

Housing Element Update No. GPA-24-159

City Council

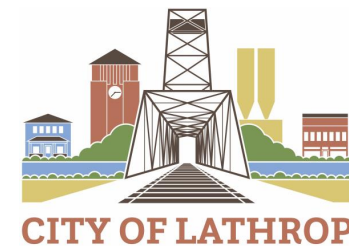
February 10, 2025





Overview

1. Housing Element Overview
2. Outreach
3. Housing Element Background Report & Housing Plan
4. Environmental Review
5. Recommendation



What is a Housing Element?

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing.
- Each local government in California is required to update its Housing Element periodically; Lathrop must update it every eight years.
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development within Lathrop.
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions.

Community Engagement

- Housing Element Introductory Workshop
- Housing Needs and Priorities Survey
- Stakeholder Outreach
- Public Draft Housing Element 30-day review period
- Draft Housing Element Workshops (2)
- Adoption Hearings (2)



Housing Element Parts

Housing Plan

- Introduction
- Goals and Policies
- Housing Programs
- Quantified Objectives

Background Report

- Introduction
- Housing Needs Assessment
- Housing Constraints
- Inventory of Residential Sites and Housing Resources
- Affirmatively Furthering Fair Housing
- Evaluation of the 2015-2023 Housing Element
- Other Requirements

Appendices



Housing Element Housing Plan

- Housing Element's **goals, policies, and housing programs** will address the identified housing needs and constraints, as well as impediments to fair housing choice
- Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Facilitate affordable and special needs housing development
 3. Provide for housing rehabilitation and preservation
 4. Mitigate governmental and non-governmental constraints on housing development
 5. Affirmatively further fair housing



Lathrop's RHNA for the 2023-2031 Planning Period is 8,402 units

Lathrop must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Lathrop's 6th Cycle RHNA

Income Level	Lathrop RHNA	County Median Income Range (4-person household)	Affordable Monthly Housing Cost (4-person household)
Very Low-Income (0-50% AMI)	2,386	\$0 - \$41,400	\$1,035
Low-Income (50-80% AMI)	1,498	\$41,401 - \$66,200	\$1,665
Moderate-Income (80-120% AMI)	1,342	\$66,201 - \$102,000	\$2,550
Above Moderate-Income (>120% AMI)	3,176	\$102,000 +	\$2,550 +
Total	8,402		



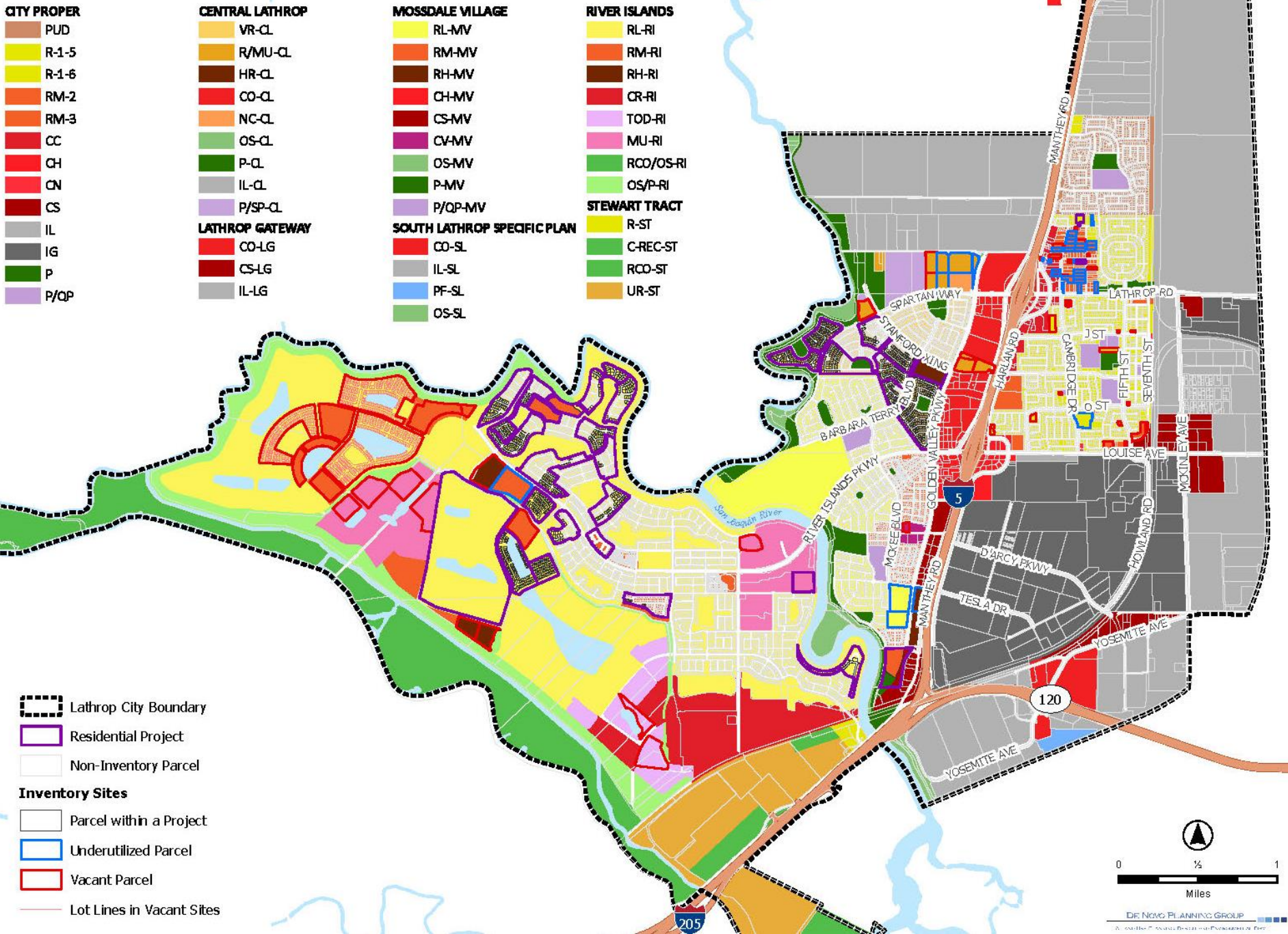
Inventory of Sites and Accommodating the RHNA

- Lathrop has capacity to accommodate approximately 11,128 units, which exceeds the RHNA by 2,276 units
 - Very Low Income Capacity: 2,809 units (423 excess capacity)
 - Low Income Capacity: 1,908 units (410 excess capacity)
 - Moderate Income Capacity: 1,507 units (165 excess capacity)
 - Above Moderate Income Capacity: 4,903 units (1,727 excess capacity)

Inventory of Sites

Category	Units by Affordability Level				Total Units
	Very Low	Low	Moderate	Above Moderate	
Approved Projects	0	0	60	2,777	2,837
Pending Projects	0	0	66	154	220
Vacant Sites	2,340	1,596	988	1,840	6,765
Underutilized Sites	466	308	386	112	1,272
ADUs	3	4	7	20	34
TOTAL	2,809	1,908	1,507	4,903	11,128
<i>Excess Capacity</i>	<i>423</i>	<i>410</i>	<i>165</i>	<i>1,727</i>	<i>2,726</i>

Figure 4. Inventory of Residential Sites and Projects - Zoning Districts



Goals and Policies



- The **Goals** and **Policies** specify the City's plans for meeting the existing and projected comprehensive housing needs of Lathrop
- The **Programs** specify the actions the City will take to ensure opportunities are made available to encourage development projects and other activities that meet Lathrop's housing needs.



Goals and Policies

- **Goal H-1:** Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Lathrop's regional fair share housing needs for people of all income levels, including extremely low, very low, low, and moderate income households.
- **Goal H-2:** Conserve and improve the existing housing stock and ensure that new residential development complements the surrounding neighborhood context.



Goals and Policies

- **Goal H-3:** Address and, where appropriate and legally possible, reduce and remove governmental and nongovernmental constraints under the City's control on the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- **Goal H-4:** Affirmatively further fair and equal housing opportunities throughout the community for all persons, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels.



Goals and Policies

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

Housing Program Examples

1. Partnerships for Affordable Housing
2. Affordable Housing Financial Assistance
5. Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units
12. Regulatory Amendments
19. Coordinate with Housing Support Agencies
22. Affirmatively Further Fair Housing



Environmental Review

- The General Plan Update EIR (General Plan EIR) addressed the environmental effects of the 2022 General Plan and was certified by the City Council in September 2022.
- The 6th Cycle Housing Element is a modification of the adopted 2022 General Plan and was analyzed to determine whether the 6th Cycle Housing Element would require changes to the General Plan EIR .
- There would not be any new significant environmental effects or any substantial increase in the severity of previously identified environmental effects and that there is no new information of substantial importance that would require changes to the 2022 General Plan EIR.
- A Finding of Consistency has been prepared to document the environmental review.



Recommendation

Staff recommends the City Council consider all information presented at the public hearing, and if determined to be appropriate, approve the proposed City Council Resolution to amend the General Plan, thereby adopting the 6th Cycle Housing Element, including any revisions made in response to HCD comments, to address the requirements of California Government Code Sections 65580 through 65589.8.

