use Zoning		Permitted uses in the VR-CL and HR-CL districts.	10-40 units/ gross acre	R/MU-CL
Neighborhood Commercial				NC-CL
Lands West of the San Joaquin River in Sub-Plan Area #3-Stewart Tract				
Residential Low			3-9 units/ gross acre	RL-RI
Residential Medium			6-20 units/ gross acre	RM-RI
Residential High			15-40 units/ gross acre	RH-RI
Residential				R-ST
Urban Reserve		One-family dwelling.		UR-ST
Recreational Residential				RR-ST

Source: City of Lathrop General Plan.

Note: **Sub-Plan Area #1:** This area comprises all area within the existing SOI adopted by LAFCO and which is coterminous with the City Limits existing as of December, 1991. With the exception of lands held for industrial use, this part of SPA #1 is substantially developed. SPA #1 also contains acreage south of State Route 120 and north of Lathrop Road outside of the City Limits. Lands south of State Route 120 are bordered by SR 120, the Union Pacific Railroad and the San Joaquin River.

Note: **Sub-Plan Area #2:** This area essentially involves all of the lands extending west of I-5 to the San Joaquin River, between lands up to Bowman Road on the north and the I-5 crossing of the river on the south. Virtually all of this land is in agricultural use, with a scattering of rural residential use on large parcels. The line north of Bowman Road is the southern limits of Stockton's SOI.

Note: **Sub-Plan Area #3:** This third area involves land known as the Stewart Tract west of the San Joaquin River. The site is bounded by Old River on the north, the San Joaquin River and Interstate 5 on the east and Paradise Cut on the south.

As shown in Table 79, there are three residential zoning districts in Lathrop. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table 79
Residential Zoning Districts

Zoning District		Residential Uses Permitted	Minimum Lot Area
Single Family Residential	R	Single family dwellings, second attached residential unit, group home	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF)
Residential Acreage District	R-A	Single family dwellings,	20,000 sq. ft. – corner lot (SF)
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments and multiple family	RM 3,000 sq. ft. RM-3 3,000 sq. ft. lot area per dwelling unit RM-2 2,000 sq. ft. lot area per dwelling unit RM-1.5 1,500 sq ft. lot per dwelling unit

Source: City of Lathrop Zoning Ordinance.

Parking Requirements

Chapter 17.76, Off-Street Parking and Loading requires a minimum of two parking spaces per unit for single-family dwellings. The two parking spaces need to be within a garage, except if a one car garage is permitted for dwellings which are financed by the Farmers Home Administration. All additional parking for two or four unit structures and multifamily units are required be to the rear or side of the units. The General Plan requires one visitor parking space for every four units. If the parking is located to the side of the units, the first parking is required to be to the rear of the front yard setback. Parking requirements for multifamily housing are lower at 1.5 spaces per studio and one bedroom and 2 spaces per two bedrooms or more. For qualified senior citizens housing, 1 space for each dwelling unit is required.

Parking development standards for the RM multifamily attached units in the Historic Lathrop Overlay District is required to be a two garage unit per unit and one guest parking space per unit. The parking requirements for the RM multifamily residential detached units for the MFD small lots, zero lots and duet lots, there shall be a two car garage per unit and one guest parking space per unit on a public street. However, for lots which are grouped in cluster housing, a two car garage per unit and one guest parking space on a public street is required.

Other requirements

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.”

CONSISTENCY WITH GENERAL PLAN AND POLICIES

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 next five years 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 reflect 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, Master Plan, and Specific Plans must all remain consistent with the Housing Element.

Lathrop Municipal Code

The Lathrop Municipal Code (LMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The LMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Subdivision Ordinance

The Subdivision Ordinance regulates the design, development and implementation of land division. It is to reflect the needs of the city while adhering to State Requirements, including but not limited to the Subdivision Map Act.

Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

Master Plan

Master Plans are guides to the long-term physical development of a particular area. The Master Plan creates a new framework for development, and promotes a program of amenities and visual improvement. It considers land use and includes recommendations for providing a more coherent pattern that will reinforce the value of the land. The Master Plan seeks to further protect the special environment of an area through actions and regulation. The Plan targets infrastructure improvements that include transportation, circulation, storm water, water supply and sewer service.

Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan.

Lathrop currently has one Master Plan and two approved Specific Plans. Plans are either in the draft or final processing phases. These plans are listed below:

Approved:

West Lathrop Specific Plan

Central Lathrop Specific Plan

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. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To facilitate and expedite the notification process, updates or amendments to the housing element should be sent to service providers within a month after adoption. When submitting copies of housing elements to service providers HCD further recommends inclusion of a summary quantification of the local government's regional housing need allocation and any other appropriate housing information. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of

service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups. 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 private water and sewer providers.

Programs

PROGRAM OVERVIEW

The City supports and funds an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in San Joaquin County. The Project includes Homeless Coordination and the Cold Weather Shelter. City programs for homeless services include the following:

- 1) San Joaquin Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission San Joaquin Wayfarer Center to serving the homeless population of Lathrop.
- 2) Crossroads House and the Shelter Home: This program is operated by Lathrop Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.
- 3) Short Term Emergency Aid Committee (STEAC): During 2005 to 2006 (most current annual report), this organization assisted 104 individuals with Rental Assistance Program, 19 people with the Emergency Shelter Program, and 133 with the Eviction Prevention Program. STEAC offers several other services including the Free Food and Clothing Programs.
- 4) Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

The following programs in the existing Housing Element are supportive of emergency shelters:

Current Programs

Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

The City of Lathrop receives an annual grant from HUD to use to meet the objectives of the CDBG program. The City receives \$75,000 in CDBG funds and another \$28,000 in HOME funds annually. These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State

Foreclosures

Effective September 2008, Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Pub. L. 110–289, approved July 30, 2008) appropriated \$3.92 billion for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. It provides under a rule of construction that unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. The Housing and Urban Development (HUD) grant program, under Title III, is commonly referred to as the Neighborhood Stabilization Program (NSP).

HUD's new NSP will provide emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Program provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods.

NSP funds will rejuvenate neighborhoods and communities that are hardest hit by the foreclosure crisis. Consistent with the existing program administered by HCD and local governments, this funding allows localities to renovate and rehabilitate those homes, eliminating blight and reinvigorating and stabilizing the affected neighborhoods.

Homes that are purchased with the NSP funds must be sold or rented to low or moderate income families. The funds can be used to:

1. Purchase and rehabilitate homes to sell, rent or redevelop
2. Create land banks for homes that have been foreclosed upon
3. Demolish blighted structures
4. Redevelop demolished or vacant properties
5. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties

HUD has established a formula for allocation of the funds. There were three criteria used in developing the formula:

1. The number and percentage of home foreclosures
2. The number and percentage of homes financed by a subprime mortgage
3. The number and percentage of homes in default or delinquency

Table 76 lists the jurisdictions in California that will receive CDBG funding for foreclosed, abandoned, and residential properties. As shown, San Joaquin will receive an allocation of \$9,030,385 and the City of Stockton will receive \$12,146,038.

Table 80
2008 Housing and Economic Recovery Act CDBG Funding
for San Joaquin and Other California Counties

CDBG Allocation of Funds for Foreclosure & Abandoned Properties: San Joaquin and Other California Counties	
Jurisdiction	NSP Allocation
CALIFORNIA STATE PROGRAM (HCD will allocate)	\$145,071,506
ALAMEDA COUNTY	\$2,126,927
ANAHEIM	\$2,653,455
ANTIOCH	\$4,049,228
APPLE VALLEY	\$3,064,836
BAKERSFIELD	\$8,982,836
CHULA VISTA	\$2,830,072
COMPTON	\$3,242,817
CONTRA COSTA COUNTY	\$6,019,051
CORONA	\$3,602,842
ELK GROVE	\$2,389,651
FONTANA	\$5,953,309
FRESNO	\$10,969,169
FRESNO COUNTY	\$7,037,465
HEMET	\$2,888,473
HESPERIA	\$4,590,719
KERN COUNTY	\$11,211,385
LANCASTER	\$6,983,533
LONG BEACH	\$5,070,310
LOS ANGELES	\$32,860,870
LOS ANGELES COUNTY	\$16,847,672
MODESTO	\$8,109,274
MORENO VALLEY	\$11,390,116
OAKLAND	\$8,250,668
ONTARIO	\$2,738,309
ORANGE COUNTY	\$3,285,926
PALMDALE	\$7,434,301
POMONA	\$3,530,825
RANCHO CUCAMONGA	\$2,133,397
RIALTO	\$5,461,574
RICHMOND	\$3,346,105
RIVERSIDE	\$6,581,916
RIVERSIDE COUNTY	\$48,567,786
SACRAMENTO	\$13,264,829
SACRAMENTO COUNTY	\$18,605,460
SAN BERNARDINO	\$8,408,558
SAN BERNARDINO COUNTY	\$22,758,188
SAN DIEGO	\$9,442,370
SAN DIEGO COUNTY	\$5,144,152
SAN JOAQUIN COUNTY	\$9,030,385
SAN JOSE	\$5,628,283

Jurisdiction	NSP Allocation
SANTA ANA	\$5,795,151
STANISLAUS COUNTY	\$9,744,482
STOCKTON	\$12,146,038
VALLEJO	\$2,657,861
VICTORVILLE	\$5,311,363
VISALIA	\$2,388,331
TOTAL	\$529,601,774

Source: Housing and Community Development (HCD) 2008. Housing and Urban Development (HUD) 2008.

The income requirement for families who will be assisted by the program is 120% of the area median income (AMI). At least 25% of the funds must be spent to purchase and redevelop homes for those with incomes not exceeding 50%. The City of Lathrop's share of the funds is \$645,663.00. .

These funds will make it possible for local governments throughout California to buy and restore homes and bring hope back into their communities.

Density Bonus

The purpose of housing incentives is to encourage the development of housing which meets the needs identified in the Housing Needs Assessment by allowing the granting of density bonuses and other incentives. The City uses the State Density Bonus Program that is intended to apply to a housing development whose applicant or developer agrees to provide at least 20 percent of the total units of the housing development as target units affordable to low-income households, or at least 10 percent of the total units of the housing development as target units affordable to very low-income households or senior citizen housing.

The incentives given by the City provide a density bonus of at least 25 percent and one or more additional incentive, or equivalent financial incentives for qualified housing development upon the written request of the developer. The need for incentives will vary for different housing developments. Possible incentives may include:

- ❖ A reduction of site development standards or modification of zoning code or architectural design requirements which exceed the minimum building standards required by the Building Department and the California Health and Safety Code.
- ❖ Reduced minimum lot sizes and/or dimensions.
- ❖ Reduced minimum outdoor and/or private outdoor living area.
- ❖ Increased maximum lot coverage.
- ❖ Increased maximum building height and/or number of stories.
- ❖ Reduced on-site parking standards, including the number or size of spaces and garage requirements.
- ❖ Reduced minimum building separation requirements.
- ❖ Reduced street standards, e.g., reduced minimum street widths.
- ❖ Allowance for the housing development to include non-residential uses and/or to be within a non-residential zone.

- ❖ Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reduction or avoidance of costs.
- ❖ A density bonus of more than 25 percent.
- ❖ Waived, reduced, or deferred planning, plan check, building permit, and/or development impact fees.
- ❖ Direct financial aid in the form of a loan or a grant to subsidize or provide low interest financing for on- or off-site improvements, land or construction costs.

In addition, financial concessions may be offered including City construction of supporting public infrastructure, using government funds to reduce costs, and waiving City fees.

Other Funding Programs

There is several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. The City of Lathrop does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources, such as CHOC's New Dimensions project, which received a capital grant from HUD's 811 program and CDBG funds from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. There are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program, to which individual households apply to directly.

City financial support of private sector applications for funding to outside agencies is very important. Funding provided by the City can be used as matching funds required of some programs. Local funding is also used for leverage. City support of private sector applications enhances the competitive advantage of the applications.

Second Units

According to HCD, "The projection of second-unit development must be based on realistic capacity and development trends of second units in the previous planning period. In addition, the housing element must describe and analyze factors that could affect second unit development within the planning period. At a minimum, the element should analyze development standards (i.e., heights, setbacks, minimum unit sizes, lot coverage, parking standards, etc.), what zones allow second units (by right), architectural review standards, fees and exactions, and any other components of the ordinance potentially impacting or constraining the development of second units."

Additionally, “The housing element should also include an analysis of the anticipated affordability of second units. The purpose of this analysis is to determine the housing need by income group that could be accommodated through second-unit development. Second-unit affordability can be determined in a number of ways. As an example, a community could survey existing second units for their rents and include other factors such as square footage, number of bedrooms, amenities, age of the structure and general location. Another method could examine market rates for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes for second units to estimate the anticipated affordability of second units.”

Universal Design Element

The Universal Design Ordinance, AB 2787, went into effect January 1, 2002. AB 2787 required HCD to develop a “Universal Design Ordinance” that could be adopted by any California city or county. On October 31, 2005 HCD certified a "Model Universal Design Local Ordinance" which requires that various universal design features be offered to homebuyers. As part of the ordinance, builders must install the universal design features that are requested by the buyer, provided the buyer pays the homebuilder’s corresponding upgrade costs. These features can include upgrades that accommodate the physical abilities or disabilities of occupants or guests. Lincoln will consider adoption of a model ordinance prepared by the State of California.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

Government Code Section 65583(a)(4) requires “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.”

Government Code Section 65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

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 Title 16, of the 2007 version of the California Building 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. The City’s Zoning Ordinance is compliant with Chapter 11.

Energy Conservation Incentives

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related “green building” programs.

In 2004, the State of California adopted legislation requiring Leadership in Energy and Environmental Design (LEED) certification for new and renovated public buildings. Some jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments. A “green building” program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. Responding to these concerns, the State of California adopted AB 32, which establishes broad reductions in energy use over the next decade and is working to increase conservation requirements.

There are multiple sources for the funding and assistance of energy conservation for residential development. Four main sources of funding include:

- ❖ Federal Grants, Loan, and Tax Credits from the Department of Energy and The Department of Housing and Urban Development (HUD).

- ❖ California agencies that offer the same types of funding include The Department of Housing and Community Development (HCD), California Housing Finance Agency (CalHFA), California Energy Commission, and the Public Utilities Commission.
- ❖ Local Government funding from the City, Housing Authority, and Housing Trusts
- ❖ Other sources such as Utility Companies, foundations, Non-Profit Organizations, and other Building Organizations.

Evaluation of Accomplishments Under Adopted Housing Element

The following section reviews and evaluates the City's progress in implementing the 2003 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered the period of 2000 to 2007. It also analyzes the difference between projected housing need and actual housing production.

The following excerpt from the State of California Government Code identifies what a City is required to do when analyzing the programs included in the previous Housing Element:

Government Code Section 65588

Requires that cities and counties assess the achievements under adopted housing programs as part of the five-year update of their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. Results need to be compared with what was projected or planned in the earlier element. A discussion follows when a significant difference exists between what was planned and what was actually achieved. As the past planning period extended from July 1, 2003 to June 30, 2008, it is appropriate to evaluate the following:

1. Effectiveness of the element – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Progress in implementation – For each program; the analysis should compare significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.

Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element, (Section 65588(a)(1)).

This section presents the City's progress in implementing their housing programs from the 2003-2008 Lathrop Housing Element. Most importantly, it reveals which goals and programs were successful and should be retained for the 2009-2014 Lathrop Housing Element. Table 77 lists Goals 1-6 followed by their Objectives, Policies, and Programs along with their evaluations.

**Table 81
Evaluation of the 2003-2008 Lathrop Housing Element Programs**

Goal 1: <u>Housing Opportunities and Accessibility</u>	
It is the Goal of the City of Lathrop to concentrate its efforts to increase the availability of permanent housing for all community residents.	
Objective/Policy/Program	Accomplishments
<i>Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.</i>	
Policy 1-1-1: Apply to HUD and State HCD for grant funds that may be used for housing related programs.	
<p>Program: The City will apply for the new funding which will be made available through Proposition 46. For example, it will investigate the CalHome program to allow for First-Time homebuyer assistance to families living in Lathrop. In addition, in partnership with an interested non-profit developer, the City will apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, the City will apply for the Workforce Housing Rewards Program to garner grant money to improve the older Lathrop district.</p>	<p>Result: The City provides copies of the CalHome program through the San Joaquin County Consortium and via email upon request.</p> <p>Evaluation: No data is available regarding the number of First-Time Homebuyers who have used the CalHome program.</p> <p>Continue/Modify/Delete: Modify: The program will be revised in the 2009 housing element update to include a specified time annually that the City will apply for Proposition 46 funding, which includes both CalHome and the Multifamily Housing Program (MHP). Additionally, the wording will be revised to add ‘Housing and Emergency Shelter Trust Fund Act of 2000’, and the term ‘partnership’ will be removed. The City shall explore other funding sources as well, and continue to work with non-profit developers to build housing targeted at very low- and low-income families.</p>
<p>Program: 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. In order to attract affordable development the City will make available entitlement dollars that can be used for developing affordable housing.</p>	<p>Result: 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 and 85% of CDBG funds have been allocated to the Housing Rehabilitation Program that is run by San Joaquin County on behalf of the City of Lathrop. From June 2003 to July 2008, the Rehabilitation Assistance Program provided funding for 12 homes and 39 mobile homes.</p> <p>Evaluation: From July 2007 to June 2008, the City allocated \$27,275 in HOME funds and \$61,527 in CDBG funds for the Rehabilitation Assistance Program.</p> <p>Continue/Modify/Delete: Continue: The City shall continue to partner with the San Joaquin County Consortium. The City shall ensure that entitlement funds are used to develop affordable housing.</p>
<p>Program: 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: 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 (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>Evaluation: The majority of developers take advantage</p>

	<p>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: The City shall continue to offer pre-application meetings with developers.</p>
<p><i>Objective 1-2: Provide home ownership opportunities whenever possible.</i></p>	
<p>Policy 1-2-1: Investigate programs that would assist First Time Homebuyers in purchasing their first home.</p>	
<p>Program: The participates in the Pacific Housing and Finance Agency by renewing their membership each year, thereby allowing qualified households in Lathrop to be able to gain assistance purchasing a home.</p>	<p>This was an error in the 2003 Element. There is no Pacific Housing and Finance Agency.</p>
<p>Program: Investigate allocating HOME funds from the County Consortium or applying to establish a First-Time-Home-Buyer program that would provide down payment assistance in purchasing homes.</p>	<p>Result: 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 Program that is run by San Joaquin County on behalf of the City of Lathrop. From June 2003 to July 2008, the Rehabilitation Assistance Program provided funding for 12 homes and 39 mobile homes. As of July 2008, the City did not have a First-Time Home-Buyer Program.</p> <p>Evaluation: The City shall continue to work with HOME funds.</p> <p>Continue/Modify/Delete: Modify: The City shall modify the program to establish a First-Time Home-Buyer’s program that is funded through HOME funds from the County Consortium, or to establish a program by applying for CDBG funds.</p>
<p>Policy 1-2-2: Continue to find programs to facilitate very low-income families becoming homeowners.</p>	
<p>Program: Consider the feasibility of an inclusionary zoning program for the development of affordable housing.</p>	<p>Result: The City of Lathrop did not adopt an inclusionary housing ordinance.</p> <p>Evaluation: The City fell short in providing very low-, low-, and moderate-income housing. Therefore, the adoption of the inclusionary housing ordinance should be included as a program in the 2009 Housing Element Update after adoption of the Housing Element.</p> <p>Continue/Modify/Delete: Modify: The City shall consider adoption of an Inclusionary Housing Ordinance in the 2009 Housing Element update.</p>
<p>Policy 1-2-3: Direct a portion of CDBG monies to develop a program to monitor the extent and cost of residential, commercial, and industrial development on an annual basis. Sufficient detail will be provided to monitor employment growth and housing production. Include information from the Central Valley Board of Realtors, and Multiple Listing Service to track housing development, sales, and listing costs.</p>	
<p>Program: The City shall arrange an annual meeting with representatives of the Board of Realtors, and other community development agencies to track 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 in establishing the Regional Housing Needs Allocation program. The City also works with surrounding municipalities as part of the SJCOG Smart Growth Incentive Plan (2008); that has been prepared to provide</p>

	<p>guidance to improve regional development. Evaluation: The City obtains valuable regional information by actively participating in SJCOG. Continue/Modify/Delete: Modify: The program will be revised to remove annual meetings and replace with online resources to track regional development. The City shall also continue to work with neighboring municipalities and retain active membership in the SJCOG to promote affordable housing and coordinate regional development.</p>
<p><i>Objective 1-3: Encourage the development of housing and programs to assist special needs persons.</i></p>	
<p>Policy 1-3-1: Assess the need for emergency shelters.</p>	
<p>Program: Contact homeless service providers in Manteca and Stockton to determine the number of homeless persons who have been residents of Lathrop. Prepare a comprehensive report with recommendations for submittal to the City Council.</p>	<p>Result: As of 2008, County’s shelter providers had not provided the City with numbers on the homeless. Since homeless numbers have not been provided, no report has been prepared for City Council’s review. Evaluation: Based on this data, 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. Additionally, the City of Stockton, sharing a northerly boundary with the City of Lathrop, operates three year-round shelters and one seasonal shelter. Continue/Modify/Delete: Continue: The City shall continue to track the number of homeless persons residing within Lathrop and identify zoning designations where a shelter can be opened. The City shall continue to work with the City of Stockton and the County regarding the provision of services for homeless persons. The City shall prepare a comprehensive report with recommendations for submittal to the City Council when numbers have been received from the county’s shelter providers.</p>
<p>Program: 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: As of 2008, County’s shelter providers had not provided the City with numbers on the homeless. Since no numbers have been provided, no report has been prepared City Council’s review. Evaluation: Based on this data, 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. Additionally, the City of Stockton, sharing the northerly boundary with the City of Lathrop, operates three year-round shelters and one seasonal shelter. Continue/Modify/Delete: Continue: The City shall continue to work with homeless providers. As required by SB2, the City will also assess the number of homeless persons in their community as well as identify zones where emergency shelters are allowed to locate without conditional use or discretionary permits.</p>
<p>Policy 1-3-2: Provide housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.</p>	
<p>Program: Investigate incentives such as density bonus units, fee underwriting, fee deferral, fast-tracking and reporting procedures that can be</p>	<p>Result: On December 6, 2005, the City Council adopted Ordinance No. 05-252 that established the overlay zone for low- and medium-density residential areas in historic</p>

<p>implemented to encourage and monitor the development of housing opportunities for specialized housing needs.</p>	<p>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 are included such as townhouses, condominiums, apartments, cluster housing, and duet units. The Historic Overlay District provides for standard lots and reduced setbacks thereby increasing density and promotes property owner development. Evaluation: All housing projects are fast-tracked. The steps necessary to qualify for a density bonus are discussed with all housing developers who are encouraged to take advantage of the program. Continue/Modify/Delete: Continue: The City shall continue the program.</p>
<p>Policy: 1-3-3: Provide accessibility and mobility enhancing device grants to persons with disabilities.</p>	
<p>Program: Amend the City’s current housing rehabilitation program guidelines to include a grant to very low income disabled persons and senior citizens to improve accessibility and safety.</p>	<p>Result: The rehabilitation funds go to the County and therefore must conform to their guidelines. The City encourages the money be used for low-income disabled persons and senior citizens for accessibility and safety improvements. Evaluation: The City works with San Joaquin County to administer a housing rehabilitation program. Funds from San Joaquin County are used to fund improvements for low-income persons with disabilities and for income eligible senior citizens. Continue/Modify/Delete: Modify: The Rehabilitation Program is a County program that the City has no authority to amend. Subsequently, the program will be rewritten to remove the word “amend”. The City shall continue to work with San Joaquin County as well as provide information to Lathrop’s residents regarding housing rehabilitation programs. This information shall be provided at the City of Lathrop’s Community Development Department’s public counter.</p>
<p>Policy 1-3-4: Ensure that the City, building codes, and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code).</p>	
<p>Program: Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.</p>	<p>Result: This program has been accomplished. Evaluation: Per the zoning ordinance, a residential care facility is a permitted use in all residential districts for up to 6 occupants and a conditional use permit for 7 occupants or more. Lathrop’s program is in conformance with State requirements. Continue/Modify/Delete: Continue: The City shall continue to monitor state and federal laws to remain in compliance.</p>
<p>Program: Regularly monitor the City’s ordinances, codes, policies, and procedures to ensure that they comply with the “reasonable accommodation” for disabled provisions.</p>	<p>Result: As far as the City is aware, its ordinances, codes, policies and procedures comply with “reasonable accommodation” for disabled persons. Evaluation: The City is in compliance with all requirements for “reasonable accommodation” for persons with disabilities. Continue/Modify/Delete: Continue: The City shall continue to monitor changes in regulations to remain in compliance.</p>
<p>Policy 1-3-5: Assess the need for farmworker housing in the City.</p>	

<p>Program: Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.</p>	<p>Result: The report was not prepared by the City. Evaluation: Section 17021.6 of the Health and Safety Code prohibits municipalities from requiring a conditional use permit, zoning variance, and other zoning clearances for certain permanent and seasonal farmworkers. If there is not enough capacity for the identified need for farmworker housing, sites must be identified where the zoning designation permits farmworker housing by right. Continue/Modify/Delete: Modify: The City shall work with the Joe Serna Farmworker Grant Program as well as prepare a report to identify sites where the zoning designation permits farm housing by right.</p>
<p>Program: The City in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farmworker Grant Program.</p>	<p>Result: The City has not utilized the Joe Serena Farmworker Grant Program. Evaluation: Section 17021.6 of the Health and Safety Code prohibits municipalities from requiring a conditional use permit, zoning variance, and other zoning clearances for certain permanent and seasonal farmworkers. If there is not enough capacity for the identified need for farmworker housing, sites must be identified where the zoning designation permits farmworker housing by right. The Joe Serna Farmworker Grant Program assists with the financing of the construction, rehabilitation, and acquisition of housing for low-income farmworkers. Continue/Modify/Delete: Modify: The City shall identify sites for the development of housing for farm labor.</p>
<p>Objective 1-4: <i>Assist the Housing Authority of the County of San Joaquin to meet the growing demand for public housing units and rental assistance through the voucher programs.</i></p>	
<p>Policy 1-4-1: Continue to support the efforts of the San Joaquin Housing Authority in its administration of certificates and vouchers.</p>	
<p>Program: Work with the San Joaquin Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.</p>	<p>Result: Thirty-nine (39) housing vouchers from the San Joaquin Housing Authority have been awarded to people living in the City of Lathrop since 2003. Evaluation: 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 increasing number of single-family homes going into foreclosure the City pursued issuing vouchers to families to occupy these homes. However, utility rates, home maintenance, and yard maintenance all become problematic for a family moving from a multi-housing unit to a single family detached home. The City should still pursue the use of vouchers in single-family homes, working with the County on how to best administer this program. Continue/Modify/Delete: Continue: The City through the County services shall continue the voucher program and identify other housing opportunities that arise due to decline in the housing market.</p>

Goal 2: Remove Constraints	
The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.	
Objective/Policy/Program	Accomplishments
<i>Objective 2-1: Provide the citizens in the City of Lathrop with reasonably priced housing opportunities within the financial capacity of all members of the community.</i>	
Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	
Program: Monitor average processing times for discretionary development permits on an annual basis.	<p>Result: This program has been accomplished.</p> <p>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>
Program: Design the discretionary permit process system to promote a coordinated review process among affected city departments to reduce delays and processing time.	<p>Result: The City of Lathrop continues to review processes and make adjustments as needed.</p> <p>Evaluation: Lathrop has a very short processing time for all development projects. The City continually endeavors to process applications as quickly as possible and still comply with mandatory time frames for CEQA and legal noticing. 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>
Program: Implement provisions of State law that exempt certain affordable housing projects from CEQA, if specified criteria are met.	<p>Result: The program is continually being implemented.</p> <p>Evaluation: The City is in the process of adopting environmental procedures and complies with State law. 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.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
Program: In order to facilitate and encourage the provision of emergency shelters and transitional shelters, the City shall amend the current zoning code to specifically identify this type of shelter as allowable uses in the Multifamily Zone with Administrative Approval.	<p>Result: The City did not amend the current zoning code to specifically identify emergency or transitional shelters.</p> <p>Evaluation: The City is not currently in compliance with State SB2 regulations and should adopt policies in the new Housing Element Update that will bring the City into compliance.</p> <p>Continue/Modify/Delete: Modify: The City shall modify appropriate sections of the City of Lathrop Municipal Code to bring the City into compliance with SB2 regulations.</p>
Policy 2-1-2: To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	
	<p>Result: At this time, developers have not elected to utilize this advantage.</p> <p>Evaluation: The City of Lathrop provides a density</p>

	<p>bonus of up to 25%, to all developers of residential projects who agree to provide units affordable to very low and /or low-income households. The City of 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 frame for CEQA and legal noticing. The City also encourages concurrent applications when applicable.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p>Policy 2-1-3: Consider the impact on housing affordability of all regulator and fee changes, policies, and development projects.</p>	
<p>Program: Develop a housing affordability impact review system that will review the actions of all city departments during the review and approval process.</p>	<p>Result: The City has developed a review system.</p> <p>Evaluation: The review of housing projects by city departments is performed in a quick and efficient manner. The system is constantly being reviewed for improvement.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p>Policy 2-1-4: Encourage the development of second dwelling units to provide additional affordable housing opportunities.</p>	
<p>Program: Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.</p>	<p>Result: At this time, the number of second units constructed has not been determined.</p> <p>Evaluation: The City encourages developers to provide second units in their projects. During pre-development meetings the City’s planning staff provides information to the developers. State law requires that second units not be subject to discretionary review.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p>Policy 2-1-5: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p>	
<p>Program: 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.</p>	<p>Result: No projects have requested or been granted density bonuses.</p> <p>Evaluation: The Lathrop Zoning Ordinance Section 17.56.050 does allow a developer to not exceed by more than 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.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p><i>Objective 2-2: 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/grants.</i></p>	
<p>Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.</p>	
<p>Program: Publish the City’s Housing Element and updates, Annual Action Plan and respective notices. Provide an annual funding application workshop for interested agencies and developers.</p>	<p>Result: The City includes information on the City’s website. The City did not hold any “annual funding application” workshops.</p> <p>Evaluation: The Housing Element is available on the City’s website for review by the public. Copies are also available at Lathrop’s City Hall. The City’s Annual Housing Reports are available at the Community Development Department. The need for “annual funding</p>

	<p>application” workshops should be included as part of each specific funding source and not listed as a general program.</p> <p>Continue/Modify/Delete: Modify: The City shall modify the program to better address communication of City housing information and available funds for affordable housing. The City shall eliminate the requirement for a general workshop and provide forms of communication tailored to the specific funding program and specific potential recipients. Housing Rehabilitation Program flyers are available at City Hall. The City shall make these respective flyers available to the San Joaquin Board of Realtors.</p>
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Goal 3: Provide and Maintain an Adequate Supply of Sites For The Development of New Affordable Housing	
Objective/Policy/Program	
Accomplishments	
Policy 3-1-1: Monitor and update the inventory of vacant lands.	
Program: Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Monitor the status of the underutilized land, if the land becomes available notify developers on the list so as to encourage further development of affordable housing within the City.	Result: The City continues to contact non-profit developers. The City monitors underutilized land by updating the City’s land use survey. Evaluation: The City approved a multifamily project. This project has been 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.
<i>Objective 3-2: Continue to provide opportunities for mixed-use developments.</i>	
Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	
Program: 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.	Result: This type of development has been implemented in the Mossdale Landing Specific Plan. Evaluation: The specific plans for development on the west side of I-5 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.
<i>Objective 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.</i>	
Policy 3-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.	
Program: Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. Utilizing the program referenced in Policy 1-1-1, “ensure that a sufficient amount of residentially zoned land is maintained.”	Result: The City rezoned nine acres from Service Commercial to High Density to accommodate multi-family units. Evaluation: The City has land zoned for residential development and specific plans for new housing to accommodate single-family and multi-family residential development through 2020. There is also substantial residential land on the east side of Lathrop that is underdeveloped and, included in the Historic Lathrop Overlay Zone. This land has the potential for increased density for cluster housing and single-family homes on

	<p>small lots. Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p>Policy 3-3-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA.</p>	
<p>Program: Implement the minimum development densities established for each residential zoning district and prohibit development at a lower density. Program: Implement the provisions of AB 2292 (Dutra) and prevent the down zoning of a residential property without a concomitant up-zoning of a comparable property.</p>	<p>Result: The City has not approved any reductions in densities for residential properties. Evaluation: The City has increased the availability of residential sites by re-designating commercial property to allow for residential development. In two cases the City approved General Plan amendments and zoning district amendments from commercial to residential, thus increasing the supply of available residential properties. Continue/Modify/Delete: Modify: The City shall change the wording in the program from ‘prohibit’ to ‘limit’ and continue to reduce the approval of developments at lower densities and implement the provisions of AB 2292 (Dutra).</p>

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.	
Objective/Policy/Program	Accomplishments
<i>Objective 4-1: Preserve existing neighborhoods.</i>	
Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.	
Program: Establish a taskforce to examine the rejuvenation of the Lathrop Downtown area. This taskforce will be assembled to examine code enforcement issues, propose suggestions on the beautification and rehabilitation of the area, and preserve the historic character of Lathrop.	Result: The Historic Lathrop Overlay District was established in 2005. Evaluation: The establishment of the Historic Lathrop Overlay District is an attempt to rejuvenate and rehabilitate the older residential area of Lathrop. The purpose is to create affordable attached and detached housing in the both the R-1 and RM multifamily zoning districts. Continue/Modify/Delete: Modify: The program shall be modified to remove the word downtown and replace with the Historic Lathrop Overlay District. The City shall continue to explore the following: (1) expansion of the district boundaries, (2) annually review standards, (3) incentives for new residential development, (4) incentives for rehabilitation of existing residential units, (5) incentives to encourage re-investment in the properties located within the Historic Lathrop Overlay District, and (6) explore establishment of a Redevelopment Agency.
Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	
Program: Establish a full time code enforcement officer who will vigorously enforce the building and zoning codes in areas where dilapidation may be occurring.	Result: This program has been accomplished. Evaluation: The City has established a Code Compliance Division in the Community Development Department. The Division consists of two code compliance staff and a support person. In addition to the code compliance officers, City building inspectors enforce the building code, and public safety personnel work closely with all departments to enforce City codes. Continue/Modify/Delete: Modify: The City shall modify this program to expand it to include working with Public Safety personnel regarding how to address homes that have gone through the foreclosure process and are now unoccupied. Explore establishing new, and expanding Neighborhood Watch Programs working with code compliance personnel from all City departments.
Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.	
Program: Supply energy conservation awareness brochures in all public meeting places.	Result: Energy conservation awareness brochures have not been published. Evaluation: All new homes constructed in Lathrop must comply with the latest codes regarding energy conservation. Any additions to homes and major improvements must also comply with energy conservation requirements. Continue/Modify/Delete: Modify: The City shall prepare energy conservation awareness brochures and make them available in all public meeting places.

Objective 4-2: <i>Maintain, preserve and rehabilitate the existing housing stock in the City of Lathrop.</i>	
Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.	
Program: Continue to make available and aggressively market CDBG single-family housing rehabilitation funds. Rehabilitate 15 units during the five-year lifespan of the Housing Element.	Result: 32 single-family homes have been rehabilitated. Evaluation: The City's CDBG records indicate that there have been thirty-two (32) single-family homes (including mobile homes) rehabilitated through June 20, 2007. This is an ongoing program that will continue as long as the funds are available. Continue/Modify/Delete: Continue: The City shall continue this program by applying for CDBG grants and utilizing program re-use revenues to fund additional rehabilitation loans for both houses and mobile homes.
Program: Aggressively market the Housing Rehabilitation program in targeted areas with need for rehabilitation as identified by City staff.	Result: The Housing Rehabilitation program has been implemented. Evaluation: The Housing Rehabilitation program is being utilized primarily in the older historic area of Lathrop. The program is implemented primarily by inquires made by residents and property owners in the area. Continue/Modify/Delete: Continue: The City shall continue this program.
Program: Coordinate housing rehabilitation programs with code enforcement efforts and combine both targeted and citywide effort neighborhood participation. Continue to provide funding and support for the rehabilitation of mobile homes.	Result: The City has provided Rehabilitation Assistance to a total of 39 mobile homes from 2003 to 2008. Eight of these are still waiting for rehabilitation. Evaluation: Code enforcement is being used for the improvement of targeted neighborhoods on a citywide basis. More than half of the homes that have been rehabilitated have been mobile homes. Continue/Modify/Delete: Continue: The City shall continue this program.
Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.	
Program: Expand rehabilitation program eligibility to include rental properties.	Result: The City of Lathrop did not amend the rehabilitation program to include rental properties. Evaluation: The rehabilitation program follows the County's guidelines, rental housing is included in the rehabilitation program. Continue/Modify/Delete: Continue: The City shall continue to support this program.

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.	
Objective/Policy/Program	Accomplishments
<i>Objective 5-1: Eliminate housing discrimination.</i>	
Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.	
Program: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Result: This program has been accomplished. Evaluation: The City of Lathrop includes a one page information page/disclosure form addressing a no tolerance standard for any type of housing discrimination. Continue/Modify/Delete: Continue: The City shall continue this program and update the disclosure form as necessary to be in compliance with new state and federal laws regarding no tolerance of housing discrimination
Program: 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.	Result: This program has been implemented. Evaluation: Information flyers are available at the City’s Community Development Department located at City Hall. Additionally, the City has developed a brochure identifying housing funding opportunities that are available to homeowners and residents located in the Historic Lathrop Overlay District. Continue/Modify/Delete: Continue: The City shall continue this program and provide for the opportunity for interested homeowners and residents to request that information be mailed directly to them and/or be available via the City’s website.
Program: Continue to refer all housing discrimination referrals to the City Principal Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	Result: The City has not received any housing discrimination complaints. Evaluation: The City has not received any housing discrimination complaints during the review period. If any are received they will be referred to the proper authority. Continue/Modify/Delete: Modify: The City shall modify this program to improve public outreach efforts regarding how and where housing discrimination complaints can be filed. Bilingual communications should also be included with any public outreach efforts. Additionally, the program’s wording will be revised to remove Principal Planner and replace with Chief Planning Official or Senior Planner.
Program: 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.	Result: A formal program has not been implemented. Evaluation: The City has not prepared 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. Additionally, implementing a tracking program in an electronic format that all City departments could access easily would also be beneficial in identifying problem areas and coordinating follow-up efforts. Continue/Modify/Delete: Modify: The City shall modify

	this program to include bilingual communication, website information, and development of an electronic tracking program.
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Goal 6: Encourage and Enhance Coordination	
<p>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.</p>	
Objective/Policy/Program	Accomplishments
<i>Objective 6-1: Maximize coordination and cooperation among housing providers and program managers.</i>	
Policy 6-1-1: Continue to support the Housing Authority of the County of San Joaquin to provide housing assistance to extremely low, very low, low and moderate-income households.	
<p>Program: Maintain membership in the Housing Authority to qualify City residents for Section 8-existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.</p>	<p>Result: This program has been accomplished. Evaluation: The City maintains membership in the San Joaquin County Housing Authority. This membership provides for the availability of Section 8 housing assistance funds to City of Lathrop residents. There are currently 35 families in Lathrop utilizing Section 8 housing assistance funds to meet their housing needs. Continue/Modify/Delete: Continue: The City shall continue this program and retain membership in the San Joaquin Housing Authority.</p>
Policy 6-1-2: Continue to support non-profit cooperation in the development of affordable housing.	
	<p>Result: This program is currently not being utilized due to the recent decline of the housing market. Evaluation: Presently, there are no known non-profit organizations developing affordable housing in Lathrop. Continue/Modify/Delete: Continue: The City shall continue to work with non-profit developers when the occasion arises.</p>
<i>Objective 6-2: Achieve a jobs/housing balance.</i>	
Policy 6-2-1: Cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	
<p>Program: Coordinate annual workshop with employers, members of the housing community and City officials to identify the housing needs of community.</p>	<p>Result: This program has not been implemented. Evaluation: The Community Development Department staff meets on a regular basis to discuss the housing needs of the community. When the specific plans on the west side of I-5 are fully implemented, the City will have more commercial land available for both retail and office land uses. Additional commercial properties will provide for improved opportunities to achieve a jobs/housing balance. Continue/Modify/Delete: Modify: The City shall monitor and evaluate this program to review establishment of policies and standards that would address and mitigate, the loss of commercial properties resulting from any amendments to the Specific Plan.</p>

Appendix A- Works Cited

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Appendix B: Legislative Updates

<i>AB 2348 (Mullin) 2004:</i>	Requires a more detailed inventory of sites to accommodate projected housing needs and provide greater development and housing element review certainty.
<i>AB 1233 (Jones) 2005:</i>	If prior element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one-year of update (in addition to new projected need).
<i>SB 1087 (Florez) 2005:</i>	<p>Requires local governments to IMMEDIATELY forward adopted housing elements to water and sewer providers.</p> <p>Requires water and sewer providers to establish specific procedures to grant priority service to housing with units affordable to lower-income households.</p> <p>Prohibits water and sewer providers from denying or conditioning the approval of, or reducing the amount of service for, an application for development that includes housing affordable to lower-income households unless specific written findings are made.</p>
<i>SB 575 (Torlakson) 2005:</i>	<p>Strengthens prohibitions against arbitrary denials of affordable housing projects. Amends the finding that allows project denial if inconsistent with zoning and general plan. This finding may no longer be made if project is on a site identified in the element as suitable to meet lower-or moderate-income need or if housing element did not identify adequate sites.</p> <p>Provides court authority to order local jurisdictions denial to be vacated and to deem a project approved.</p> <p>Adds court authority to impose fines to be deposited to a housing trust fund if local government is found to have acted in bad faith for failing to carry out court order within 60 days.</p>
<i>AB 2634 (Lieber) 2006:</i>	Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.
<i>SB2 (Cedillo) 2007:</i>	<i>Government Code Section 65583(a)(4)</i> requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.”

