

**CITY MANAGER'S REPORT
MARCH 11, 2019 CITY COUNCIL REGULAR MEETING**

**ITEM: GENERAL PLAN HOUSING ELEMENT ANNUAL
PROGRESS REPORT FOR CALENDAR YEAR 2018**

**RECOMMENDATION: Adopt a Resolution to Accept the General Plan
Housing Element Annual Progress Report for
Calendar Year 2018 and Authorize Staff to Submit
the Report to the Governor's Office of Planning and
Research and State Department of Housing and
Community Development.**

SUMMARY:

Each year, California cities are required to prepare an annual progress report (APR) on the status of implementing the General Plan Housing Element, and to submit the report to the State Department of Housing and Community Development (HCD) and the Governor's office of Planning and Research (OPR). Using a form provided by HCD, Staff provides data to create a snapshot of housing production across affordability levels, a listing of development applications received, and an update on housing program implementation. The annual progress report must be provided to the City Council for review and authorization prior to sending to the State.

BACKGROUND:

The City Council adopted the City's Housing Element on September 16, 2016 and received certification by HCD on December 2, 2016. The Housing Element is one (1) of seven (7) mandated elements of the City's General Plan and includes information related to the City's existing housing needs, an analysis of the City's population and employment trends, household characteristics, an inventory of land suitable for residential development and goals, policies and programs intended to meet the identified housing needs and state-mandated requirements.

Under California Government Code Section 65400, Planning Staff is required to prepare a General Plan Housing Element Annual Progress Report for review by the City Council and submittal to OPR and HCD by April 1st of each year. The purpose of the APR is to provide the City Council and the State with the City's progress on the General Plan Housing Element's implementation programs and status towards meeting the City's fair share of the Regional Housing Needs Allocation (RHNA).

As part of the update to the City's Housing Element, the City is required to identify sites to accommodate its fair share of the RHNA, as established by HCD and managed by the San Joaquin Council of Governments (SJCOG).

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In summary, the RHNA process allocates the State’s future housing needs to each County. The State HCD identifies housing needs for each region in response to projected population and household growth, and mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction (Cities and Counties). The City’s 2016 Housing Element update identified a number of sites that could accommodate the City’s fair share of the RHNA, in all income categories. The following table represents the City’s RHNA (excerpt from the 2015 General Plan Housing Element):

TABLE 31: REGIONAL HOUSING NEEDS ALLOCATION 2014-2023

| | Allocated Housing Units | Progress to Date¹ | Remaining Allocation |
|----------------------------------|--------------------------------|-------------------------------------|-----------------------------|
| Extremely Low² | 526 | 0 | 526 |
| Very Low | 493 | 0 | 493 |
| Low | 759 | 0 | 759 |
| Moderate | 957 | 10 | 947 |
| Above Moderate | 2,421 | 319 | 2,102 |
| TOTAL | 5,156 | 329 | 4,827 |

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

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

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

Each income category is defined as a percentage of the Area Median Income (AMI), as established by HCD which is currently \$66,300 for a four-person household. The income categories are then used to calculate housing affordability for rental and owner occupied housing. Each income category is defined as follows:

- Extremely Low Income Households have a combined income at or lower than 30 percent of AMI.
- Very Low Income Households have a combined income between 30 and 50 percent of AMI.
- Low Income Households have a combined income between 50 and 80 percent of AMI.
- Moderate Income Households have a combined income between 80 and 120 percent of AMI.
- Above Moderate Income Households have a combined income greater than 120 percent of AMI

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The State Income Limits, as illustrated in the City’s 2015 Housing Element are as follows:

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

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

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2015

In order to provide an idea of affordable housing costs by income group, affordable home sale prices are estimated for one, two, four, and six person households.

TABLE 30: HOUSING AFFORDABILITY BY INCOME GROUP

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

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

SOURCE: DE NOYO PLANNING GROUP, 2015

An excerpt from the City’s 2015 General Plan Housing Element related to RHNA, state income limits, and housing affordability is attached to this Staff Report as Attachment 3.

The forms provided by HCD were originally adopted in 2010 and have recently been updated pursuant to Assembly Bill 879 (AB 879) and Senate Bill 35 (SB35), which now include information related to the number of development applications received and approved and list of sites rezoned to address RHNA shortfall.

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In summary, the forms require the following information:

- Status of the plan and progress in its implementation
- Progress in meeting its share of the regional housing needs
- The number of housing development applications received in the prior year
- The number of units included in all development applications in the prior year
- The number of units approved and disapproved in the prior year
- The degree to which its approved general plan complies with the adopted General Plan guidelines

The Planning Commission considered the Housing Element Annual Progress Report for Calendar Year 2018 at their February 20, 2019 meeting. At the conclusion of the public meeting, the Planning Commission voted unanimously (5-0) to recommend the City Council accept the Housing Element Annual Progress Report for Calendar Year 2018 and authorize staff to submit the report to OPR and HCD (Attachment 4).

ANALYSIS:

Staff has prepared the 2018 Lathrop Housing Element Annual Progress Report, included as Attachment 2.

New Applications Received and Processed

The City of Lathrop processed six (6) residential entitlement applications for new residential development that may result in 588 new units. The residential development applications received in 2018 are as follows:

- Architectural Design Review No. ADR-18-93 – Van Daele Latitude – Design Review application for the development of seventy-four (74) single-family homes in River Islands.
- Architectural Design Review No. ADR-18-94 – Van Daele Bridgeport – Design Review application for the development of eighty-six (86) single-family homes in River Islands.
- Architectural Design Review No. ADR-18-100 – Richmond American Watermark – Design Review application for the development of 103 single-family homes in River Islands.
- Architectural Design Review No. ADR-18-128 – Anthem United Haven – Design Review application for the development of 128 single-family homes in River Islands.

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- Vesting Tentative Subdivision Map No. VTM-18-46 – Stanford Crossing Phase 2 – Vesting Tentative Subdivision map to subdivide one (1) parcel into 113 single-family residential lots within the Central Lathrop Specific Plan.
- Site Plan Review No. SPR-18-72 – Towne Centre II Apartments – Site Plan Review for the construction of eighty-four (84) multi-family units, located within Mossdale Village.

New Home Construction

The City of Lathrop issued building permits for 383 above moderate residential housing units in 2018, 380 of which were single-family residences and two (2) were for Accessory Dwelling Units (ADU). The majority of the building permits were issued for the River Islands area. The following table shows the breakdown of the location in which the 382 building permits were issued. As shown in Table A2 (Attachment 2), no building permits were issued for very low-, low-, and/or moderate-income categories.

Housing Element Programs

The following General Plan Housing Element programs were implemented in 2018, or are in the process of being implemented:

1. Housing Element Program 2a: Manufactured Housing

This program requires an amendment to the existing Manufactured Housing Chapter in the Lathrop Municipal Code (LMC) (Chapter 17.68) to modify and remove some development standards that may constrain the development of manufactured housing.

Action: Staff is preparing a Zoning Code Text Amendment that removes the minimum floor area requirement, allows manufactured housing in any zoning district that permits residential uses, and removes the minimum width requirement. This program is expected to be completed in 2019.

2. Housing Element Program 5b. Housing Information:

Provide housing information to all interested agencies, developers, residents, and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the San Joaquin Urban County Consortium, San Joaquin Housing Authority, housing developers, and non-profit groups.

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Action: The City’s Community Development Department website was updated in 2017 to include additional information on Specific Plans, information related to the City’s Zoning Map and General Plan Map, Municipal Service Review (MSR) and housing information.

Although this program is ongoing, the update to the City’s website provides additional information related to housing to interested parties. The City continues to update the website with relevant information. For instance, the City processed the Lakeside East Architectural Design Guidelines and Development Standards (DG/DS) for River Islands in 2018. Once adopted by Planning Commission, the DG/DS was uploaded to the City’s website.

Progress Towards Meeting RHNA

As illustrated in Table B of the HCD Forms (Attachment 2), the City has issued 849 building permits for residential development since 2015. The year 2015 is blank because the City has not processed a Housing Element Annual Progress Report for that year. City Staff will work with HCD to update the year 2015 in the RHNA progress form.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| Income Level | | RHNA Allocation by Income Level | 2015 | 2016 | 2017 | 2018 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|------|------------|------------|------------|---------------------------------|--------------------------------------|
| Very Low | Deed Restricted | 1019 | | | | | | 1019 |
| | Non-Deed Restricted | | | | | | | |
| Low | Deed Restricted | 769 | | | | | | 769 |
| | Non-Deed Restricted | | | | | | | |
| Moderate | Deed Restricted | 957 | | | | | | 957 |
| Above Moderate | Non-Deed Restricted | 2421 | | 170 | 297 | 382 | 849 | 1572 |
| Total RHNA | | 5156 | | | | | | |
| Total Units 44 | | | | 170 | 297 | 382 | 849 | 4307 |
| Note: units serving extremely low-income households are included in the very low-income permitted units totals | | | | | | | | |
| Cells in grey contain auto-calculation formulas | | | | | | | | |

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CEQA Review:

The proposed Housing Element Annual Progress Report for Calendar Year 2018 is not considered a project as prescribed by the California Environmental Quality Act (CEQA). This report does not authorize construction of any housing. However, the housing units reported as being permitted for construction are subject to their individual environmental review document previously established, reviewed and approved by the City.

RECOMMENDATION:

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, take the following actions:

Adopt the proposed resolution to accept the Housing Element Annual Progress Report for Calendar Year 2018 and authorize staff to submit the report to the OPR and HCD.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

Promotes Economic Growth by keeping the General Plan current and in compliance with State Law. The Housing Element is considered to be a primary policy document to guide the development, rehabilitation and preservation of housing for all economic segments of the local population. The Housing Element Annual Progress Report is a report on the City's progress in implementing the policies and programs in the Housing Element as well as the City's Fair Share of the RHNA.

FISCAL IMPACT:

The request has no fiscal impact to the City other than staff time to prepare the report.

ATTACHMENT:

1. Resolution for Housing Element Annual Progress Report for Calendar Year 2018
2. Housing Element Annual Progress Report for Calendar Year 2018
3. Affordability & RHNA Explanation. Excerpt from the City's 2015 General Plan Housing Element
4. Planning Commission Resolution No. 19-02


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APPROVALS:



Mark Meissner
Community Development Director

2-26-19
Date



Salvador Navarrete
City Attorney

2-26-19
Date



Stephen J. Salvatore
City Manager

3-5-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING THE GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2018 AND AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2018, utilizing the prescribed forms and instructions provided by the State Department of Housing and Community Development; and

WHEREAS, the Planning Commission held a public meeting and adopted Resolution No. 19-03, recommending the City Council accept the report and authorize staff to submit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, hereby receives and accepts the annual progress report on the Housing Element, attached and incorporated by reference herein, and authorizes staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

PASSED AND ADOPTED by the City Council of the City of Lathrop at a regular meeting on the 11th day of March, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

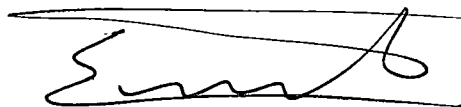
ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

| | | |
|-----------------------|---------|--------------------|
| Jurisdiction | Lathrop | |
| Reporting Year | 2018 | (Jan. 1 - Dec. 31) |

| Permitted Units Issued by Affordability Summary | | |
|--|---------------------|---------------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 383 |
| Total Units 44 | | 383 |

Note: units serving extremely low-income households are included in the very low-income permitted units totals

| Entitlement Summary | |
|--|-----|
| Total Housing Applications Submitted: | 6 |
| Number of Proposed Units in All Applications Received: | 588 |
| Total Housing Units Approved: | 588 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions | |
|---|---|
| Number of Applications for Streamlining | 0 |
| Number of Streamlining Applications Approved | 0 |
| Total Developments Approved with Streamlining | 0 |
| Total Units Constructed with Streamlining | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|---|---------------|------------------|--------------|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

Cells in grey contain auto-calculation formulas

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Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lathrop
 Reporting Period 1/1/2018 - 12/31/2018

Table C
Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| <p>Program 1a. To ensure adequate sites for extremely low, very low, low, moderate and above moderate income housing are available throughout the planning period to meet the City's RHNA, the City will continue to biennially update the inventory of residential sites (Appendix A). The update shall remove sites that have been developed and add any newly designated residential sites.</p> | <p>Goal 1. Promote the available and quality of housing affordable to all income levels and household types, including extremely low, very low, and low income households and special needs groups, through maintaining and inventory of adequate housing sites and supporting funding opportunities.</p> | <p>Update inventory on a biennial basis</p> | <p>The City continues to maintain the inventory of residential sites (Appendix A of the Housing Element). As development occurs, the inventory will be updated and published. Inventory developed as part of the Housing Element will be maintained through the Housing Element Planning Period.</p> |
| <p>Program 1b. Continue to monitor the amount of land zoned for both single-family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing.</p> | <p>Goal 1</p> | <p>Ongoing</p> | <p>This program is ongoing. The City will ensure that land use and zoning decisions do not reduce sites available for affordable housing. The City will discourage high density residential sites from being down-zoned and/or general plan amendments that would result in lower base density. No proposals to down-zone in 2018.</p> |
| <p>Program 1c. Continue to encourage development of well-designed and innovative projects that provide for the development of compatible residential, commercial, industrial, institutional, and/or public uses with a single project or neighborhood by continuing to implement the West Lathrop and Central Lathrop Specific Plans, which encourage mixed use development as well as a range of uses through allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios.</p> | <p>Goal 1</p> | <p>Ongoing</p> | <p>The City continues to encourage well designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan continues to be built-out and as development occurs, the City reviews Architecture, Landscaping, and Development Plan for consistency with the West Lathrop Specific Plan and the River Islands Urban Design Concept as well as associated neighborhood specific Architecture Design Guidelines and Standards. The City is encourage that development within the Central Lathrop Specific Plan will begin within the Housing Element Planning Period.</p> |
| <p>Program 1d. Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single family head of family) housing projects applications for federal, state, and/or regional programs, including CDBG, HOME, project-based Section 8/211, Low Income Tax Credit, and HCD grant programs, that may be used for the development and on-going affordability of lower income and special needs housing.</p> | <p>Goal 1</p> | <p>Ongoing</p> | <p>The City continues to support affordable or special needs housing projects. As applications for such developments are received, the City will assist applicant(s) in preparing and submitting grant applications for funding. No affordable or special needs housing grants were submitted in 2018.</p> |

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Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lathrop
 Reporting Period 1/1/2018 - 12/31/2018

| | | | |
|--|--------|--|--|
| Program 1e. Retain available County-administered HOME and CDBG funds to operate a First Time Homebuyer program for low income households. | Goal 1 | Biennially (by Dec. 31 st of 2017, 2019, 2121, and 2023 | The City, in coordination with the other Jurisdictions in San Joaquin County, receives CDBG funding. The City will use grant monies to fund the First Time Home Buyer program. No Action in 2018. |
| Program 1f. Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, and by reviewing SJCOG data and online resources to track regional development. | Goal 1 | Ongoing | The City continues to monitor and support development within San Joaquin. The City works closely with the City of Manteca and San Joaquin County to ensure development is compatible with adjacent jurisdictions and uses. The City will continue to encourage regional development. The City commented on three (3) San Joaquin County projects referral in 2018. |
| Program 1g. Continue to address housing and services for homeless persons on a regional level through participation in the County Continuum of Care. | Goal 1 | Ongoing | The City continues to be part of the County Continuum of Care. This program is ongoing. |
| Program 1h. Actively support efforts of homeless service providers in establishing a short-term bed facility for segments of the homeless population, including specialized groups such as the mentally ill, and chronically disabled, and work with homeless housing/service providers to apply for Emergency Shelter Grant funds, administered through the County Continuum of Care. | Goal 1 | Ongoing | The City continues to support efforts of homeless service providers. The City is part of the County Continuum of Care and will assist developers, parties and the County to apply for Emergency Shelter Grant Funds, as needed. |
| Program 1i. Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City's website. | Goal 1 | Ongoing | The City maintains information regarding homeless shelters and services available. This information is readily available at City Hall. |
| Program 1j. Continue to address regional housing issues, including lower income and special housing, in coordination with San Joaquin County and neighboring jurisdictions. The City shall participate with San Joaquin County's efforts to establish a task force or committee to oversee the development of a County Farmworker Housing Plan. | Goal 1 | Ongoing | The City will participate in County efforts to develop a Farmworker Housing Plan. No Action in 2018. |
| Program 1k. Continue to work with the San Joaquin Housing Authority by providing housing information requested by the Housing Authority in a timely manner. Encourage the Housing Authority to issue more vouchers to City residents in need and to make efforts to increase the use of vouches for rental of single family homes due to the City's limited supply of multifamily housing. | Goal 1 | Ongoing | The City will provide any information the San Joaquin County Housing Authority needs and/or requests. No Action in 2018. |

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| | | | |
|--|---|-------------------------------|--|
| <p>Program 1l. Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p> | <p align="center">Goal 1</p> | <p align="center">Ongoing</p> | <p>As development occurs and development applications are received, the City will review and make recommendations towards Planned Development Zoning. In addition, as inquiries are received on particular properties, the City will evaluate whether a Planned Development Zoning would benefit the project. No Planned Development Rezone requests were processed in 2018.</p> |
| <p>Program 1m. Facilitate the development of market rate rental housing and affordable for-sale and rental housing, including housing for extremely low, very low, and low income groups and special needs populations.</p> | <p align="center">Goal 1</p> | <p align="center">Ongoing</p> | <p>The City did not receive an application for market-rate and/or housing for extremely low, very low, and low income groups and special needs populations in 2018.</p> |
| <p>Program 1n. Through the San Joaquin County consortium, continue to coordinate in contacting developers on a regular basis and provide the Urban County consortium with a list of available sites that are ready for development.</p> | <p align="center">Goal 1</p> | <p align="center">Ongoing</p> | <p>As discussed in Program 1a, the City maintains an inventory of available sites for development. The City has not yet contacted developers to discuss available sites. No Action in 2018.</p> |
| <p>Program 1o. Encourage a range of housing types for the developmentally disabled through coordination with the Valley Mountain regional Center to identify needed housing types, such as independent living opportunities and group homes and other facilities that provide assistance to residents.</p> | <p align="center">Goal 1</p> | <p align="center">Ongoing</p> | <p align="center">No Action in 2018.</p> |
| <p>Program 1p. Encourage development of affordable and multifamily housing, including housing for special needs through outreach to affordable housing developers. The City shall contact affordable housing developers on an annual basis to solicit interest in developing affordable and/or special housing.</p> | <p align="center">Goal 1</p> | <p align="center">Annual</p> | <p>This program was not completed in 2018. City staff will reach out to affordable housing developers in 2019.</p> |
| <p>Program 2a. Continue to offer pre-application meetings to all developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.</p> | <p>Goal 2. Remove constraints that hinder the development of housing, including housing for extremely low, very low, low, and moderate income households, and housing for special needs groups, including senior, disabled, developmentally disabled, single parent, large family, farmworkers, and homeless populations.</p> | <p align="center">Ongoing</p> | <p>The City continues to offer and conduct pre-application reviews of development projects within the City. This program has been successful. The City conducted five (5) Pre-Application meetings in 2018.</p> |
| <p>Program 2b. Provide incentives to encourage the development of special needs and affordable housing.</p> | <p align="center">Goal 2</p> | <p align="center">Ongoing</p> | <p>As development applications are received, the City will evaluate the possible incentives that may be provided to reduce the cost of the affordable housing development. No affordable housing development applications were received in 2018.</p> |

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 (CCR Title 25 §6202)

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 Reporting Period 1/1/2018 - 12/31/2018

| | | | |
|--|--------|--|---|
| <p>Program 2c. Continue to monitor average processing times for discretionary development permits on a biennial basis and regularly review the Zoning Code and the City's development project processing procedures to identify changes to further reduce housing costs and average permit processing time. Where changes are feasible to implement, update the Zoning Code and amend the City's processing procedures to reduce housing costs and processing times.</p> | Goal 2 | <p>Review project processing and zoning code on a biennial basis</p> | <p>The City continues to monitor processing times for each type of entitlement application. As needed, the City will update the Zoning Code to amend procedures. No Action in 2018.</p> |
| <p>Program 2d. Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review.</p> | Goal 2 | Ongoing | <p>The City evaluates each Project, as defined by the CEQA Guidelines for possible exemptions. This program is ongoing and is evaluated on a case-by-case basis.</p> |
| <p>Program 2e. Review all updates and revisions to the City's ordinances, codes, policies, and procedures to ensure that they do not constrain "reasonable accommodation" for disabled persons.</p> | Goal 2 | Biennial basis | <p>Staff continues to monitor updates and revisions to the City's ordinances, codes, policies, and procedures. No update in 2018 constrained reasonable accommodation for disabled persons.</p> |
| <p>Program 2f. Amend Title 17 to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in Multiple Family Residential (RM) district and adopt development standards that allow and accommodate the inclusion of new SRO's.</p> | Goal 2 | Concurrent with HE | <p>This program was completed in 2016.</p> |
| <p>Program 2g. Continue to encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.</p> | Goal 2 | Ongoing | <p>The City continues to encourage second dwelling units (now known as Accessory Dwelling Units). On December 18, 2018, the City Council adopted Ordinance No. 18-384, amending the Zoning Code to be consistent with State Law. This program is ongoing.</p> |
| <p>Program 2h. Encourage developers to take advantage of density bonuses and incentives for affordable housing and senior housing projects that are provided by the City consistent with the requirements of State law. The City's Zoning Code shall be reviewed and where necessary brought into conformance with Government Code Section 65915 pertaining to granting of density bonuses.</p> | Goal 2 | Ongoing and adopt revisions concurrent with HE | <p>The Zoning amendment portion of the program has been completed (2016). No density bonuses were granted in 2018.</p> |
| <p>Program 2i. Amend the Zoning code to allow emergency shelters by right in the City's Multiple Family Residential (RM) and Professional Office (PO) zone districts without discretionary action.</p> | Goal 2 | Adopt revisions concurrent with HE | <p>This program was completed in 2016.</p> |
| <p>Program 2k. Address the special housing needs of large families to alleviate overcrowding in the City by facilitating the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low-, and low-income families.</p> | Goal 2 | Ongoing | <p>As development applications are received, the City will encourage the development of 3- and 4- bedroom units affordable to extremely low-, very low-, and low-income families. No affordable housing applications were received in 2018.</p> |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lathrop
 Reporting Period 1/1/2018 - 12/31/2018

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|---|--------|--|---|
| Program 2l. Support female-headed households with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code | Goal 2 | Ongoing | This program was completed in 2016. |
| Program 2m. Amend the Municipal Code to develop formal procedures for reasonable accommodation for housing and persons with disabilities in accordance with fair housing and disability laws. | Goal 2 | Adopt revisions concurrent with HE | This program was completed in 2016. |
| Program 2n. Require developers of new housing to use the HCD New Home Universal Design Option Checklist to disclose to buyers accessible | Goal 2 | Ongoing | No Action in 2018. |
| Program 2o. Revise the Zoning Code to allow manufactured housing to be constructed on a permanent foundation in all zoning districts that allow residential uses and to remove the minimum floor area and minimum width requirements from Section 17.68.020. | Goal 2 | Adopt revisions concurrent with HE | The City is currently processing a Code Amendment to implement this Program. It is expected to be completed in 2019. |
| Program 2p. Revise the Zoning Code to accommodate employee housing, including housing for agricultural employees consistent with State law. | Goal 2 | Adopt revisions concurrent with HE | This program was completed in 2016. |
| Program 2q. Revise the Zoning Code to allow the approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) to reduce parking requirements for projects serving disabled persons where there is a demonstrated reduction in parking need. | Goal 2 | Adopt revisions concurrent with HE | This program was completed in 2016. |
| Program 2r. Revise the Zoning Code to define "family" as two or more related persons living in a dwelling unit or a group of individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. | Goal 2 | Adopt revisions concurrent with HE | This program was completed in 2016. |
| Program 2s. In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households. | Goal 2 | Adopt procedures within 18 months of Housing Element adoption. | The City has not established written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households. This program was not completed in 2018. |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lathrop
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|---|---|---|--|
| <p>Program 2t. Update the West Lathrop Specific Plan to permit heights of up to 40 feet in the RM-MV zone.</p> | <p align="center">Goal 2</p> | <p>Within 18 months of Housing Element adoption.</p> | <p align="center">No Action in 2018.</p> |
| <p>Program 2u. Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to only permit development of single family units on lower income sites, including all of the sites identified in Table 62.</p> | <p align="center">Goal 2</p> | <p>Within 18 months of Housing Element adoption</p> | <p align="center">No Action in 2018.</p> |
| <p>Program 3a. Continue to participate in the San Joaquin Urban county consortium to receive and use HOME and CDBG funds to provide housing rehabilitation loans and emergency repair loans or grants, administered through the San Joaquin county Rehabilitation Program, for lower income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth.</p> | <p>Goal 3: Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.</p> | <p>Annual review of CDBG and Home fund allocations; ongoing distribution of materials</p> | <p>The City continues to participate in the San Joaquin urban county consortium to receive and use HOME and CDBG funds. Program is ongoing.</p> |
| <p>Program 3b. Review the Zoning Code and potential funding sources to identify methods of providing incentives for rehabilitation of existing residential units and to encourage re-investment in the Historic Lathrop Overlay District and in older neighborhoods east of I-5.</p> | <p align="center">Goal 3</p> | <p>Implement within 18 months of Housing Element adoption</p> | <p>No Action in 2018. This program is expected to be completed within the program timeframe.</p> |
| <p>Program 3c. Continue to employ a full-time code compliance officer who will vigorously enforce the building and zoning codes in locations where dilapidation, blight, and/or health and safety violations may be occurring.</p> | <p align="center">Goal 3</p> | <p>Ongoing</p> | <p>The City has hired a contract Code Enforcement Officer part-time. The Community Development Department, Planning Division works closely with the Code Enforcement Office as it relates to Zoning Code violations.</p> |
| <p>Program 3d. Continue to coordinate the housing rehabilitation program with code compliance efforts to encourage property owners to maintain dwelling units in safe and habitable conditions. Regularly review housing conditions and update the housing stock condition data gathered for the Housing Element Update to determine specific locations or neighborhoods require targeted code enforcement and work to provide, when funding is available, targeted rehabilitation or replacement assistance.</p> | <p align="center">Goal 3</p> | <p>Ongoing coordination; biennial review of housing conditions</p> | <p>The City will coordinate with the Code Enforcement Officer as needed. The City will review housing conditions as rehabilitation programs are completed and rehabilitation proposals are reviewed.</p> |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lathrop
 Reporting Period 1/1/2018 - 12/31/2018

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|---|---|-------------------------------|---|
| <p>Program 3e. Continue to participate in the San Joaquin Urban County consortium to provide funding and support for the rehabilitation of mobile homes, when adequate funds are available.</p> | <p align="center">Goal 3</p> | <p align="center">Ongoing</p> | <p align="center">No Action in 2018.</p> |
| <p>Program 3f. Support the application of multifamily housing owners for federal or state funds to rehabilitate existing dwelling units. When appropriate and feasible, provide technical assistance to the project applicant with the funding applications.</p> | <p align="center">Goal 3</p> | <p align="center">Ongoing</p> | <p>This program will be implemented on a case-by-case basis. As applications are received, City staff will work with affordable housing developers to secure grant funding for rehabilitation efforts.</p> |
| <p>Program 3g. Regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.</p> | <p align="center">Goal 3</p> | <p align="center">Ongoing</p> | <p>The city will regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs. This will be an ongoing program.</p> |
| <p>Program 4a. Continue to encourage the enforcement of federal and state fair housing standards. The City will provide fair housing information to interested citizens and will make fair housing materials from the California Department of Fair Housing and Employment and the federal Office of Fair Housing and Equal Opportunity available at City Hall, the Library, the Community Center, and on the City's website in both English and Spanish.</p> | <p>Goal 4. 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.</p> | <p align="center">Ongoing</p> | <p>Fair housing information is available for citizens. As additional information is received, the City will update the fair housing information that is available.</p> |
| <p>Program 4b. Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons.</p> | <p align="center">Goal 4</p> | <p align="center">Ongoing</p> | <p>As housing projects are completed, this program will be implemented. No locally administered housing funds were used in 2018.</p> |
| <p>Program 5a. Continue to maintain membership in the San Joaquin Housing Authority to qualify City residents for Section 8 Housing Choice Vouchers and other assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to interested parties.</p> | <p>Goal 5. 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> | <p align="center">Ongoing</p> | <p>This program is ongoing. The City will continue to maintain membership in the San Joaquin Housing Authority and will encourage additional Section 8 Housing Choice Vouchers and other assistance administered by the Housing Authority.</p> |
| <p>Program 5b. Provide housing information to all interested agencies, developers, residents, and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the San Joaquin Urban County Consortium, San Joaquin Housing Authority, housing developers, and non-profit groups.</p> | <p align="center">Goal 5</p> | <p align="center">Ongoing</p> | <p>Housing information is readily available to all interested agencies, developers, residents and non-profit groups. The City's CDD Website was update din 2018 and includes additional information related to housing availability, vacant sites, etc.</p> |

TABLE 26: RENTAL COSTS (2013)

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

SOURCE: 2009-2013 ACS

TABLE 27: UNITS FOR RENT (2015)

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

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

Housing Affordability

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 28 shows the maximum annual income level for each income group adjusted for household size for San Joaquin County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

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

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

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

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2015

Housing Affordability

Table 29 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 28). The annual income limits established by HCD are similar to those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs.

Comparing the maximum affordable housing costs in Table 29 to the rental rates in Tables 26 and 27, rental rates in Lathrop are generally affordable to moderate income households of two or more persons and to above moderate income households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rate reported by 2009-2013 ACS is \$1,591, which is in the affordability range of moderate and above moderate income households. There are limited smaller rental units in Lathrop that are affordable to very low and low income households. The 2009-13 ACS data indicates that 14 households pay The lower ranges of one and two bedroom units are affordable to very low income households but there are limited units available at these rates. Moderate and above moderate income households can afford a broad range of available housing.

Similarly, homes for sale in Lathrop are affordable to moderate and above moderate income households, based on a comparison of Tables 25 and 30. There is a small number of units affordable to larger lower income households. Current home sales prices are not affordable to extremely low and very low income households.

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

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

SOURCE: DE NOVO PLANNING GROUP, 2015

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one, two, four, and six person households (see Table 29). Maximum affordable sales price is based generally on the following assumptions: 4.5 percent interest rate, 30-year fixed loan, downpayment that varies with income level, closing costs, and homeowners insurance.

TABLE 30: HOUSING AFFORDABILITY BY INCOME GROUP

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

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

SOURCE: DE NOVO PLANNING GROUP, 2015

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 19-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL RECEIVE AND ACCEPT THE HOUSING
ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2018 AND
AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2018, utilizing the prescribed forms and instructions provided by HCD; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council receive and accept the annual progress report on the Housing Element, attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 20th day of February, 2019 by the following vote:

AYES: Ishihara, Gatto, Ralmilay, Rhodes, Dresser

NOES: None

ABSTAIN: None

ABSENT: None



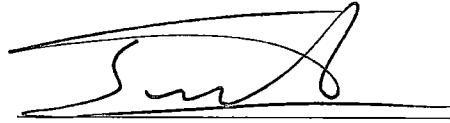
Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Mark Meissner, Secretary



Salvador Navarrete, City Attorney