City of Manteca

2015-2023 Housing Element

Adopted
January 19, 2016

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City of Manteca

Housing Element

2015-2023

Part 1: Policy Document

ADOPTED

JANUARY 19, 2016

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TABLE OF CONTENTS: *POLICY DOCUMENT*

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INTRODUCTION

The City of Manteca faces several new and ongoing challenges during this Housing Element update, including high rates of unemployment, the loss of the Redevelopment Agency, and limited funding for affordable housing. While the housing market has grown increasingly affordable as a result of the bursting "housing bubble," there is still an ongoing need to create long-term, affordable housing to ensure a sustainable supply of housing that meets the needs of all income groups.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Under California law the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement the element sets out policies that amplify the goal. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

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: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames 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 based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

In this policy document, the term "affordable housing" refers to housing that is affordable to all lower-income households, including low-income, very low-income, and extremely low-income households.

Manteca's Housing Goals

This Housing Element contains the following eight goal statements that provide the vision for the development of housing in Manteca:

1. To promote the development of affordable housing in the city of Manteca.
2. To promote mixed-use, infill, and downtown development in the city of Manteca.
3. To provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.
4. To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.
5. To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons lacking permanent shelter, and residents with extremely low incomes.
6. To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.
7. To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.
8. To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.

Goals, Policies, and Programs

I. AFFORDABLE HOUSING

Goal H-1	To promote the development of affordable housing in the city of Manteca.

Policies

Policy H-P-1 The City shall give highest priority for permit processing to affordable housing projects.

Policy H-P-2 The City shall grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households.

Policy H-P-3 The City shall establish an annual goal for affordable housing in the allocation process established under the Growth Management Ordinance.

Policy H-P-4 The City shall encourage homeownership in new housing constructed for low- and moderate-income households.

Policy H-P-5 The City shall continue to provide support and financial assistance to first-time homebuyers.

Policy H-P-6 The City shall strive to ensure that affordable units are not concentrated in particular areas of the city and are distributed in suitable locations throughout the city that are close to retail services, parks, schools, public facilities, public transit, and other amenities.

Policy H-P-7 The City shall require below market rate affordable residential units in development areas to be similar to the market rate units in exterior style and materials.

Policy H-P-8 The City shall encourage the use of appropriately located surplus public property for the construction of housing affordable to low- and very low-income households.

Policy H-P-9 The City shall use its powers as appropriate to acquire and assemble sites to facilitate development of lower-income housing projects at reduced costs, while minimizing displacement of existing residents.

Policy H-P-10 The City shall support the continued use of rental assistance opportunities, including HUD Housing Choice Vouchers by Manteca residents.

NEW AFFORDABLE HOUSING CONSTRUCTION

Magnolia Court, an affordable senior housing development by the Affirmed Housing Group, was built on Grant Avenue near Frances Street in Manteca. Magnolia Court provides 52 units of affordable housing to low-income seniors. The project was funded using a combination of Low Income Housing Tax Credits, a grant, and a loan from the Redevelopment Agency, and Proposition 1C Infill Infrastructure grant funds.

Policy H-P-11 The City shall use available State and Federal funding assistance that is appropriate to Manteca's needs, to develop affordable housing. Appropriate programs may include, but are not limited to, Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), Multi-family Housing Program (MHP), and other programs aimed at providing housing affordable to low- and very low-income households.

Policy H-P-12 The City shall consider using Community Development Block Grant (CDBG) funds to subsidize on- and off-site infrastructure improvements for lower-income housing projects.

Policy H-P-13 The City shall seek and apply appropriate financing techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable housing.

Policy H-P-14 The City shall reduce fees as part of an incentive package to create additional affordable housing.

Implementation Programs

Program H-I-1 FEE WAIVERS FOR AFFORDABLE HOUSING

In special circumstances the City may waive certain City fees or provide other incentives for housing projects affordable to extremely low-, very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or provides other financial incentives, the City and developer shall enter into a development agreement defining the incentive and the obligation of the developer to provide housing affordable to low-, very low-, or extremely low-income households. The agreement shall provide for maintaining the affordability of the benefiting dwellings over time.

The criteria for granting a fee waiver shall include, but is not limited to, availability of other funding contributions from charitable or non-profit organizations, the household size, special needs considerations (e.g., large households, elderly persons with disabilities), and the level of income for the prospective tenants or owners of the unit. Priority will be given to housing development that is co-sponsored with, or otherwise receives matching funding from another agency (State or Federal) or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.

Responsibility:	City Council, Community Development Department
Time Frame:	Ongoing as opportunities are available
Funding:	General Fund (Staff Time)
Quantified Objective:	50 moderate-, 50 low-, 50 very low-, and 25 extremely low-income units

Program H-I-2 GROWTH MANAGEMENT ORDINANCE AND POINT RATING SYSTEM

The City shall modify the sewer allocation system (i.e., Growth Management Program) to clarify that all affordable units are exempt, not just affordable units in developments that include 75 percent of the units as affordable. The City shall also expand the definition of infill developments to exempt infill projects up to the maximum density allowed by zoning. Additionally, the City shall modify the point rating system to award points for affordable rental projects not only for very low-income households, but also low- and extremely low-income households.

Responsibility:	Community Development Department, City Council
Time Frame:	FY 2015/16
Funding:	General Fund (Staff Time)

Program H-I-3 PURSUE STATE AND FEDERAL FUNDING

The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Manteca's housing needs.

Responsibility:	Community Development
Time Frame:	Review funding opportunities annually
Funding:	General Fund (Staff Time)
Quantified Objective:	50 low-, 50 very low-, and 25 extremely low-income units

Program H-I-4 LAND ASSEMBLY

The City shall continue to use its powers to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs. When assembling land, the City shall give preference to sites located close to amenities such as transit, schools, parks, grocery stores, and other services.

Responsibility:	City Council, Community Development Department
Time Frame:	Ongoing, as the opportunity arises
Funding:	General Fund (Staff Time)

INNOVATIVE HOUSING:
TOWNHOUSES/ROWHOUSES

These units are typically developed in clusters of two to ten units, effectively designed to densities of about 12 to 18 units per acre. The units may have a private green area and share a common open space. Since this housing type can be built on a relatively small site, it is an

Program H-I-5 PRIORITY SEWER AND WATER FOR AFFORDABLE HOUSING

The Growth Management Ordinance already provides an exemption for sewer allocations for affordable housing; however, the City shall adopt policies and procedures to provide priority water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).

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Responsibility:	City Council, Community Development Department
Time Frame:	December 2016
Funding:	General Fund (Staff Time)

II. MIXED-USE, INFILL, AND DOWNTOWN DEVELOPMENT

Goal H-2	To promote mixed-use, infill, and downtown development in the city of Manteca.

Policies

Policy H-P-15 The City shall provide incentives and other inducements as may be available to encourage the development of infill parcels for residential use in mixed-use developments. The City shall consider the modification of setbacks, height limitations, coverage ratios, parking requirements, and other development regulations to facilitate and encourage the use of infill sites for residential and commercial mixed-use, or multi-family residential use.

Policy H-P-16 The City shall encourage mixed use development opportunities within appropriate zoning designations in the downtown.

Policy H-P-17 The City shall encourage the construction of second units.

INNOVATIVE HOUSING:

ADAPTIVE REUSE

Old commercial and industrial buildings that can no longer serve their original purpose can be adapted to accommodate housing. Adaptive reuse projects have involved old school buildings, train stations, hospitals, and other public buildings; inns and hotels; and warehouses, factories, and other industrial buildings. These buildings are converted into apartments, condominiums, co-housing projects, and live-work spaces.

Implementation Programs

Program H-I-6 SECOND UNITS

The City shall promote the development of second unit dwellings by posting information on the City's website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, "how to" manuals, and/or benefits of second unit dwellings to property owners and the community. The City shall review its development impact fee structure to assess whether fees for second units are appropriate and not a hindrance to the development of second units.

Responsibility:	Community Development Department
Time Frame:	FY 2015/2016; Ongoing
Funding:	General Fund (Staff Time)
Quantified Objective:	75 second units (moderate-income)

III. New Development

Goal H-3	To provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.

Policies

Policy H-P-18 The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to achieve a mix of single-family and multi-family development that will provide adequate housing opportunities for households of all income levels and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

Policy H-P-19 The City shall regulate the number of housing units approved each year according to a growth management system that reflects the availability of infrastructure, the City's ability to provide public services, housing needs, and employment growth.

INNOVATIVE HOUSING:
LIVE-WORK LOFTS

Live-work units offer dual use space in a contemporary setting. Working at home is linked to affordability of housing because a home office may reduce the need to rent office space elsewhere. It can also save considerable time and expense associated with commuting, and reduce pollution. This mixed-use concept often helps to revitalize downtown areas because it can support rehabilitation of under-utilized commercial and industrial areas and can play a major role in the incubation of new businesses that provide community-based jobs.

INNOVATIVE HOUSING:
COTTAGE CLUSTER HOUSING

Cottage clusters typically feature between four and twelve units, often less than 1,000 square feet, but rarely larger than 1,200 square feet. The units are built around common open space, with minimal private yards. Most have parking in separate areas or structures near the entrance, in order to minimize space taken up by driveways.

Policy H-P-20 To ensure compliance with State housing law, the City shall not downzone land from High Density Residential (HDR) or Medium Density Residential (MDR) if it would result in the City not having sufficient available sites to meet the RHNA consistent with State law (i.e., no-net-loss).

Policy H-P-21 The City shall seek the annexation of lands within the City's adopted Sphere of Influence and identified 10- and 20-year Planning Horizons at a rate that ensures an adequate supply of appropriately zoned residential land.

Policy H-P-22 The City shall encourage higher densities near the ACE Train Station, Downtown Intermodal Station, and other existing and future public transportation opportunities.

Policy H-P-23 The City shall seek to improve the efficiency of housing production and marketing for rental, new, and resale housing by providing information to the public and developers on approved residential projects and vacant land supply.

Policy H-P-24 The City shall avoid policies, regulations, and procedures that add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.

Policy H-P-25 The City will consider new housing construction methods and dwelling unit types that encourage affordability through innovative design such as small lot subdivisions and second units.

Policy H-P-26 The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of infill development, second units, and multi-family housing.

Policy H-P-27 The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

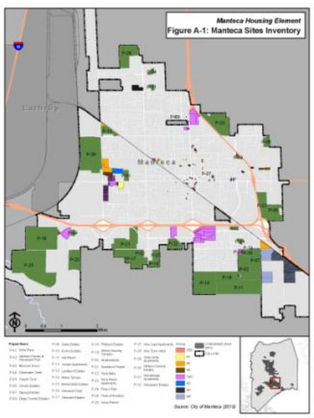
Policy H-P-28 The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.

Policy H-P-29 The City shall work with the Manteca Unified School District to ensure the availability of adequate school sites to provide for the construction of new schools for the children of projected households in Manteca.

Policy H-P-30 The City shall ensure that amenities, transit, and other essential services are provided at appropriate distances from residential development to serve the surrounding neighborhoods without the use of automobiles.

Policy H-P-31 The City shall ensure that street and subdivision layout encourages connectivity and livable neighborhoods.

SITES INVENTORY



The residential sites inventory, located in Appendix A of the Housing Element Background Report, shows the vacant and underutilized sites within existing city limits designated for medium- and high-density residential and mixed-use development.

Implementation Programs

Program H-I-7 VACANT AND UNDERUTILIZED RESIDENTIAL PARCEL INVENTORY

The City shall continue to maintain and make available to the public an inventory of vacant and underutilized residentially-zoned parcels. The City shall make the system user-friendly and aim to update the list on a monthly basis. The system shall be used to facilitate the assembly of infill parcels.

Responsibility: Community Development

Time Frame: Monthly

Funding: General Fund (Staff Time)

Program H-I-8 APPROVED PROJECT INVENTORY

The City shall continue to maintain and make available to the public a list of approved residential projects (i.e., Residential Activity Report) and a list of the housing built by type and affordability categories. The City shall make the system user-friendly and aim to update the lists on a monthly basis.

Responsibility: Community Development

Time Frame: Monthly

Funding: General Fund (Staff Time)

Program H-I-9 ANNEXATION

While the City currently (2015) has an adequate supply of residentially-zoned land, the City shall periodically review the supply of land zoned for residential use and shall initiate an annexation program when the available supply of land is less than 120 percent of the projected eight-year housing need.

Responsibility:	City Council, Community Development Department
Time Frame:	Ongoing
Funding:	General Fund (Staff Time)

Program H-I-10 PERMIT PROCESS AND DEVELOPMENT FEE SCHEDULE

The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when revising the City's permit processing and development fee structure.

Responsibility:	Public Works Department, Community Development Department, and Finance Department
Time Frame:	Every five years (2015, 2020)
Funding:	General Fund (Staff Time)

Program H-I-11 REVIEW MULTIFAMILY PARKING STANDARDS

The City shall review parking standards for multifamily uses and consider modifying the requirements to be based on the number of bedrooms to reduce parking requirements for smaller units (e.g., studio and one-bedroom units).

Responsibility:	Community Development Department
Time Frame:	2017
Funding:	General Fund (Staff Time)

IV. Maintaining and Preserving Existing Housing

Goal H-4	To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

Policies

Policy H-P-32 The City shall support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods.

Policy H-P-33 The City shall strive to improve code enforcement efforts.

Policy H-P-34 The City shall require the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.

Policy H-P-35 The City shall promote the continued upkeep of existing mobilehome parks.

Policy H-P-36 The City shall cooperate with the San Joaquin County Housing Authority to promote the maintenance of housing affordable to low- and moderate-income households.

Policy H-P-37 The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

Policy H-P-38 The City shall maintain an adequate level of public services, infrastructure, and park and recreational facilities to meet the needs of existing and projected development, within the fiscal capacity of the City.

Policy H-P-39 The City shall adapt public services, such as neighborhood policing services to enhance the stability and value of existing neighborhoods.

Policy H-P-40 The City shall give priority to housing located in infill areas in City housing rehabilitation programs.

Policy H-P-41 The City shall use State and Federal funding assistance to rehabilitate housing. Housing rehabilitation efforts should be given high priority in the use of Community Development Block Grant (CDBG) funds.

Policy H-P-42 The City shall support the use of Community Development Block Grant funds for the upgrading of streets, sidewalks, and other public improvements in infill areas.

Implementation Programs

Program H-I-12 CBDG FUNDS FOR AFFORDABLE HOUSING PRESERVATION

The City shall continue to participate in the San Joaquin County Community Development Block Grant (CDBG) program and annually seek CDBG funding for City projects and programs that support the preservation and maintenance of affordable housing. In the alternative the City may apply for direct allocation funds under the State CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.

Responsibility:	City Council, Community Development Department
Time Frame:	Annually
Funding:	General Fund (Staff Time); CDBG
Quantified Objective:	30 low- and 30 very low-income units

Program H-I-13 CODE ENFORCEMENT

The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city.

Responsibility:	Community Development Department
Time Frame:	Ongoing
Funding:	General Fund

SPECIAL NEEDS HOUSING CASE STUDY: PENSIONE K, SACRAMENTO, CA

Single-room occupancy (SRO) units can provide a valuable form of affordable housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

Pensione K provides single-room occupancy units and one-bedroom apartments with individual kitchens and baths, plus eight artist lofts, and pedestrian-oriented street level retail. It provides very low-income access urban amenities, including retail, parks, and transit. The project was financed using funds provided by the Sacramento Housing and Redevelopment Agency and Low-Income Housing Tax Credits.

Program H-I-14 PRESERVE AT-RISK UNITS

The City shall maintain contact with the operators of at-risk affordable housing (i.e., affordable projects that could convert to market rate within 10 years) to ensure the preservation of affordable units. The City shall provide technical assistance to potential purchasers of at-risk affordable housing, including non-profits, developers, and tenants to help preserve affordable housing in Manteca. Technical assistance could include connecting at-risk housing project owners with funding agencies or service providers to extend the affordability of the housing. In the event a project is determined to be at-risk of converting to market rate housing, the City shall ensure the owner has met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall ensure that tenants are informed of their eligibility to obtain special Housing Choice Vouchers for tenants of converted HUD properties.

Responsibility:	Community Development Department
Funding:	General Fund (Staff Time)
Time Frame:	Ongoing
Quantified Objective:	120 lower-income units

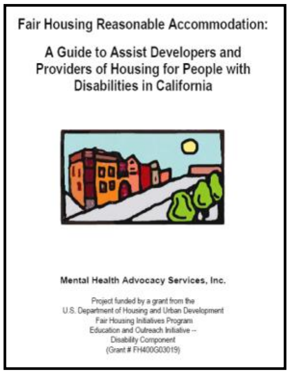
V. Housing for Special Needs

Goal H-5	To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons lacking permanent shelter, and residents with extremely low incomes.

Policies

Policy H-P-43 The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes.

REASONABLE ACCOMMODATION


Fair Housing Reasonable Accommodation:

A Guide to Assist Developers and Providers of Housing for People with Disabilities in California

Mental Health Advocacy Services, Inc.

Project funded by a grant from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program Education and Outreach Initiative – Disability Component (Grant # FH400G03019)

Federal and State fair housing law says that jurisdictions have an "affirmative duty to provide reasonable accommodation in land use and zoning rules, policies, practices and procedures where it may be necessary to provide individuals with disabilities equal opportunity in housing."

Reasonable accommodation extends beyond exceptions to development standards, such as allowing a wheel chair ramp. It applies to land use rules as well. For example, if a special needs housing developer wants to build a multi-family building for persons with disabilities in a commercial zone that does not allow residential uses, but the site is a good candidate for the project because of its proximity to medical services, the developer can seek a waiver of the prohibition against residential uses.

Policy H-P-44 The City shall give special attention in housing programs to the needs of special groups, including persons with disabilities, large families, the elderly, and families with lower incomes.

Policy H-P-45 The City shall strive to address the shelter needs of its homeless residents by working with service providers.

Policy H-P-46 The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.

Policy H-P-47 The City shall encourage the development of new housing units designed for the elderly persons and persons with disabilities to be in close proximity to public transportation and community services.

Policy H-P-48 The City shall continue to support the Supportive Services Centers (SSC) managed by San Joaquin County and the Family Self-Sufficiency Program operated by the San Joaquin County Housing Authority.

Policy H-P-49 The City shall consult with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to develop housing for special needs groups such as farmworkers, seniors, persons with disabilities, and homeless persons, as needed within the community.

Implementation Programs

Program H-I-15 SUPPORT FOR HOMELESS SHELTERS AND TRANSITIONAL HOUSING

The City shall pursue State and Federal funds to support existing emergency shelters and transitional housing with maintenance and operation costs.

Responsibility:	Community Development Department
Time Frame:	Pursue funding two times in planning period, based on available funding
Funding:	General Fund (Staff Time)

Program H-I-16 PUBLICIZING REASONABLE ACCOMMODATION

The City shall prepare and maintain an up-to-date public information brochure on reasonable accommodation for persons with disabilities and provide that information on the City's website.

Responsibility:	Community Development Department
Time Frame:	Post on website by 2017
Funding:	General Fund (Staff Time)

Program H-I-17 HOUSING FOR PERSONS WITH DISABILITIES

The City shall support funding applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.

Responsibility:	Community Development Department
Time Frame:	As opportunities become available
Funding:	General Fund

FAIR HOUSING

The City of Manteca has a legal obligation to affirmatively further fair housing choice. Along with the cities of Escalon, Lathrop, Ripon, Stockton, Tracy, and San Joaquin County, the jurisdictions are in the process of updating an Analysis of Impediments to Fair Housing Choice (AI) that identifies each jurisdiction's major role in contributing to fair housing choice in the county. One of the ways that Manteca can most effectively further fair housing choice in the city is through implementation of the Housing Element.

VI. Promoting Fair Housing Practices

Goal H-6	To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.

Policies

Policy H-P-50 The City shall make information available to the public on the enforcement activities of the State Fair Employment and Housing Commission.

Policy H-P-51 The City shall strive to maintain an effective relationship and communications with the San Joaquin Housing Authority and San Joaquin County to ensure access to fair housing services.

Policy H-P-52 The City shall prohibit discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, or familial status.

Policy H-P-53 The City shall support and participate in the fair housing program of the San Joaquin Fair Housing Association or initiate a fair housing program of its own.

Implementation Programs

Program H-I-18 SAN JOAQUIN FAIR HOUSING PROGRAM

The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the San Joaquin Fair Housing Association.

The City shall coordinate with the San Joaquin Fair Housing Association for administration of a fair housing program. The City shall annually review the activities of the San Joaquin Fair Housing Association to ensure that it is meeting the City's fair housing objectives and to evaluate its cost effectiveness. The City may establish and administer its own fair housing program.

The City shall distribute information provided by the San Joaquin Fair Housing Association (including brochures, flyers, posters, and similar publications) in public locations throughout the city, including the Community Development Department Office, Administration Office, libraries, and the senior center. In addition, the Community Development Department shall have such information available on the City website and distribute it to churches, developers, non-profit agencies, and others who request it. Information shall be provided in languages other than English where appropriate.

Responsibility: City Council, City Manager

Time Frame: Annually

Funding: General Fund (Staff Time)

ENERGY EFFICIENCY

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is 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 must choose between basic needs such as shelter, food, and energy.

In addition to reducing residential energy costs, which makes housing more affordable, there are a number of benefits to providing energy-conserving measures in homes. Energy efficiency ensures better interior climate control for those residents that might be inclined to shut off heating and cooling systems in order to save money. It reduces the need for new power generation plants with their problems relating to air quality and climate change. On a larger scale, energy efficiency in the home contributes to sustainability by reducing the need for materials used for larger heating and cooling systems, transmission and distribution lines, and generating plants.

VII. Energy Efficiency in Residential Development

Goal H-7	To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.

Policies

Policy H-P-54 The City shall promote the use of energy conservation features in the design of all new residential structures.

Policy H-P-55 The City shall enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to the following:

- Street and driveway design
- Lot pattern and configuration
- Siting of buildings
- Landscaping
- Solar access

Policy H-P-56 The City shall encourage residential construction of durable materials and designs suited to local conditions that will contribute to reduction of the life-cycle cost of the dwelling.

Policy H-P-57 The City shall encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.

Policy H-P-58 The City shall support the use of weatherization programs for existing residential units.

Policy H-P-59 The City shall encourage land use and circulation development patterns that facilitate the use of lower-cost alternative vehicles.

Implementation Programs

Program H-I-19 ENERGY EFFICIENCY OPPORTUNITIES

The City shall continue to post and distribute information on currently available weatherization programs. The City shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.

Responsibility:	Community Development
Time Frame:	Ongoing
Funding:	General Fund (Staff Time)

Program H-I-20 BUILDING CODES

The City shall ensure that local building codes are consistent with state mandated or recommended green building standards.

Responsibility:	Building and Safety Division of Community Development
Time Frame:	Ongoing
Funding:	General Fund (Staff Time)

VIII. Implementation and Monitoring

Goal H-8	To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.

Policies

Policy H-P-60 The City shall continually work to improve the day-to-day tracking of housing-related information and implementation of Housing Element programs.

Implementation Programs

Program H-I-21 HOUSING ELEMENT IMPLEMENTATION REPORTING

The City shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD.

Responsibility:	Community Development Department
Time Frame:	Ongoing
Funding:	General Fund (Staff Time)

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. 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. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved based on available resources (see Table 1).

Table 1
Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Mod.	Above Mod.	Total
New Construction	50	100	100	125	-	**375**
Rehabilitation	-	30	30	-	-	**60**
Preservation		60	60	-	-	**120**
Total	**50**	**190**	**190**	**125**	**-**	**555**

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City of Manteca

Housing Element

2015-2023

Part 2: Background Report

ADOPTED

JANUARY 19, 2016

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TABLE OF CONTENTS: *BACKGROUND REPORT*

List of Tables

List of Figures

INTRODUCTION

State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Housing Element Background Report provides current (to the end of 2014) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in the city of Manteca. It also evaluates progress made since the last Housing Element was adopted in 2010. Where available, population and housing projections are provided as well.

The Background Report of the Housing Element identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. The Background Report also presents information on the community's setting in order to provide a better understanding of its housing needs.

The City of Manteca last updated its Housing Element in 2010. The Element served a 5½-year planning period from June 15, 2010, to December 31, 2015. The City previously adopted a 2004 Housing Element before the 2010 document.

The current (2015) Housing Element is a comprehensive update of the 2010 Housing Element. The 8-year planning period is for January 1, 2016, to December 31, 2023.

When adopted, this Element will become part of the City of Manteca General Plan. The 2003 General Plan includes the following elements:

- Land Use
- Community Design
- Circulation
- Economic Development
- Public Facilities and Services
- Safety
- Resource Conservation
- Noise
- Air Quality
- Administration and Implementation
- Housing

The adoption of this Housing Element may necessitate revisions of some of the other City of Manteca General Plan Elements to maintain internal consistency with those Elements as mandated by State law.

Overview of State Requirements

State law 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 its physical development. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to 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, local housing elements in particular.

The purpose of the housing element is 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 cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes the City of Manteca's share of the regional housing need.
- 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 of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- 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 for the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The following is a summary of the major sections of the Housing Element Background Report:

Section I: Introduction

Section II: Housing Needs Assessment

A. Housing Stock and Demographic Profile

B. Housing Needs

Section III: Resource Inventory

A. Availability of Land and Services

B. Inventory of Local, State, and Federal Housing and Financing Programs

C. Energy Conservation Opportunities

Section IV: Potential Housing Constraints

A. Potential Governmental Constraints

B. Potential Non-Governmental Constraints

Section V: Evaluation

A. Housing Accomplishments

B. Review of 2010 Housing Element

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 and 2010 U.S. Census, the California Department of Finance (DOF), and City of Manteca records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the city of Manteca comes from City staff, other public agencies, and a number of private sources.

General Plan and Housing Element Consistency

Upon adoption, this Housing Element will become part of the 2003 City of Manteca General Plan. To maintain internal consistency among the elements of the General Plan, as required by State Law, the adoption of this Housing Element may necessitate revisions of some of the elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan, including the Housing Element. When the City adopts a comprehensive update to the General Plan, the City will review and update the Housing Element as necessary to maintain consistency.

General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

Public Participation

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "…shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

Community/Stakeholder Workshop

On April 8, 2015, the City of Manteca held a community workshop as part its 2015-2023 Housing Element Update. The purpose of the workshop was to provide an overview of the Housing Element Update process and solicit input from the public and stakeholders on housing issues prior to preparing the Draft 2015-2023 Housing Element. Following a presentation that described key issues related to Manteca's housing needs; attendees participated in a roundtable discussion about Manteca's community assets, major housing issues, and possible solutions to the identified issues. Community members identified a lack of affordable housing, high building permit fees, constraints associated with water conservation programs, lack of senior housing, and lack of workforce housing as some of the issues facing housing in Manteca. Participants brainstormed potential solutions that include improving code enforcement, pursuing partnerships with faith-based organizations, planning more mixed-use housing, and pursuing more grants for affordable housing. Participants spent some time discussing the use of inclusionary housing to address affordability challenges in Manteca.

Planning Commission and City Council Meetings

On August 25, 2015, the City of Manteca held a study session with the Planning Commission as part of the 2015-2023 Housing Element Update. The purpose of the study session was to provide an overview of the Housing Element Update process and solicit feedback from the Commission and public on the Public Review Draft Housing Element prior to the City Council study session and submitting the Element to HCD.

On September 15, 2015, the City of Manteca held a study session with the City Council to present the Public Review Draft Housing Element to the Council, solicit feedback, and provide the public an opportunity to comment on the Draft Element. The City Council gave direction to City staff to submit the document to HCD for the mandatory review for compliance with State law.

The complete public participation summary is available in Appendix B. The input received at the workshop was taken into consideration in the review and update of the Housing Element, particularly in the consideration of new housing policies and programs. Many of the issues were addressed by existing programs that the City will continue to implement.

I. Existing Housing Needs Assessment

This section begins with a description of housing and demographic characteristics of the city of Manteca. The section then discusses the existing housing needs of Manteca based on housing and demographic characteristics, and the housing needs of "special" population groups as defined in State law. Data for Manteca is presented, wherever possible, alongside data for San Joaquin County and California for comparison. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

A. Demographic and Employment Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for the city of Manteca. The main sources of the information in this section are the 2010 City of Manteca Housing Element Background Report, 2000 U.S. Census, 2010 U.S. Census, American Community Survey, the California Department of Finance (DOF), and the San Joaquin Council of Governments (SJCOG). Other sources of information include the following: the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); the California Department of Housing and Community Development (HCD); and local economic data (such as home sales prices, rents, and wages).

1. Demographics

Population

Table 1 shows the long-term historic population trends for the city of Manteca. Since incorporating in 1918, Manteca has been growing rapidly. The city experienced its highest average annual growth rate (AAGR) between 1950 and 1960 when the population grew at an AAGR of 8.04 percent. The population continued to grow at an average rate between 5 and 6 percent over the following decades (1960 to 1990). The population growth slowed slightly between 1990 and 2000, and then increased again between 2000 and 2010. As of 2014 the city has a population of 72,880. It should be noted that the boundaries of incorporated cities are not constant and population change over time in a given place reflects not only population growth, but a change in the area of an incorporated city.

Table 2 shows the dynamics of population growth in Manteca versus San Joaquin County and California. From 2000 to 2010 both the city of Manteca and San Joaquin County grew at a faster rate than the state average, with 3.14 percent and 2.11 percent AAGR, respectively, versus 0.96 for all of California. While the 2010-2014 AAGR decreased slightly statewide to 0.72 percent, the rate of growth in both Manteca and San Joaquin County decreased substantially to 2.09 percent and 0.91 percent, respectively. Over the past four years, Manteca's population has grown at approximately three times the state average.

Table 1
Historical Population Change

Manteca
1920 to 2014

Year	Population	Change	AAGR
1920	1,286	-	-
1930	1,614	328	2.30%
1940	1,981	367	2.07%
1950	3,804	1,823	6.74%
1960	8,242	4,438	8.04%
1970	13,845	5,603	5.32%
1980	24,925	11,080	6.06%
1990	40,773	15,848	5.04%
2000	49,258	8,485	1.91%
2010	67,096	17,838	3.14%
2014	72,880	5,784	2.09%

Source: DOF, 1850-2010 Historical US Census Populations of Counties and Incorporated Cities/Towns in California; Data Package.

Table 2
Population Change

Manteca, San Joaquin County, and California
1990 to 2010

	Manteca			San Joaquin County			California		
	2000	2010	2014	2000	2010	2014	2000	2010	2014
Population	49,258	67,096	72,880	556,229	685,306	710,731	33,873,086	37,253,956	38,340,074
Growth from Previous Period	-	17,838	5,784	-	129,077	25,425	-	3,380,870	1,086,118
AAGR from Previous Period	-	3.14%	2.09%	-	2.11%	0.91%	-	0.96%	0.72%

Sources: U.S. Census Bureau, 2000 and 2010; California Department of Finance, 2014.

Age

Table 3 shows the distribution of Manteca's population by age in 2000 and 2010. As shown in the table, the share of persons between 5-14 and 35-44 years of age declined from 2000 to 2010, while all other age groups remained stable or increased in their share of the overall population. Manteca's population distribution was similar to that of San Joaquin County in 2010, although Manteca had a slightly higher share of persons 45-54. In 2010 the median age in Manteca (33.6) was slightly higher than that of the county (32.7) and slightly lower than that of the state (35.2).

Table 3
Age Characteristics

Manteca and San Joaquin County
2000 and 2010

	Manteca				San Joaquin County			
	2000		2010		2000		2010	
Age Group	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 to 4	3,716	7.50%	5,183	7.72%	44,960	8.00%	54,228	7.91%
5 to 14	9,120	18.50%	10,745	16.01%	100,407	17.80%	110,975	16.19%
15 to 19	4,305	8.70%	5,588	8.33%	47,915	8.50%	58,382	8.52%
20 to 24	2,759	5.60%	4,485	6.68%	37,668	6.70%	48,451	7.07%
25 to 34	6,456	13.10%	8,789	13.10%	75,540	13.40%	90,815	13.25%
35 to 44	8,576	17.40%	9,286	13.84%	86,601	15.40%	90,738	13.24%
45 to 54	6,324	12.80%	9,798	14.60%	68,748	12.20%	91,839	13.40%
55 to 64	3,426	7.00%	6,569	9.79%	41,960	7.40%	68,697	10.02%
65 to 74	2,420	4.90%	3,747	5.58%	30,673	5.40%	38,530	5.62%
75 and over	2,156	4.40%	2,906	4.33%	29,126	5.20%	32,651	4.76%
TOTAL	**49,258**	**100.00%**	**67,096**	**100.00%**	**563,598**	**100.00%**	**685,306**	**100.00%**

Source: US Census Bureau, 2000 and 2010.

Race and Ethnicity

Table 4 summarizes U.S. Census data related to the race and ethnicity of residents of Manteca, San Joaquin County, and California in 2010. As shown in the table, White persons made up a larger share of Manteca's population (62.4 percent) than in San Joaquin County (51.0 percent) and California (57.6 percent). Manteca had a lower proportion of Black/African American and Asian residents as well. Other than the White, Black/African American, and Asian categories, Manteca, San Joaquin County, and California had very similar racial and ethnic composition.

Table 4 Population Breakdown by Race and Ethnicity Manteca, San Joaquin County, and California 2010						
	Manteca		San Joaquin County		California	
Racial/Ethnic Category	Number	Percent	Number	Percent	Number	Percent
White	41,840	62.4%	349,287	51.0%	21,453,934	57.6%
Black or African American	2,869	4.3%	51,744	7.6%	2,299,072	6.2%
American Indian and Alaska Native	735	1.1%	7,196	1.1%	362,801	1.0%
Asian	4,780	7.1%	98,472	14.4%	4,861,007	13.0%
Native Hawaiian and Other Pacific Islander	384	0.6%	3,758	0.5%	144,386	0.4%
Other[1]	16,488	24.6%	174,849	25.5%	8,132,756	21.8%
Hispanic or Latino (of any race)	25,317	37.7%	266,341	38.9%	14,013,719	37.6%
TOTAL	**67,096**	**100.0%**	**685,306**	**100.0%**	**37,253,956**	**100.0%**

Source: U.S. Census Bureau, 2010.

Notes: [1]"Other" includes both "some other race" and "two or more races" categories.

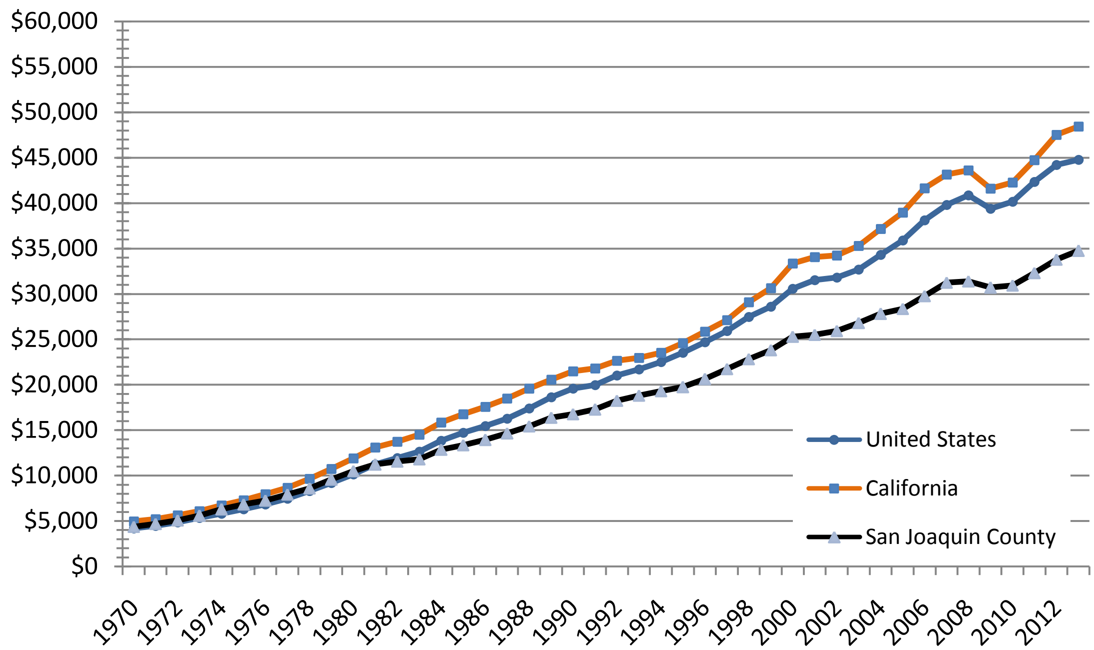
2. Income and Employment

Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. To effectively address the housing and jobs relationship, an understanding of local salary and job profiles is needed. This section analyzes personal income, household income, and employment characteristics for San Joaquin County and the city of Manteca, when available. Employment data from the California Employment Development Department (EDD) is for the Stockton Metropolitan Statistical Area, which covers the same geographic boundaries as the county.

Personal Income

Since the early 1980s San Joaquin County has had a low average per-capita personal income compared to California and national averages. The personal income gap between the county and the state has been growing since then. As shown in Figure 1, from 2000 to 2013 San Joaquin County's per-capita personal income rose 37.3 percent to $34,755 compared to the State of California, which rose approximately 45.2 percent to $48,434. The personal income gap between San Joaquin County and California almost doubled from $8,060 in 2000 to $13,679 in 2013.

Figure 1
Personal Income per Capita
San Joaquin County
1990-2012



Source: U.S. Department of Commerce, Bureau of Economic Analysis, 2015.

Household Income

Table 5 shows the distribution of households according to their 2010 incomes for Manteca, San Joaquin County, and California. While 32.9 percent of households in San Joaquin County earned less than $35,000 in 2010, only 23.6 percent of households in Manteca earned under $35,000. Manteca's income distribution is more heavily concentrated in the middle of the income spectrum than the county and state. Nearly 41 percent of Manteca's households earned between $50,000 and $99,999, while less than 32 percent of the county's households and only 30 percent of households in the state fell within this income range. On the high end of the income spectrum, 21 percent of Manteca households earned more than $100,000 in 2010, compared to 27 percent of households in the state.

Table 5 Household Income Distribution Manteca, San Joaquin County, and California 2010						
Income	Manteca		San Joaquin County		California	
	Households	Percent	Households	Percent	Households	Percent
Under $15,000	1,493	6.85%	24,406	11.49%	1,335,125	10.77%
$15,000-$24,999	1,739	7.98%	23,315	10.98%	1,204,419	9.72%
$25,000-$34,999	1,912	8.77%	22,026	10.37%	1,133,643	9.15%
$35,000-$49,999	3,265	14.98%	31,106	14.65%	1,579,823	12.75%
$50,000-$74,999	4,927	22.61%	39,682	18.69%	2,183,651	17.62%
$75,000-$99,999	3,903	17.91%	27,779	13.08%	1,552,084	12.52%
$100,000-$149,000	3,020	13.86%	27,355	12.88%	1,835,599	14.81%
$150,000 or more	1,535	7.04%	16,670	7.85%	1,568,003	12.65%
Total Households	**21,794**	**100.00%**	**212,339**	**100.00%**	**12,392,347**	**100.00%**

Source: ACS 3-year, 2008-2010.

Table 6 shows the median household and median family incomes in 2013 for Manteca, San Joaquin County, and California. Manteca's median household income ($57,478) was significantly higher than that of the county ($51,448), and slightly lower than that of California ($59,645). Median family incomes followed the same pattern, but were slightly higher for the city, county, and the state.

Table 6 Median Income Manteca, San Joaquin County, and California 2013			
	Manteca	San Joaquin County	California
Median Household Income	$57,478	$51,769	$59,645
Median Family Income	$66,483	$57,448	$67,746

Source: ACS 3-year, 2011-2013.

Employment

Table 7 shows the estimated employment by occupation in Manteca in 2013. Civilian employed population is counted by where people live. Since many Manteca residents commute to the Bay Area for work, the information in the table is not an indication of the number of jobs in the city of Manteca. Of the total 28,420 employed population in 2013, 21.1 percent (5,999 persons) worked in education, health care and social assistance related jobs. Wholesale and retail trade was the second largest occupation category with 17.5 percent of Manteca residents employed in this occupation.

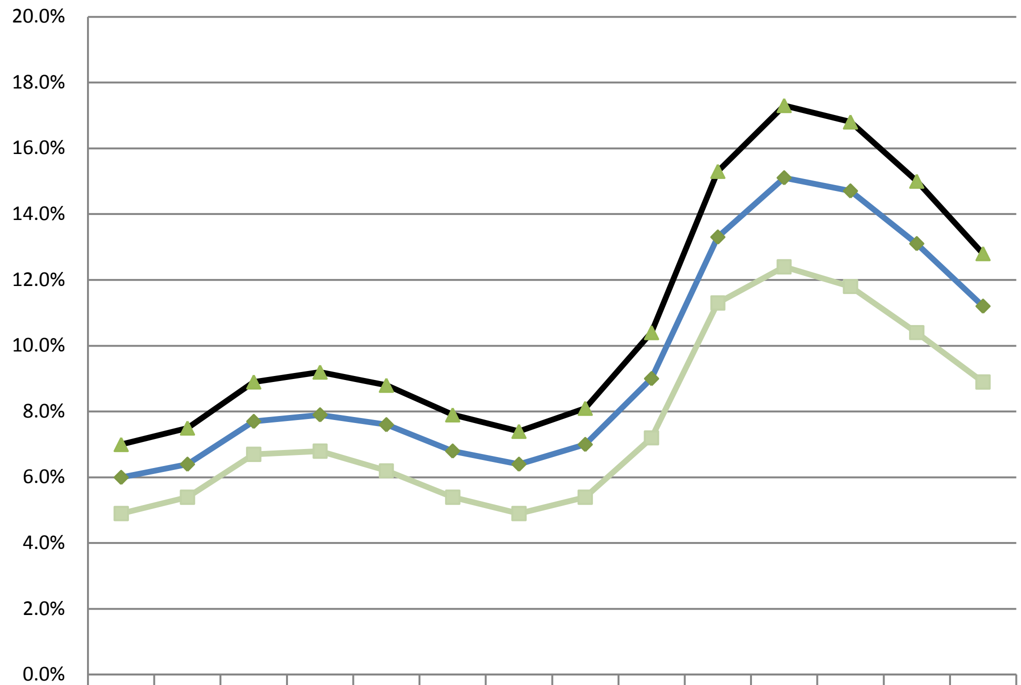
Table 7
Estimated Civilian Employed Population by Occupation
(Persons 16 years and Older)
Manteca
2013

Occupation	Number of Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	510	1.79%
Construction	2,550	8.97%
Manufacturing	2,831	9.96%
Wholesale and Retail Trade	4,974	17.50%
Transportation and warehousing, and utilities	2,151	7.57%
Information	349	1.23%
Finance and insurance, and real estate and rental and leasing	1,128	3.97%
Professional, scientific, and management, and administrative and waste management services	2,891	10.17%
Educational services, and health care and social assistance	5,999	21.11%
Arts, entertainment, and recreation, and accommodation and food services	2,543	8.95%
Other services, except public administration	1,053	3.71%
Public administration	1,441	5.07%
Total Civilian Employed Population (16 years and Older)	**28,420**	**100.00%**

Source: ACS 3-year, 2011-2013.

The Employment Development Department (EDD) estimates the total labor force of cities and counties in California; however, the EDD does not break down employment by industry at the city level. Based on EDD estimates, the number of employed persons in Manteca was 24,600 in 2013. Unemployment in Manteca has increased in recent years, following the statewide trend. Figure 2 shows unemployment rates in Manteca, San Joaquin County, and California from 2000 to 2013. Since 2000, the city's unemployment rate has been consistently higher than the state average, but lower than the unemployment rate in the county. Unemployment increased rapidly between 2006 and 2010; at the same time the housing market decreased. Some of this unemployment may be related to layoffs in the construction industry as housing starts had nearly come to a stop in Manteca and throughout much of California. Unemployment rate has started to decrease since 2010. As of December 2014, 9.0 percent of Manteca residents were unemployed.

Figure 2
Unemployment Rate
Manteca, San Joaquin County, California
2000-2013



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Manteca City	6.0%	6.4%	7.7%	7.9%	7.6%	6.8%	6.4%	7.0%	9.0%	13.3%	15.1%	14.7%	13.1%	11.2%
San Joaquin County	7.0%	7.5%	8.9%	9.2%	8.8%	7.9%	7.4%	8.1%	10.4%	15.3%	17.3%	16.8%	15.0%	12.8%
California	4.9%	5.4%	6.7%	6.8%	6.2%	5.4%	4.9%	5.4%	7.2%	11.3%	12.4%	11.8%	10.4%	8.9%

Source: Employment Development Department (EDD), 2015.

3. Population and Employment Projections

The San Joaquin Council of Governments (SJCOG) produces projections of population and employment for the cities in San Joaquin County, including the city of Manteca. SJCOG's most recent projections, released in 2009, cover the period from 2006 to2035. Table 8 shows the Census population in 2010 and the projected population and number of employees for 2010 through 2035.

As shown in the table, Manteca's population is projected to increase from 67,096 in 2010 to 78,146 in 2015 and 87,471 in 2020. By 2035 the city's population is projected to be 117,010. Employment growth in Manteca is projected at a lower rate than population. The number of jobs is projected to increase from 14,823 jobs in 2010 to 16,527 in 2015 and 17,815 in 2015. With population projected to grow faster than employment, the Manteca jobs-to-household ratios will likely decrease, furthering the city's role as a bedroom community.

Table 8 Population and Employment Projections Manteca 2006 to 2035				
	Population		Employment	
Year	Persons	AAGR	Jobs	AAGR
2010	67,096	-	14,823	-
2015	78,146	3.10%	16,527	2.20%
2020	87,471	2.28%	17,815	1.51%
2025	97,410	2.18%	19,043	1.34%
2030	107,766	2.04%	20,401	1.39%
2035	117,010	1.66%	21,756	1.29%

Source: San Joaquin Council of Governments, Countywide Population/Household/Employment Update, 2009; U.S. Census Bureau, 2010.

B. Household Characteristics and Housing Supply

The section provides an analysis of household characteristics and housing supply. The first section analyzes household characteristics, such as household population, composition, size, tenure, and overcrowding. More simply stated, it summarizes the profile of Manteca residents living in private households, whether they are renters or owners, how many people live in a household, and if it is overcrowded. The second section analyzes the city's housing inventory and supply, including a discussion of vacant units.

1. Household Characteristics

The first part of this section analyzes household characteristics including household population, tenure, and household composition.

Household Population

Household population is an important measure for establishing the number of persons residing in private households. Persons in institutional or group quarters are not included in the count of household population. As of 2010 Manteca had a total household population of 66,601 with 495 people (or less than 1 percent) living in group quarters. With 21,618 households, the city had an average three persons per household.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition: family and non-family. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. Manteca is known as "the family city" and, as shown in Table 9, families made up a larger share of the population in Manteca than in San Joaquin County or California. In 2000, 76.3 percent of Manteca households were family households compared to 74.2 percent in the county and 68.9 percent in the State. From 2000 to 2010, family households as a percentage of total households increased by a small amount in Manteca, San Joaquin County, and California to 76.7 percent, 74.9 percent, and 68.7 percent, respectively.

Table 9
Family and Non-Family Households

Manteca, San Joaquin County, and California
2000 and 2010

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
2000						
Family Households	12,485	76.3%	134,708	74.2%	7,920,049	68.9%
Non-Family Households	3,883	23.7%	46,921	25.8%	3,582,821	31.1%
Total Households	**16,368**	**100.0%**	**181,629**	**100.0%**	**11,502,870**	**100.0%**
2010						
Family Households	16,572	76.7%	161,057	74.9%	8,642,473	68.7%
Non-Family Households	5,046	23.3%	53,950	25.1%	3,935,025	31.3%
Total Households	**21,618**	**100.0%**	**215,007**	**100.0%**	**12,577,498**	**100.0%**

Source: U.S. Census Bureau, 2000 and 2010.

Tenure

Tenure, or how many units are owner- versus renter-occupied, is a measure of the rates of homeownership in a jurisdiction. Tenure for type of unit and number of bedrooms can help estimate demand for a diversity of housing types. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing.

Home equity is the largest single source of household wealth for most Americans. Median net worth for renters is about 2 percent of that of homeowners. The national homeownership rate has constantly risen from around 40 percent before World War II, up to 69.0 percent in 2005. However, following the housing bubble burst in 2006 this rate dropped to 64.0 percent in 2014. Many economists feel that anything over 70 percent is not sustainable in the long run and will lead to a housing bubble.

Figure 3 shows rates of homeownership and renter occupancy in Manteca, San Joaquin County, and California in 2010. As shown in the figure, Manteca had a slightly higher rate of homeownership (62.5 percent) than the county (59.2 percent) and the state (55.9 percent) in 2010.

Figure 3
Owner-occupied and Renter-occupied Housing Units
Manteca, San Joaquin County, California
2010

	Owner Occupied	Renter Occupied
Manteca	62.5%	37.5%
San Joaquin County	59.2%	40.8%
California	55.9%	44.1%

Source: U.S. Census Bureau, 2010.

Overcrowding

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 10 below compares housing overcrowding data for Manteca with data for San Joaquin County and California. In 2013, 93.7 percent of Manteca's housing units had 1.0 or fewer persons per room, meaning 6.3 percent would be considered overcrowded. Of all units in Manteca, 4.8 percent had between 1.01 and 1.50 persons per room; 1.3 percent had between 1.51 and 2.0 persons per room; and 0.3 percent had more than 2.0 persons per room. These statistics show that overcrowding was less of a problem in 2013 in Manteca than in San Joaquin County where 7.3 percent of all households had more than 1.0 persons per room, and in California where 8.2 percent of households were considered overcrowded.

Overcrowding is typically more of a problem in rental units than owner-occupied units. When broken out by tenure, 76.0 percent of the overcrowded households in Manteca were renter households. Only 2.6 percent (339) of Manteca's owner households had 1.01 or more persons per room, while 11.6 percent (1,076) of the renter households had 1.01 or more persons per room in 2013. In San Joaquin County 3.9 percent of owner households and 11.9 percent of renter households were overcrowded. Statewide overcrowding was much higher than it was in Manteca and similar to the county with 4.1 percent of owner households and 13.1 percent of renter households having greater than 1.0 persons per room. Based on this information, Manteca had less of a need for large housing units in 2013 than other jurisdictions.

Table 10
Overcrowding
Manteca, San Joaquin County, and California
2013

Persons Per Room	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied						
0.50 or less	8,747	67.1%	82,531	67.3%	4,655,309	68.2%
0.51 to 1.00	3,955	30.3%	35,391	28.8%	1,889,899	27.7%
1.01 to 1.50	253	1.9%	3,796	3.1%	208,584	3.1%
1.51 to 2.00	73	0.6%	661	0.5%	50,348	0.7%
2.01 or more	13	0.1%	318	0.3%	18,280	0.3%
Total	**13,041**	**100.0%**	**122,697**	**100.0%**	**6,822,420**	**100.0%**
Renter-Occupied						
0.50 or less	4,528	48.8%	40,884	44.0%	2,651,752	46.0%
0.51 to 1.00	3,681	39.6%	41,059	44.1%	2,353,491	40.9%
1.01 to 1.50	810	8.7%	8,323	8.9%	467,997	8.1%
1.51 to 2.00	217	2.3%	2,210	2.4%	205,679	3.6%
2.01 or more	49	0.5%	534	0.6%	80,383	1.4%
Total	**9,285**	**100.0%**	**93,010**	**100.0%**	**5,759,302**	**100.0%**
Total Occupied Housing Units						
0.50 or less	13,275	59.5%	123,415	57.2%	7,307,061	58.1%
0.51 to 1.00	7,636	34.2%	76,450	35.4%	4,243,390	33.7%
1.01 to 1.50	1,063	4.8%	12,119	5.6%	676,581	5.4%
1.51 to 2.00	290	1.3%	2,871	1.3%	256,027	2.0%
2.01 or more	62	0.3%	852	0.4%	98,663	0.8%
Total	**22,326**	**100.0%**	**215,707**	**100.0%**	**12,581,722**	**100.0%**

Source: ACS 3-year, 2011-2013.

Household Size

Table 11 shows average household size by tenure for Manteca, San Joaquin County, and California in 2013. Manteca had a slightly smaller proportion (17.1 percent) of large households (five or more members) than San Joaquin County (17.7 percent), and a larger proportion than California (14.2 percent). Manteca and San Joaquin County also had a smaller proportion of one- and two-person households than California in 2013 (49.0 percent and48.9 percent compared to 54.4 percent, respectively).

Table 11
Household Size by Tenure
Manteca, San Joaquin County, and California
2013

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
1 Person	2,061	15.8%	22,581	18.4%	1,376,749	20.2%
2 Persons	4,604	35.3%	40,952	33.4%	2,309,248	33.8%
3 Persons	2,175	16.7%	20,002	16.3%	1,129,305	16.6%
4 Persons	1,975	15.1%	19,648	16.0%	1,069,893	15.7%
5 Persons	1,393	10.7%	11,372	9.3%	520,103	7.6%
6 Persons	404	3.1%	4,311	3.5%	228,532	3.3%
7 Persons or more	429	3.3%	3,831	3.1%	188,590	2.8%
Total	**13,041**	**100.0%**	**122,697**	**100.0%**	**6,822,420**	**100.0%**
Renter Occupied						
1 Persons	2,090	22.5%	21,540	23.2%	1,687,603	29.3%
2 Persons	2,185	23.5%	20,300	21.8%	1,469,541	25.5%
3 Persons	1,831	19.7%	16,483	17.7%	938,526	16.3%
4 Persons	1,594	17.2%	16,060	17.3%	808,875	14.0%
5 Persons	991	10.7%	10,176	10.9%	473,496	8.2%
6 Persons	221	2.4%	4,407	4.7%	216,458	3.8%
7 Persons or more	373	4.0%	4,044	4.3%	164,803	2.9%
Total	**9,285**	**100.0%**	**93,010**	**100.0%**	**5,759,302**	**100.0%**
All Households						
1 Person	4,151	18.6%	44,121	20.5%	3,064,352	24.4%
2 Persons	6,789	30.4%	61,252	28.4%	3,778,789	30.0%
3 Persons	4,006	17.9%	36,485	16.9%	2,067,831	16.4%
4 Persons	3,569	16.0%	35,708	16.6%	1,878,768	14.9%
5 Persons	2,384	10.7%	21,548	10.0%	993,599	7.9%
6 Persons	625	2.8%	8,718	4.0%	444,990	3.5%
7 Persons or more	802	3.6%	7,875	3.7%	353,393	2.8%
Total	**22,326**	**100.0%**	**215,707**	**100.0%**	**12,581,722**	**100.0%**

Source: ACS 3-year, 2011-2013.

Table 12 shows the number of bedrooms by housing unit by tenure in Manteca, San Joaquin County, and California in 2013. As shown in the table, 71.2 percent of occupied housing units in Manteca contained three or more bedrooms in 2013. This is higher than the percentage of units with three or more bedrooms in San Joaquin County (66.9 percent) and California (55.3 percent). This is likely due to a combination of factors, including higher rates of homeownership, a higher percentage of family households, and a larger percentage of newer units in Manteca. Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Manteca in 2013, where 87.3 percent of owner-occupied units had three or more bedrooms, compared to only 48.5 percent of renter-occupied units. However, the percentage of renter units in Manteca with three or more bedrooms is larger than the percentage in San Joaquin County (43.6 percent) and California (28.1 percent).

Table 12
Number of Bedrooms by Tenure
Manteca, San Joaquin County, and California
2013

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
No bedroom	45	0.3%	709	0.6%	34,390	0.5%
1 bedroom	102	0.8%	2,047	1.7%	181,384	2.7%
2 bedrooms	1509	11.6%	16,265	13.3%	1,263,466	18.5%
3 bedrooms	6338	48.6%	59,555	48.5%	3,069,689	45.0%
4 bedrooms	3804	29.2%	33,029	26.9%	1,793,072	26.3%
5 or more bedrooms	1243	9.5%	11,092	9.0%	480,419	7.0%
Total	**13,041**	**100.0%**	**122,697**	**100.0%**	**6,822,420**	**100.0%**
Renter Occupied						
No bedroom	137	1.5%	3,336	3.6%	368,754	6.4%
1 bedroom	1391	15.0%	16,240	17.5%	1,574,205	27.3%
2 bedrooms	3253	35.0%	32,904	35.4%	2,197,238	38.2%
3 bedrooms	3577	38.5%	29,027	31.2%	1,180,377	20.5%
4 bedrooms	803	8.6%	9,076	9.8%	358,112	6.2%
5 or more bedrooms	124	1.3%	2427	2.6%	80,616	1.4%
Total	**9,285**	**100.0%**	**93,010**	**100.0%**	**5,759,302**	**100.0%**
All Households						
No bedroom	182	0.8%	4,045	1.9%	403,144	3.2%
1 bedroom	1493	6.7%	18,287	8.5%	1,755,589	14.0%
2 bedrooms	4762	21.3%	49,169	22.8%	3,460,704	27.5%
3 bedrooms	9915	44.4%	88,582	41.1%	4,250,066	33.8%
4 bedrooms	4607	20.6%	42,105	19.5%	2,151,184	17.1%
5 or more bedrooms	1367	6.1%	13,519	6.3%	561,035	4.5%
Total	**22,326**	**100.0%**	**215,707**	**100.0%**	**12,581,722**	**100.0%**

Source: ACS 3-year, 2011-2013.

Average household size is a function of household population (the group quarters population is not counted) divided by the number of occupied housing units. Table 13 shows the average household size for Manteca, San Joaquin County, and California. The average number of persons per household (i.e., persons per occupied housing unit) remained relatively the same in Manteca between 2000 and 2014. There was a slight increase in average household size from 2.98 in 2000 to 3.08 in 2000 and to 3.15 in 2014. The average household sizes in Manteca were similar to those in the county during this time period, and slightly larger than the statewide average.

Table 13
Average Household Size by Tenure
Manteca, San Joaquin County, and California
2000, 2010, and 2014

Tenure	Manteca			San Joaquin County			California		
	2000	2010	2014	2000	2010	2014	2000	2010	2014
All Households	2.98	3.08	3.15	3.00	3.12	3.20	2.87	2.90	2.95
Owner Occupied	3.06	3.05	n/d	2.96	3.05	n/d	2.93	2.95	n/d
Renter Occupied	2.85	3.13	n/d	3.06	3.22	n/d	2.79	2.83	n/d

n/d = no data available
Source: U.S. Census Bureau, 2000 and 2010; California Department of Finance,2014.

Based on the information regarding housing unit and household sizes, Manteca has a relatively smaller need for large housing units than the county and state. While Manteca had a similar average household size, the city also had larger housing units and lower overcrowding rates than the county and state.

2. Housing Inventory and Supply

While the previous section discussed the characteristics of persons living in households, this section provides information about the total supply of existing housing in Manteca. This section includes information about the total number of housing units available in the city, changes in vacancy, and structural condition of the units.

Housing Units

Table 14 shows comparative data on the housing stock in Manteca, San Joaquin County, and California in 2011 and 2014. The table shows the total housing stock in each area according to the type of structures in which units are located.

As shown in Table 14, single-family detached housing units account for the overwhelming majority of housing in Manteca in 2014. At 76.9 percent of the total housing stock in 2014, single-family detached units in Manteca make up a much larger share of the total than in the state overall, where only 58.0 percent of all units are single-family detached. From 2011 to 2014, 887 single-family detached units were built in Manteca, making up 81.1 percent of all new units constructed.

Multi-family housing with five or more units makes up the next largest segment of Manteca's housing stock, comprising 10.9 percent of the total in 2014; however, between 2011 and 2014, only a little over 200 units were built in multi-family complexes with five or more units.

Table 14
Housing Stock by Type
Manteca, San Joaquin County, and California
2011 & 2014

Year		Total Units	Single-Family		Multi-Family		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
Manteca							
2011	#	23,459	17,994	1,134	1,068	2,468	795
	%	100.0%	76.7%	4.8%	4.6%	10.5%	3.4%
2014	#	24,553	18,881	1,134	1,068	2,673	797
	%	100.0%	76.9%	4.6%	4.3%	10.9%	3.2%
San Joaquin County							
2011	#	234,343	169,721	12,281	14,880	28,885	8,576
	%	100.0%	72.4%	5.2%	6.3%	12.3%	3.7%
2014	#	236,943	172,059	12,279	14,862	29,158	8,585
	%	100.0%	72.6%	5.2%	6.3%	12.3%	3.6%
California							
2011	#	13,704,850	7,976,350	967,725	1,112,383	3,090,252	558,134
	%	100.0%	58.2%	7.1%	8.1%	22.5%	4.1%
2014	#	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000
	%	100.0%	58.1%	7.0%	8.1%	22.8%	4.0%

Source: California Department of Finance, 2011 and 2014.

Occupancy/Vacancy Rates

According to the California Department of Housing and Community Development (HCD), the desired vacancy rates necessary to provide a stable housing environment are approximately 2 percent for the for-sale housing and 5 percent for rental housing. As shown in Table 15, Manteca and San Joaquin County have both had lower vacancy rates than the state average in 2000. The vacancy rate in Manteca almost doubled from 3.4 percent in 2000 to 6.5 in 2010 and has stayed constant since then. However, it remains lower than San Joaquin County (8.0 percent) and California (8.0 percent).

Table 15
Occupancy/Vacancy

Manteca, San Joaquin County, and California
2000, 2010, and 2014

	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
Manteca						
Occupied Units	16,368	96.6%	21,618	93.5%	22,947	93.5%
Vacant Units	569	3.4%	1514	6.5%	1,606	6.5%
Total Housing Units	**16,937**	**100.0%**	**23,132**	**100.0%**	**24,553**	**100.0%**
San Joaquin County						
Occupied Units	181,629	96.0%	215,007	92.0%	217,956	92.0%
Vacant Units	7,531	4.0%	18,748	8.0%	18,987	8.0%
Total Housing Units	**189,160**	**100.0%**	**233,755**	**100.0%**	**236,943**	**100.0%**
California						
Occupied Units	11,502,870	94.2%	12,577,498	91.9%	12,731,223	92.0%
Vacant Units	711,679	5.8%	1,102,583	8.1%	1,114,058	8.0%
Total Housing Units	**12,214,549**	**100.0%**	**13,680,081**	**100.0%**	**13,845,281**	**100.0%**

Source: U.S. Census Bureau, 2000 and 2010; California Department of Finance, 2014.

Although the overall vacancy rate was 6.5 percent in Manteca in 2010, the vacancy rate of for-sale housing available for occupancy was only 1.7 percent and the vacancy rate for rental housing available for occupancy was 2.4 percent (see Table 16).

Table 16
Vacant Units by Type
Manteca, San Joaquin County, and California
2010

Vacancy Status	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
For rent	566	2.4%	7,765	3.3%	374,610	2.7%
For sale only	381	1.6%	3,632	1.6%	154,775	1.1%
Rented or sold; not occupied	131	0.6%	1,056	0.5%	54,635	0.4%
For seasonal; recreational; or occasional use	67	0.3%	852	0.4%	302,815	2.2%
For Migratory Workers	0	0.0%	76	0.0%	2,100	0.0%
Other vacant	369	1.6%	5,443	2.3%	215,748	1.6%
Total Vacant	**1,514**	**6.5%**	**18,748**	**8.1%**	**1,102,583**	**8.1%**
Total Units	**23,132**	**100.0%**	**233,755**	**100.0%**	**13,680,081**	**100.0%**

Source: California Department of Finance, 2010.

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Manteca's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. Since only a very small percentage of all housing units in Manteca lack complete plumbing or kitchen facilities (see Table 17), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table 17, the median year built for all housing units in Manteca as of 2013 was 1987, compared to 1981 for San Joaquin County and 1974 for California. Nearly 31 percent of Manteca's housing stock was fifteen or less years old in 2013. Another 33.6 percent of the housing stock was between 15 and 35 years old. These statistics reflect the tremendous growth in the area during the 1980s and 1990s and the growth that continues today. Because over 44 percent of the housing units in Manteca were 25 years old or less in 2013 (compared to 35 percent in the county and 23 percent in the State), Manteca's housing stock should still be in relatively good condition compared to communities with larger shares of older homes. Between 2010 and 2014, there was a net increase of about 1,421 housing units in Manteca, almost all of which should still be in sound condition.

The City used to operate a housing rehabiliataiton program; however, with limited funding the program is now administered by the County's Community Development Department. (see Housing Resources section for more information on these programs). According to Manteca Code Enforcement officals, there has been a trend toward demolition of dilapidated homes. In the past six years, seven residential properties have been demolished because the properties were uninhabitable. Officials estimated that approximately one percent of the housing stock is in need of rehabilitation or replacement.

Table 17
Age of Housing Stock & Housing Stock Conditions by Tenure
Manteca, San Joaquin County, and California
2013

	Manteca		San Joaquin County		California	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Owner Occupied Housing Units						
Built 2010 or later	548	4.2%	1,029	0.8%	41,820	0.6%
Built 2000 to 2009	4,309	33.0%	30,327	24.7%	902,092	13.2%
Built 1990 to 1999	1,544	11.8%	20,050	16.3%	791,693	11.6%
Built 1980 to 1989	2,887	22.1%	18,754	15.3%	1,039,793	15.2%
Built 1960 to 1979	2,703	20.7%	26,722	21.8%	2,025,971	29.7%
Built 1940 to 1959	893	6.8%	18,504	15.1%	1,472,200	21.6%
Built 1939 or earlier	157	1.2%	7,311	6.0%	548,851	8.0%
Total	**13,041**	**100.0%**	**122,697**	**100.0%**	**6,822,420**	**100.0%**
Units Lacking Complete Plumbing Facilities	15	0.1%	115	0.1%	18,031	0.3%
Units Lacking Complete Kitchen Facilities	0	0.0%	244	0.2%	24,428	0.4%
Median Year Built	**1990**		**1985**		**1974**	
Renter Occupied Housing Units						
Built 2010 or later	59	0.6%	413	0.4%	38,307	0.7%
Built 2000 to 2009	1,983	21.4%	14,382	15.5%	593,741	10.3%
Built 1990 to 1999	1,446	15.6%	10,772	11.6%	564,921	9.8%
Built 1980 to 1989	1,616	17.4%	15,135	16.3%	870,427	15.1%
Built 1960 to 1979	2,877	31.0%	28,217	30.3%	1,970,533	34.2%
Built 1940 to 1959	974	10.5%	16,415	17.6%	1,095,395	19.0%
Built 1939 or earlier	330	3.6%	7,676	8.3%	625,978	10.9%
Total	**9,285**	**100.0%**	**93,010**	**100.0%**	**5,759,302**	**100.0%**
Units Lacking Complete Plumbing Facilities	42	0.5%	375	0.4%	41,383	0.7%
Units Lacking Complete Kitchen Facilities	226	2.4%	2,195	2.4%	129,060	2.2%
Median Year Built	**1983**		**1977**		**1973**	
Total Occupied Housing Units						
Built 2010 or later	607	2.7%	1,442	0.7%	80,127	0.6%
Built 2000 to 2009	6,292	28.2%	44,709	20.7%	1,495,833	11.9%
Built 1990 to 1999	2,990	13.4%	30,822	14.3%	1,356,614	10.8%
Built 1980 to 1989	4,503	20.2%	33,889	15.7%	1,910,220	15.2%

Table 17
Age of Housing Stock & Housing Stock Conditions by Tenure
Manteca, San Joaquin County, and California
2013

	Manteca		San Joaquin County		California	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Built 1960 to 1979	5,580	25.0%	54,939	25.5%	3,996,504	31.8%
Built 1940 to 1959	1,867	8.4%	34,919	16.2%	2,567,595	20.4%
Built 1939 or earlier	487	2.2%	14,987	6.9%	1,174,829	9.3%
Total	**22,326**	**100.0%**	**215,707**	**100.0%**	**12,581,722**	**100.0%**
Units Lacking Complete Plumbing Facilities	57	0.3%	490	0.2%	59,414	0.5%
Units Lacking Complete Kitchen Facilities	226	1.0%	2,439	1.1%	153,488	1.2%
Median Year Built	**1987**		**1981**		**1974**	

Source: ACS 3-year, 2011-2013.

Housing Affordability

Description of Measures

There are five main approaches to measuring housing affordability commonly used by housing researchers.[1]

- Share of income
- Supply-demand mismatch
- Housing wage
- Median ratios comparison
- Residual income

The **share of income approach** is the most common. It measures housing affordability in terms of the percentage of income that a household spends on its housing. Households allocating above a defined share of income on housing are classified as having a housing affordability problem. The standard threshold is 30 percent of gross income spent on gross housing costs, including utilities. Above this ratio, households are often referred to as suffering from a "housing cost burden."[2]

[1] Categories and descriptions of each are derived from the report: Measuring the Nation's Rental Housing Affordability Problem, Joint Center for Housing Studies, Harvard University (June 2005).
[2] A "cost burden" is defined by HUD as the fraction of a household's total gross income spent on housing costs; in other words , the ratio between housing cost and income. However, the general term "cost burden" is often used as shorthand for a cost burden exceeding 30 percent of income. HUD defines a "moderate cost burden" as housing costs between 31 and 50 percent of reported income and a "severe cost burden" as housing costs exceeding 50 percent of reported income.

While simple to understand and relatively easy to calculate, this approach has several drawbacks:

- It considers how much people spend on housing but not what they get in return for it in terms of neighborhood and housing quality, as well as proximity to jobs and shopping.
- Focusing exclusively on housing costs as a share of income does not take into account tradeoffs households make to lower housing costs that add to other costs, such as longer commutes,[3] poor housing quality, distressed neighborhoods, or crowded conditions.
- It does not consider situations where spending large shares of income on housing is more of a choice rather than a necessity–some households choose to spend more on housing because they value it more. Determining whether a household is spending more by choice or necessity requires subjectively defined standards of minimally acceptable housing.
- It does not capture the extent to which changes in rental affordability over time may reflect changes in the quality of housing rather than differences in the rate of increase in rents of housing of constant quality relative to the changing incomes of the households that typically occupy these constant quality units. In other words, it does not distinguish changes in housing affordability caused by changes in the price of housing from changes in its quality.

In general, while cost burdens are heavily concentrated at the bottom of the income distribution nationwide, they also appear in higher income ranges. The *Measuring the Nation's Rental Housing Affordability Problem* report states that "recent studies by the National Housing Conference show high levels of cost burdens among working families, especially in the higher cost housing markets where incomes for some essential service occupations (including teachers, nurses, police officers, and janitors) are not adequately adjusted for the local cost of living. Furthermore, trade-offs of housing and transportation costs are more acutely observed among middle-income households, who often opt to live far away from employment centers in order to find affordable housing, but end up with longer and costlier commutes as a result."[4]

While nationally there is an increasing mismatch between the incomes of renter households in the bottom 20th percentile and the rents of housing in the bottom 20th percentile, a number of observers have also suggested that the affordable housing crisis is, at least in part, actually an income crisis.

In the **supply-demand mismatch approach**, the number of households with incomes at or below a particular level is compared with the number of rentals with rents that are affordable at 30 percent of the threshold income (with adjustments for household size and number of bedrooms).

[3] A Center for Housing Policy (CHP) study found that the share of total household expenditures on transportation was three times higher for households spending less than 30 percent on housing than for households with half their expenditures on housing. Other trade-offs were also evident, including reduced spending on healthcare and food among households with higher housing expenditures. "Something's Gotta Give: Working Families and the Cost of Housing," *New Century Housing*, Vol. 5-1, Center for Housing Policy, 2005.

[4] *Measuring the Nation's Rental Housing Affordability Problem*, Joint Center for Housing Studies, Harvard University (June 2005), p. 40.

The difference between the number of households at or below the adjusted income thresholds and the number of rentals at or below the adjusted rent thresholds is considered a measure of the mismatch between the supply and demand for affordable housing. An extension of this "mismatch" approach subtracts units that are affordable but occupied by higher-income households because they are not available for occupancy by households with incomes below the threshold.

While relatively straightforward, this approach is more easily misinterpreted than measures of the share of households reporting cost burdens for the following reasons:

- It implicitly assumes that rentals affordable at 30 percent of income are considered affordable by all those who might rent them.
- It implies that all the units below an income threshold are affordable to all households below those thresholds.
- It does not take into account the location of "affordable" rentals and whether these align with the location of households that might "demand" them want to live.
- As one moves up the income distribution, results are harder to interpret meaningfully (e.g., what is the meaning of a "gap" between the number of rentals "affordable" to households earning between 80 and 100 percent of area median income and the number of these households when they can, by definition, afford all the rentals below the lower threshold cutoff?)

In the **housing wage approach**, the rent of a standard, modest quality rental with either one or two bedrooms in an area is compared to the multiples of full-time minimum wage work it would take to afford (at 30 percent of income) that apartment. The rent standard commonly used is HUD's fair market rent (FMR).[5] As stated in the *Measuring The Nation's Rental Housing Affordability Problem* report, this approach "provides a simple way to convey what turns out to be a consistent problem across all measured geographies–in every metro area it takes more than one full-time minimum wage job to afford a unit somewhat below the middle of the rent distribution." The National Low Income Housing Coalition (NLIHC) produced a 2004 report that showed that in no state is minimum-wage full-time work sufficient to afford the FMR for a two-bedroom apartment.[6]

In the **median ratios comparison approach**, a ratio is formed between the rent at some point in a rent distribution and the corresponding point in an income distribution. Most commonly, the median rent in an area is compared to the median household income in the same area. In this example, the share of income that the median household would have to spend to rent a median rental is used as a measure of how unaffordable the housing stock is in a particular market to households in that market.

[5] HUD's FMR standard is typically the 40th percentile rent of recently rented apartments within an entire metropolitan area or of non-metropolitan areas of a state. It is estimated using a random-digit dialing survey.

[6] *Out of Reach 2003: America's Housing Wage Climbs*, National Low Income Housing Coalition. 2004.

While this approach provides a quick summary of the housing-income situation (and may be most useful when comparing different areas to each other), its major drawback is that, like the supply-demand mismatch approach and the housing wage approach, it takes a criterion household and compares it to a criterion rent instead of comparing what individual households are actually spending for their housing.

The **residual income approach** examines the absolute amount of income left over after housing expenses, rather than the share of income allocated to housing, to identify affordability problems. This approach focuses on the proportion of households most harmed by high housing costs, and classifies households with too little income left over to meet basic needs as "shelter poor." This approach has several shortcomings, including potentially understating the affordability problems of larger households and those with children who may face additional necessary expenses.

When discussing housing affordability and notwithstanding the caveats discussed above, this Housing Element primarily uses the housing costs burden concept from the **share of income approach** for three reasons: 1) HCD requires a cost burden analysis; 2) it is a straightforward and easily understood measure; and 3) the data is readily available. However, we have supplemented the cost burden analysis with data regarding FMRs and local income levels.

Housing Cost Burdens

The HCD Housing Element Review Worksheet calls for an analysis of the proportion of "lower income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income. This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. HUD creates a special tabulation for use in Consolidated Plans.[7] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems (SOCDS) website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income (HAMFI). The area median family income is based on the Stockton

[7] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the 2007-2011 ACS estimates sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. CHAS indicators are estimates based on a longitudinal study of a sample of households. These "special tabulation" data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

Metropolitan Statistical Area (MSA), encompassing all of San Joaquin County. In 1974 Congress defined "low-income" and "very low-income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[8]

Table 18 shows the SOCDS CHAS special tabulation data from the 2007-2011 ACS Census regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Manteca, San Joaquin County, and California.

As shown in Table 18, 46.0 percent of all households in Manteca had a housing cost burden greater than 30 percent in 2011. This rate is slightly more than that of San Joaquin County (45.7 percent) and California (45.1 percent). About 20.2 percent of all households in Manteca had a housing cost burden greater than 50 percent in 2011 compared to 22.4 percent and 21.8 percent for San Joaquin County and California, respectively. As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median family income (MFI)), 74.8 percent of households in Manteca had a housing cost burden greater than 30 percent in 2011 compared to 35.2 percent of non-lower-income households. This rate of housing cost burden for lower-income households is slightly higher in Manteca than in both San Joaquin County (72.1 percent) and California (69.6 percent). This data points to the need for more affordable housing units in Manteca to meet the needs of lower-income households.

Rates of housing cost burden were greater among low-income renter households than among low-income owner households. However, for non-lower-income renter households, rates of housing cost burden were lower than those of owner-occupied households. This trend was common across the city, county, and the state. In Manteca 80.1 percent of low-income renter households paid 30 percent or more of their monthly incomes for housing costs in 2011, compared to 67.6 percent of low-income owner households. Among non-low-income households, the percentage of owner households with cost burden more than 30 percent was far higher than renter households (39.0 percent compared to 25.0 percent).

[8] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent Decennial Census results and updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

Table 18 Housing Cost Burden by Household Income Classification Manteca, San Joaquin County, and California 2011									
	Manteca			San Joaquin County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% HAMFI									
Total Households	2,530	3,395	**5,925**	30,495	47,415	**77,910**	2,098,235	3,330,700	**5,428,935**
Number w/ cost burden > 30%	1,710	2,720	**4,430**	19,740	36,430	**56,170**	1,332,125	2,443,865	**3,775,985**
Percent w/ cost burden > 30%	67.6%	80.1%	**74.8%**	64.7%	76.8%	**72.1%**	63.5%	73.4%	**69.6%**
Number w/ cost burden > 50%	1,230	1,640	**2,875**	14,370	22,595	**36,965**	900,210	1,402,590	**2,302,800**
Percent w/ cost burden > 50%	48.6%	48.3%	**48.5%**	47.1%	47.7%	**47.4%**	42.9%	42.1%	**42.4%**
Household Income > 80% HAMFI									
Total Households	11,365	4,320	**15,685**	98,800	36,190	**134,995**	4,957,405	2,046,830	**7,004,235**
Number w/ cost burden > 30%	4,435	1,080	**5,515**	33,585	7,510	**41,095**	1,535,840	296,100	**1,831,945**
Percent w/ cost burden > 30%	39.0%	25.0%	**35.2%**	34.0%	20.8%	**30.4%**	31.0%	14.5%	**26.2%**
Number w/ cost burden > 50%	1,270	220	**1,490**	9,770	915	**10,685**	379,675	23,165	**402,840**
Percent w/ cost burden > 50%	11.2%	5.1%	**27.0%**	9.9%	2.5%	**7.9%**	7.7%	1.1%	**5.8%**
Total Households									
Total Households	13,895	7,715	**21,610**	129,295	83,605	**212,905**	7,055,640	5,377,530	**12,433,170**
Number w/ cost burden > 30%	6,145	3,800	**9,945**	53,325	43,940	**97,265**	2,867,965	2,739,965	**5,607,930**
Percent w/ cost burden > 30%	44.2%	49.3%	**46.0%**	41.2%	52.6%	**45.7%**	40.6%	51.0%	**45.1%**
Number w/ cost burden > 50%	2,500	1,860	**4,365**	24,140	23,510	**47,650**	1,279,885	1,425,755	**2,705,640**
Percent w/ cost burden > 50%	18.0%	24.1%	**20.2%**	18.7%	28.1%	**22.4%**	18.1%	26.5%	**21.8%**

Source: Comprehensive Housing Affordability Strategy (CHAS) data sets, 2007-2011.

Ability to Pay for Housing

The following section compares 2008 income levels and ability to pay for housing with actual housing costs. Each year, the U.S. Department of Housing and Urban Development (HUD) reports the Area Median Income (AMI) for San Joaquin County which is part of the Stockton Metropolitan Area. The State Department of Housing and Community Development (HCD) uses the AMI to set income levels (i.e., extremely low-, very low-, low-, median-, moderate-, and above moderate-income) that are used in affordable housing programs and projects. Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in Manteca.

- **Extremely Low-Income Unit** is one that is affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the AMI. A household of four is considered to be extremely low-income in Manteca if its combined income is $19,900 or less in 2014.
- **Very Low-Income Unit** is one that is affordable to a household whose combined income is between 30 and 50 percent of the AMI. A household of four is considered to be very low-income in Manteca if its combined income is between $19,900 and $33,150 in 2014.
- **Low-Income Unit** is one that is affordable to a household whose combined income is at or between 50 and 80 percent of the AMI. A household of four is considered to be low-income in Manteca if its combined income is between $33,150 and $53,050 in 2014.
- **Median-Income Unit** is one that is affordable to a household whose combined income is between 80 and 100 percent of the AMI. A household of four is considered to be median-income in Manteca if its combined income is between 53,050 and 66,300 (AMI) in 2014.
- **Moderate-Income Unit** is one that is affordable to a household whose combined income is between 100 and 120 percent of AMI. A household of four is considered to be moderate-income in Manteca if its combined income is between $66,300 and $79,550 in 2014.

According to HCD, the area median income for a four-person household in the Stockton MSA was $66,300 in 2014. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD (see Table 19 below).

Table 19
Income Limits based on Household Size
San Joaquin County
2014

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income	$13,950	$15,950	$17,950	$19,900	$21,500
Very Low-Income	$23,250	$26,550	$29,850	$33,150	$35,850
Low-Income	$37,150	$42,450	$47,750	$53,050	$57,300
Median-Income	$46,400	$53,050	$59,650	$66,300	$71,600
Moderate-Income	$55,700	$63,650	$71,600	$79,550	$85,900

Source: California Department of Housing and Community Development, 2014.

Table 20 shows the 2014 HCD-defined household income limits for Extremely Low-, Very Low-, Low-, and Moderate-Income households in the Stockton MSA (including Manteca) by the number of bedrooms in the housing unit. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $47,750 in 2014. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,194 or could afford to purchase a house priced at or below $176,984.

The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard quality rental housing units in the FMR area. The basic standard for the FMR figures is the 40th percentile. In other words, 60 percent of the rents in San Joaquin County are above the figures shown and 40 percent are below.

Table 20
Ability to Pay for Housing based on HUD Income Limits
Stockton MSA
2014

Extremely Low-Income Households at 30% of 2014 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	$13,900	$14,900	$17,900	$20,700	$23,050	$23,850
Max. Monthly Gross Rent[1]	$348	$373	$448	$518	$576	$596
Max. Purchase Price[2]	$57,540	$61,680	$74,099	$85,690	$95,418	$98,729
Very Low-Income Households at 50% of 2014 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	$23,200	$24,850	$29,850	$34,500	$38,450	$39,800
Max. Monthly Gross Rent[1]	$580	$621	$746	$863	$961	$995
Max. Purchase Price[2]	$96,039	$102,869	$123,567	$142,816	$159,167	$164,756
Low-Income Households at 80% of 2014 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	$37,150	$39,800	$47,750	$55,150	$61,550	$63,650
Max. Monthly Gross Rent[1]	$929	$995	$1,194	$1,379	$1,539	$1,591
Max. Purchase Price[2]	$153,786	$164,756	$197,665	$228,298	$254,792	$263,485
Median-Income Households at 100% of 2014 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	$46,400	$49,750	$59,650	$68,950	$76,900	$79,550
Max. Monthly Gross Rent[1]	$1,160	$1,244	$1,491	$1,724	$1,923	$1,989
Max. Purchase Price[2]	$192,077	$205,945	$246,927	$285,425	$318,335	$329,305
Moderate-Income Households at 120% of 2014 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	$55,700	$59,650	$71,600	$82,750	$92,300	$95,450
Max. Monthly Gross Rent[1]	$1,393	$1,491	$1,790	$2,069	$2,308	$2,386
Max. Purchase Price[2]	$230,575	$246,927	$296,395	$342,551	$382,084	$395,124

Notes: Incomes based on HCD's State Income Limits for 2014 for San Joaquin County.

[1] Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

[2] Assumes 90% loan @ 5% annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 20% of total monthly payments

Source: California Department of Housing and Community Development (HCD), 2014; Mintier Harnish..

Table 21 shows HUD-defined fair market rent levels (FMR) for the Stockton MSA (including Manteca) for 2014. 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.[9] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

Since the FMR levels apply to the entire San Joaquin County, residents of communities with higher rental rates are likely to find that there is a limited supply of rental units at the regional FMR levels (i.e., a 2-bedroom unit for $930, with utilities included). The lack of affordability would be even worse for the very low-income household mentioned above if the household has to spend more than the FMR amount to rent a unit in Manteca.

Table 21
HUD Fair Market Rent

Stockton MSA
2014

Bedrooms in Unit	2014 FMR
Studio	$595
1 Bedroom	$709
2 Bedrooms	$930
3 Bedrooms	$1,370
4 Bedrooms	$1,647

Notes: 40th percentile of market rents for Fiscal Year 2014 for Stockton MSA (San Joaquin County).

Source: U.S. Department of Housing and Urban Development, 2014.

Comparing the current FMR levels to Table 20, a three-person household classified as low-income (80 percent of median) with an annual income of up to $47,750 could afford to pay $1,194 monthly gross rent (including utilities). The 2014 FMR for a 2-bedroom unit is $930, which is affordable to the household, assuming such a unit was available in Manteca. However, a three-person very low-income household ($29,850) could afford to pay only $746, which is below the 2014 FMR amount.

[9] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

Affordable Housing by Income/Occupation

Table 22 is an abbreviated list of occupations and annual incomes for Manteca residents such as fire fighters and police officers, and minimum wage earners. A fire fighter earning an income of $50,151 could be considered above low-income depending on the household size, and could afford to purchase a home for $185,884. A registered nurse earning $91,894 could afford to pay an estimated $340,603 for a home. With a median sale price of $315,000 in Manteca in 2014, only households with two wage earners, such as a fire fighter and a registered nurse, or a police officer and teacher, would be able to afford the median-priced home in Manteca (see Table 22).

Table 22
Affordable Rents and Housing Prices by Income and Occupation
San Joaquin/Stockton Metropolitann Statistical Area
2014

Category	Average Income	Affordable Rent[1]	Affordable House Price[2]
General Occupations (2014)[3]			
Fire Fighters	$50,151	$1,254	$185,884
Police and Sheriff's Patrol Officer	$78,849	$1,971	$292,252
Registered Nurse (RN)	$91,894	$2,297	$340,603
Licensed Vocational Nurse (LVN)	$52,053	$1,301	$192,933
Preschool Teacher	$26,841	$671	$99,486
Elementary School Teacher	$65,620	$1,641	$243,219
Farmworkers and Laborers	$18,356	$459	$68,036
Security Guards	$21,463	$537	$79,552
Waiters and Waitresses	$21,362	$534	$79,178
Cashiers	$23,251	$581	$86,179
Two Wage Earners			
Fire Fighter and Registered Nurse	$142,045	$3,551	$526,487
Police Officer and Elementary School Teacher	$144,469	$3,612	$535,472
Preschool Teacher and Security Guard	$48,304	$1,208	$179,038
Minimum Wage Earners			
Single Wage Earner	$18,720	$468	$75,615
Two Wage Earners	$37,440	$936	$151,230
SSI (Aged or Disabled)			
One person household with SSI only	$6,421	$161	$19,981
Couple with SSI only	$12,842	$321	$39,962
2008 HUD-Defined Income Groups (based on a household of 3 persons)			
Extremely Low-Income (below 30%)	$17,950	$449	$66,531
Very Low-Income (below 50%)	$29,850	$746	$110,638
Low-Income (below 80%)	$47,750	$1,194	$176,984
Moderate Income (below 120%)	$71,600	$1,790	$265,384

Notes: [1]Assumes 30 percent of income devoted to monthly rent, including utilities.

[2]Assumes 30 percent of income devoted to mortgage payment and taxes, 90 percent loan at 6 percent interest rate, 30-year term

[3]General Occupation incomes based on Occupational Employment Statistics for Stockton MSA

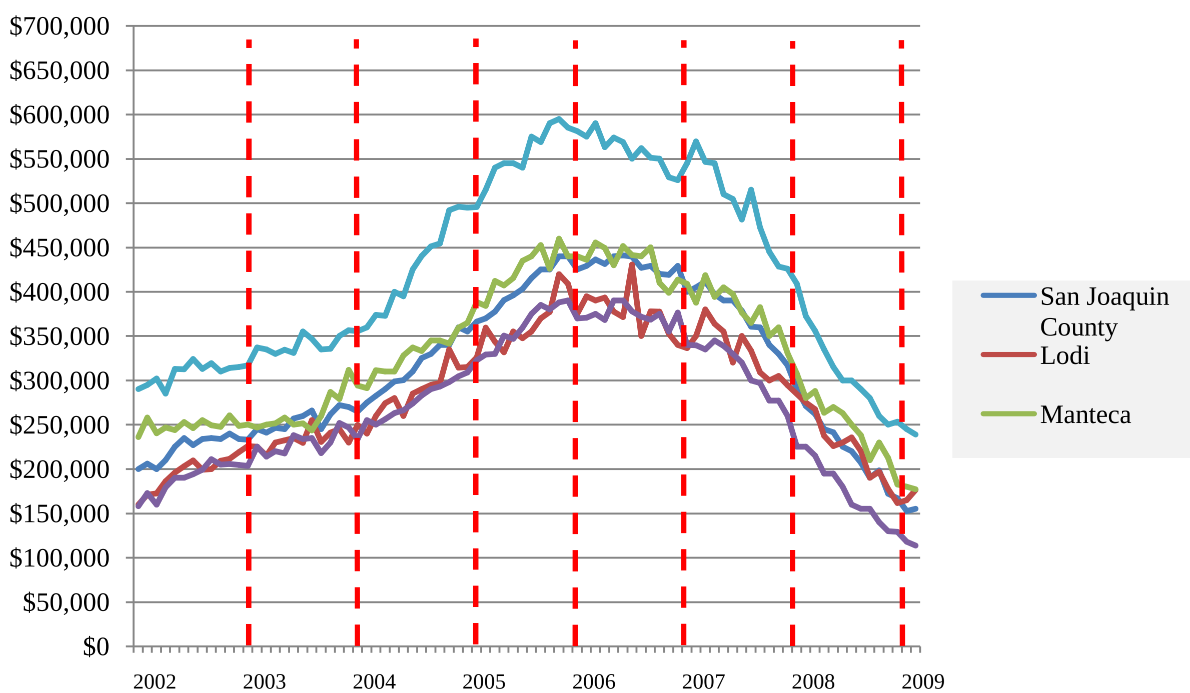
Sources: Mintier Harnish; California Employment Development Department, 2014; U.S. Department of Housing and Urban Development , 2014.

Housing Values

Between 1998 and 2008 there has been a significant boom and bust in local housing markets. Commonly referred to as the "housing bubble," local markets exploded with construction and sales activity fueled largely by sub-prime loans for homeowners. From January 2002 to June 2006 the median home price in Manteca nearly doubled, from about $235,000 to $450,000, and then fell back to around $180,000 by February 2009. Since 2009 home prices have been climbing back up but at a slower rate than the early 2000s and still remain lower than the prices between 2005 and 2008. This trend occurred throughout California and in the surrounding cities of San Joaquin County (Figure 4). San Joaquin County was one of the hardest hit markets when homeowners defaulted on sub-prime loans and went into foreclosure.

Overall, this has been a trend experienced throughout California and the nation due to high volumes of housing stock purchased with sub-prime mortgages that contributed to the "housing bubble" of inflated sales rates and prices. Manteca was not an exception. As of June 2008 10.8 percent of homes in Manteca and 10.5 percent of homes in San Joaquin County were in foreclosure. In 2014 this rate was less than 1.0 percent for Manteca. Table 23 shows home sale activity for San Joaquin County and communities in 2013 and 2014. Within this period 1,.293 homes were sold in Manteca and the median sale price increased by 15.0 percent. The annual percentage change of median sale price was 18.6 percent for San Joaquin County.

Figure 4
Median Home Price
San Joaquin County
January 2002 to February 2009



Notes: Due to incomplete data, median sales prices for the city of Ripon are not shown in the figure.
Source: California Association of Realtors, Historic Housing Data, June 2008.

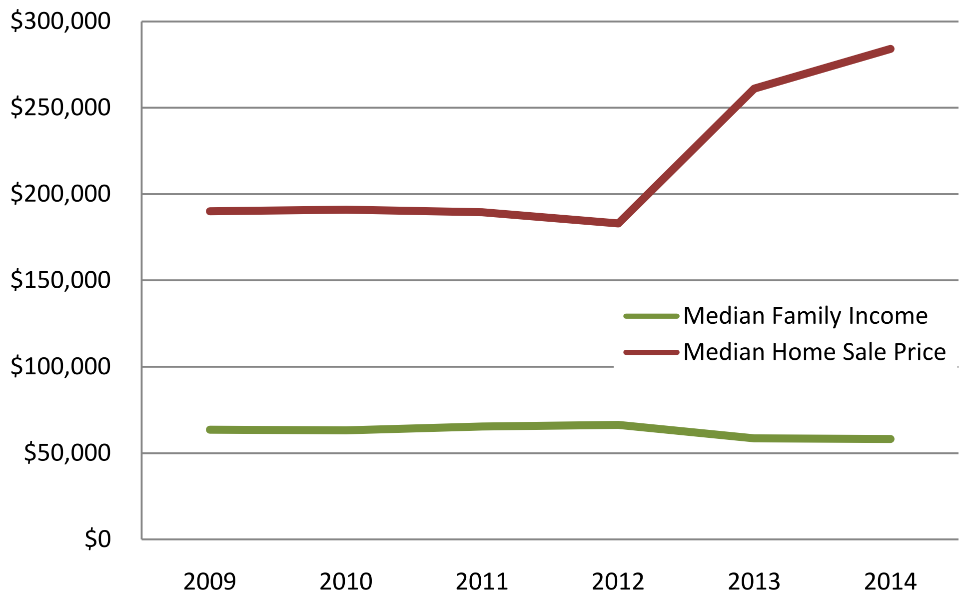
Table 23
Home Sale Activity
San Joaquin County and Communities
2013 & 2014

County/City/Area	Homes Sold	Median Sales Price		% Annual Change
		2013	2014	
Acampo	10	$340,250	$428,000	25.8%
Clements	5	$85,750	$250,000	191.6%
Escalon	142	$205,000	$300,000	46.3%
French Camp	7	$172,500	$187,000	8.4%
Lathrop	408	$248,500	$305,000	22.7%
Linden	20	$272,000	$300,000	10.3%
Lockeford	34	$197,000	$228,500	16.0%
Lodi	706	$202,500	$233,250	15.2%
Manteca	1,293	$274,000	$315,000	15.0%
Ripon	241	$300,000	$343,000	14.3%
Stockton	3,962	$146,000	$175,000	19.9%
Thornton	2	$90,000	$126,500	40.6%
Tracy	1,568	$340,500	$385,000	13.1%
Woodbridge	55	$272,000	$275,000	1.1%
San Joaquin County	**8,491**	**$215,000**	**$255,000**	**18.6%**

Source: Data Quick, 2015.

Table 24 and Figure 5 compares median family incomes to median home sales prices from 2009 to 2014 for Manteca. Generally, housing is considered affordable when a household spends 30 percent (price/income ratio 3.0) of its income on housing. The median family income for Manteca decreased significantly from $66,300 in 2012 to $58,200 in 2014. This happened simultaneously with an increase in median home sale prices resulting in a home price to income ratio of 4.9. This means that in 2014 purchasing a median priced home would consume about 50 percent of a typical family's income. According to the National Association of Home Builders only 45.4 percent of the homes in Stockton Metropolitan Statistical Area were affordable for median income households in 2014.

Figure 5
Home Price to Income Comparison
Manteca
2009-2014



Source: Zillow, 2009-2014.

Table 24
Home Price to Income Comparison
Manteca
2009-2014

Year	Median Family Income	Median Home Sale Prices	Price/Income
2009	$63,600	$190,000	3.0
2010	$63,100	$191,000	3.0
2011	$65,400	$189,500	2.9
2012	$66,300	$183,000	2.8
2013	$58,600	$261,000	4.5
2014	$58,200	$284,000	4.9

Sources: U.S. Department of Housing and Urban Development, 2009-2014; Zillow, 2009-2014; Mintier Harnish.

Average Monthly Rents

Table 25 shows approximate rents for various apartment complexes as well as single-family homes in Manteca as of February 2015. As shown, rents vary widely based on the number of bedrooms. Depending on the cost of utilities, many of the apartments listed in Table 25 would be affordable to low-income households. For example, the majority of the two-bedroom apartments and the average rental rates for single-family homes listed in the table would likely be affordable to a low-income three-person household that could afford $1,194 for rent and utilities. None of the rental units listed in the table would be affordable to extremely low- or very low-income households; however, nearly all the units would be affordable to low- and moderate-income households.

Table 25
Average Rental Rates For Apartments and Single-Family Homes
Manteca
2015

Apartment Complexes	1 BR	2 BR	3 BR	4 BR	5 or More
Park Place Apartments	$905 - $930	$1099 - $1124	-	-	-
Olive Park	-	$845 - $955	-	-	-
Union North Apartments	-	$975 - $1085	$1,095	-	-
Sandpiper Village	-	$1145 - $1175	-	-	-
Vista Verde Apartments	$735 - $765	$915 - $1005	-	-	-
Other					
Single-Family Homes	-	$950	$1,375	$1,723	$2,125
Multi-family Homes	$690	$1,125	$1,248	-	-

Note: Rental rates are approximate.

Sources: Online search of the following websites: www.zillow.com, www.trulia.com, and www.craigslist.com.

3. Special Housing Needs

Within the general population of Manteca 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)): "elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter." Where possible, estimates of the population or number of households in Manteca belonging to each group are shown.

Senior Households

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repairs costs. This is a situation commonly described as "house-rich and cash-poor."

Table 26 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in Manteca, San Joaquin County, and California in 2010. Seniors represented 9.9 percent of the population in Manteca in 2010 compared to 10.4 percent and 11.4 percent of the population in San Joaquin County and California, respectively. Senior households represented 18.3 percent of all households in Manteca compared to 19.7 percent in San Joaquin County and 20.4 percent in

California. Senior households have a high homeownership rate. Nearly 76 percent of senior households in Manteca owned their homes in 2010, compared to 62.5 percent of all households in the city. Senior households represented 22.1 percent of all owner households in Manteca in 2010.

Table 26
Senior Populations and Households
Manteca, San Joaquin County, and California
2010

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Population						
TOTAL POPULATION	**67,096**	**100.0%**	**685,306**	**100.0%**	**37,253,956**	**100.0%**
Total Persons 65 years and older	**6,653**	***9.9%***	***71,181***	***10.4%***	***4,246,514***	***11.4%***
Male	2,818	42.4%	30,706	43.1%	1,847,017	43.5%
Female	3,835	57.6%	40,475	56.9%	2,399,497	56.5%
Households						
TOTAL HOUSEHOLDS	**21,618**	**100.0%**	**215,007**	**100.0%**	**12,577,498**	**100.0%**
Owner	13,521	62.5%	127,270	59.2%	7,035,371	55.9%
Renter	8,097	37.5%	87,737	40.8%	5,542,127	44.1%
Senior Headed-Households	**3,952**	**100.0%**	**42,289**	**100.0%**	**2,565,949**	**100.0%**
Owner	2,993	75.7%	31,173	73.7%	1,871,250	72.9%
Renter	959	24.3%	11,116	26.3%	694,699	27.1%
Senior householders as % of all households	-	18.3%	-	19.7%	-	20.4%
% of Owner households headed by a senior	-	22.1%	-	24.5%	-	26.6%
% of Renter households headed by a senior	-	11.8%	-	12.7%	-	12.5%

Source: U.S. Census Bureau, 2010 .

While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments, or mobile homes. In general, most senior households consist of a single elderly person living alone, or a couple. In comparison, among non-senior households, a smaller percentage of households live alone. This information suggests that housing developments for senior households should contain larger proportions of smaller housing units than projects intended for the general population.

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation. This includes not only bus routes, rail lines, and ride sharing programs, but also safe, walkable neighborhoods. In order to accommodate transit access in senior housing, it must be located near transit centers, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

Table 27 shows the housing cost burdens by age and tenure in Manteca, San Joaquin County, and California based on the 2010 Census and 2008-2010 ACS estimates. As shown in the table, 30.6 percent of all senior-owner households and 56.6 percent of all senior-renter households in Manteca had a housing cost burden greater than 30 percent in 2010. The percentage of senior-owner households with a housing cost burden greater than 30 percent is much lower than the percentage of non-senior households in Manteca, the county, and the state. However, this trend does not apply to the renter households. About 56.6 percent of senior-renter households have a housing cost burden greater than 30 percent compared to 46.8 percent for non-senior renter households. The percentage of senior owner households with a moderate housing cost burden in Manteca (30.6 percent) was more than that of San Joaquin County (28.3 percent), and less than that of California (31.5 percent). The percentage of senior renter households with a moderate cost burden was similar between Manteca (56.6 percent), the county (55.7 percent), and the state (55.5 percent).

Supplemental Security Income (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 many low-income seniors. With the maximum monthly benefit of $535 for one person and $1,070 for couples (2014) in California, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they could afford to pay only $161 and $321 (or 30 percent of their income), respectively, for rent. They need to find publicly assisted units with deep subsidies, such as those at Almond Terrace Senior Apartments, or participate in the Housing Choice Voucher (Section 8) Program. According to Social Security Administration, in 2013 there were 9,389 SSI recipients 65 years and over in San Joaquin County.

Table 27
Housing Cost Burden by Age and Tenure
Manteca, San Joaquin County, and California
2010

	Manteca			San Joaquin County			California		
	Total	Cost Burden > 30%		Total	Cost Burden > 30%		Total	Cost Burden > 30%	
		#	%		#	%		#	%
Owner Households									
All Householders	13,521	6,179	**45.7%**	127,270	54,320	**42.7%**	7,035,371	2,999,985	**42.6%**
Householder 15-64 years	10,528	5,264	**50.0%**	96,097	45,513	**47.4%**	5,164,121	2,410,789	**46.7%**
Householder > 65 years	2,993	915	**30.6%**	31,173	8,807	**28.3%**	1,871,250	589,196	**31.5%**
Renter Households									
All Householders	8,097	3,886	**48.0%**	87,737	48,271	**55.0%**	5,542,127	2,874,842	**51.9%**
Householder 15-64 years	7,138	3,343	**46.8%**	76,621	42,075	**54.9%**	4,847,428	2,489,553	**51.4%**
Householder > 65 years	959	543	**56.6%**	11,116	6,196	**55.7%**	694,699	385,289	**55.5%**
Total Households									
All Householders	21,618	10,065	**46.6%**	215,007	102,591	**47.7%**	12,577,498	5,874,827	**46.7%**
Householder 15-64 years	17,666	8,607	**48.7%**	172,718	87,588	**50.7%**	10,011,549	4,900,342	**48.9%**
Householder > 65 years	3,952	1,458	**36.9%**	42,289	15,003	**35.5%**	2,565,949	974,485	**38.0%**

Source: U.S. Census Bureau, 2010; ACS 3-year, 2008-2010.

Persons with Disabilities

While there is limited data available on the housing needs of persons with disabilities in Manteca, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. Table 28 shows information from the 2000-2013 ACS estimates on the disability status and types of disabilities by age group for persons five years and older in Manteca, San Joaquin County, and California. As shown in the table, 12.2 percent of the total population in Manteca five years and older had one or more disabilities in 2013, compared to 11.8 percent in San Joaquin County and 10.3 percent in California. In terms of the four age groups shown in the table, 1.1 percent of the city's population under 5 years of age, 5.1 percent of the city's population 5 to 17 years of age, 11.1 percent of city's population 18 to 64 years of age, and 41.7 percent of the city's population 65 years and older had one or more disabilities in 2013.

Table 28 also provides information on the nature of these disabilities. The total number of disabilities shown for all age groups in Manteca (16,192) exceeds the number of persons with disabilities (8,584) because a person can have more than one disability. Among school age children, the most frequent disability was cognitive difficulty (84.2 percent). For persons ages 18 to 64 years, the most frequent disabilities were ambulatory difficulty (47.8 percent), cognitive difficulty (46.5 percent), and independent living difficulty (39.3 percent). Finally, for seniors, ambulatory difficulty and independent living difficulty were the most frequent disabilities (60.4 percent and 39.6 percent, respectively).

Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially-adapted housing to accommodate disabilities, such as people with developmental disabilities.

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work rather normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

The Valley Mountain Regional Center (VMRC), located in the City of Stockton, is one of the private, non-profit corporations that contracts annually with the California State Department of Developmental Services to provide diagnostic, evaluation, case management, and prevention services to people with developmental disabilities in the counties of Amador, Calaveras, San Joaquin, Stanislaus, and Tuolumne. Welfare and Institutions Code Section 4519.5 requires regional centers and Department of Developmental Services to work together to provide information or data about how regional centers buy services for the communities within their service area.

Table 29 shows the people with developmental disabilities by residence in the city of Manteca. There are 579 Manteca residents with developmental disabilities served by the VMRC. In 2014 VMRC served 11,200 consumers from which 56.5 percent were from San Joaquin County. Living arrangements for this population include:

- 96.6 percent of consumers under 18 live with families
- 74.1 percent of adult consumers live with families or independent or supported living
- 10.1 percent of children and adults live in community care facilities
- 0.3 percent of consumers live in a developmental center

Table 28
Disability Status & Types of Disabilities by Age Group
Manteca, San Joaquin County, and California
2013

	Manteca			San Joaquin			California		
	Total	With a disability		Total	With a disability		Total	With a disability	
Population under 5 years	**5,686**	**63**	**1.1%**	**53,509**	**312**	**0.6%**	**2,519,853**	**18,455**	**0.7%**
With a hearing difficulty	-	16	0.3%	-	170	0.3%	-	12,519	0.5%
With a vision difficulty	-	63	1.1%	-	221	0.4%	-	11,602	0.5%
Population 5 to 17 years	**14,766**	**751**	**5.1%**	**145,429**	**6,432**	**4.4%**	**6,674,630**	**271,266**	**4.1%**
With a hearing difficulty	-	42	0.3%	-	437	0.3%	-	36,125	0.5%
With a vision difficulty	-	61	0.4%	-	742	0.5%	-	50,731	0.8%
With a cognitive difficulty	-	632	4.3%	-	5,126	3.5%	-	191,613	2.9%
With an ambulatory difficulty	-	26	0.2%	-	710	0.5%	-	40,069	0.6%
With a self-care difficulty	-	118	0.8%	-	1,290	0.9%	-	60,592	0.9%
Population 18 to 64 years	**42,566**	**4,707**	**11.1%**	**417,572**	**44,686**	**10.7%**	**23,790,341**	**1,919,004**	**8.1%**
With a hearing difficulty	-	1,187	2.8%	-	8,386	2.0%	-	370,770	1.6%
With a vision difficulty	-	605	1.4%	-	7,920	1.9%	-	360,442	1.5%
With a cognitive difficulty	-	2,190	5.1%	-	19,615	4.7%	-	812,600	3.4%
With an ambulatory difficulty	-	2,249	5.3%	-	22,944	5.5%	-	923,137	3.9%
With a self-care difficulty	-	1,023	2.4%	-	8,869	2.1%	-	381,555	1.6%
With an independent living difficulty	-	1,849	4.3%	-	17,678	4.2%	-	714,586	3.0%
Population 65 years and over	**7,343**	**3,063**	**41.7%**	**74,985**	**30,235**	**40.3%**	**4,502,241**	**1,653,657**	**36.7%**
With a hearing difficulty	-	1,120	15.3%	-	12,852	17.1%	-	661,040	14.7%
With a vision difficulty	-	516	7.0%	-	6,160	8.2%	-	312,266	6.9%
With a cognitive difficulty	-	906	12.3%	-	8,659	11.5%	-	479,126	10.6%
With an ambulatory difficulty	-	1,849	25.2%	-	19,959	26.6%	-	1,079,348	24.0%
With a self-care difficulty	-	528	7.2%	-	7,864	10.5%	-	473,394	10.5%
With an independent living difficulty	-	1,212	16.5%	-	14,423	19.2%	-	821,370	18.2%

Source: ACS 5-year, 2011-2013.

Table 29
People with Developmental Disabilities by Residence
Manteca
2014

Type of Residence	Age					
	0-14	15-22	23-54	55-64	65+	Total
Home of Parent /Family /Guardian	288	93	107	4	4	**496**
Independent /Supported Living	0	3	11	6	3	**23**
Community Care Facility	1	2	9	5	5	**22**
Intermediate Care Facility	0	0	19	10	2	**31**
Foster /Family Home	3	1	3	0	0	**7**
Other	0	1	2	1	0	**4**
Total	**292**	**99**	**149**	**25**	**14**	**579**

Source: California Department of Housing and Community Development, Pre-approved Data Package, 2014.

Housing Needs

Persons with disabilities in Manteca have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in the city could increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than half of 1 percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

- *Equitable Use* - The design is useful and marketable to people with diverse abilities.
- *Flexibility in Use* - The design accommodates a wide range of individual preferences and abilities.
- *Simple and Intuitive* - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- *Perceptible Information* - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- *Tolerance for Error* - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- *Low Physical Effort* - The design can be used efficiently and comfortably with minimum fatigue.
- *Size and Space for Approach and Use* - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

The City has adopted the 2013 California Building Standards Code including Title 24 regulations dealing with accessibility for persons with disabilities. Newer housing will at least meet minimum standards for access for persons with disabilities. One of the key needs for persons with disabilities is assistance in retrofitting older homes.

Large Families/Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. Multi-family rental housing units typically provide one or two bedrooms and not the three or more bedrooms that are required by large families. As a result, the large families that are unable to rent single-family houses may be overcrowded in smaller units. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities.

Table 30 below shows the number and share of large households in Manteca, San Joaquin County, and California in 2010. As shown in the table, 19.4 percent of all households in Manteca had five or more persons. Of these large households 2,464 were owner-occupied households and 1,720 were renter-occupied households. The percentage of large owner-occupied households in Manteca (18.2 percent) was similar to the percentage in San Joaquin County (18.6 percent) and slightly larger than the percentage in California (16.1 percent). The percentage of large renter-occupied households in the city was smaller than the percentage in San Joaquin County (23.7 percent) and larger than the percentage in California (16.9 percent).

Table 30
Large Households
Manteca, San Joaquin County, and California
2010

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied						
Less than 5 Persons	11,057	81.8%	103,557	81.4%	5,904,279	83.9%
5+ Persons	2,464	18.2%	23,713	18.6%	1,131,092	16.1%
TOTAL	**13,521**	**100.0%**	**127,270**	**100.0%**	**7,035,371**	**100.0%**
Renter-Occupied						
Less than 5 Persons	6,377	78.8%	66,946	76.3%	4,606,228	83.1%
5+ Persons	1,720	21.2%	20,791	23.7%	935,899	16.9%
TOTAL	**8,097**	**100.0%**	**87,737**	**100.0%**	**5,542,127**	**100.0%**
All Households						
Less than 5 Persons	17,434	80.6%	170,503	79.3%	10,510,507	83.6%
5+ Persons	4,184	19.4%	44,504	20.7%	2,066,991	16.4%
TOTAL	**21,618**	**100.0%**	**215,007**	**100.0%**	**12,577,498**	**100.0%**

Source: U.S. Census Bureau, 2010.

Single-Headed Households with Children

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. As shown in Table 31, there were 2,520 single-headed households with children, comprising 11.7 percent of total households in Manteca at the time of the 2010 U.S. Census. Nearly 65 percent of these households are single-female households, which make up 7.6 percent of all households in the city. Single male-headed households make up approximately 35.0 percent of all single-headed households and 4.1 percent of all households in the city. The percentage of single-headed households is slightly lower than the county and higher than the state.

Table 31
Single-Parent Households

Manteca, San Joaquin County, and California
2010

	Manteca		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	**21,618**	**100.0%**	**215,007**	**100.0%**	**12,577,498**	**100.0%**
Single female households with children	1,634	**7.6%**	18,546	**8.6%**	856,882	**6.8%**
Single male households with children	886	**4.1%**	8,096	**3.8%**	350,838	**2.8%**
Total single-headed households with children	**2,520**	**11.7%**	**26,642**	**12.4%**	**1,207,720**	**9.6%**

Source: U.S. Census Bureau, 2010.

Because they generally have only one potential wage earner, single-headed households, and especially female-headed households, often have more difficulties finding adequate, affordable housing than families with two adults. Single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, and medical facilities.

Farmworkers

The city of Manteca does not have housing specifically for farmworkers. The City of Manteca has been undergoing a transition from agricultural based industries to metropolitan oriented employment for many decades. This is in part due to the conversion of agricultural land to urban uses, but is due much more to mechanization of agricultural operations in the area around Manteca. According to the 2011-2013 American Community Survey, 510 people were employed in the Agriculture, Foresty, Fishing, Hunting, and Mining industry in Manteca, which is about 1.8 percent of the employed population age 16 years and over. The demand for substantial numbers of transient farm laborers has evolved to a much more stable workforce that remains in residence. The need for seasonal housing has evolved to a need for year-round housing that is undifferentiated from the other housing demands in the city. Based on the U.S. Census estimate, the need for farmworker housing is being met through the City's other housing programs for lower-income households.

While the City of Manteca does not have housing specifically for farmworkers, the San Joaquin County Housing Authority operates two migrant centers near Manteca under contract to the State. These two centers, Joseph J. Artesi Migrant Center II and Joseph J. Artesi Migrant Center III are located on French Camp Road approximately five miles from the current Manteca city boundary. During the off-season, one of the French Camp facilities is made available to the homeless (from mid-December through mid-March). The migrant centers serve 285 farm worker families each year from May 1 to October 31. Each unit provides two, three, or four bedrooms, a kitchen, and a dining area.

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. HCD also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. Additinally in any zone where agriculture is a permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City fully complies with the State Employee Housing Act. Manteca's Municipal Code identifies two types of employee housing, large and small. Large employee housing serves more than six employees and consists of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household, while small employee housing is housing that serves six or fewer employees. Large employee housing is allowed by right in the Agricultural zoning district (A), while Small employee housing is allowed by right in the Agricultural zoning district (A) as well as R-E, R-1, R-2, R-3, and CMU zones, which are zones that allow single-family dwellings either by right or with a minor use permit.

Homeless Persons

Homelessness continues as a regional and national issue. Services and facilities available for the homeless are coordinated in Manteca and San Joaquin County as a continuum of care. The continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the person or family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Factors contributing to the rise in homelessness include the general lack of housing affordable to lower-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuse, and the de-institutionalization of the mentally ill.

In San Joaquin County the approach to housing the homeless and maximizing delivery of services involves regional coordination and cooperation. The delivery of services is organized by County agencies and is supported by the City of Manteca. By sharing resources regionally, the cost of operation and the delivery of services are more effective. The homeless consortium is comprised of representatives from all the homeless shelters and service providers in San Joaquin County. This consortium also includes representatives from the County Community Development Department, Office of Substance Abuse, and Mental Health Services. The consortium works cooperatively to eliminate duplication of services and to increase service and shelter efficiencies. Also, the County's Community Development Department, also oversees the County's Continuum of Care. The San Joaquin County Neighborhood Preservation Division manages several Supportive Housing Programs (SHP) and a Shelter Plus Care (SPC) Program through local non-profit service providers. These programs provide rent, education, budgeting, and job search assistance to homeless individuals and families. Additionally the HOPE Family Shelter located in Manteca served an estimated 103 families in 2014.

Emergency Shelters and Transitional Housing

In San Joaquin County the homeless are provided emergency shelter primarily in the cities of Stockton, Lodi, Tracy, and Manteca (see Table 32). HOPE Ministries operates one homeless shelter in Manteca: HOPE Family Shelter. The HOPE Family Shelter, which was opened in 1993, houses homeless families and has the capacity for about 35 people. The city does not have a homeless shelter to serve homeless individuals. Some of the other major shelter providers, most of which are in Stockton, are the Stockton Shelters for the Homeless, the Gospel Center's Rescue Mission and the Women's Center facilities. Efforts are also being made to find additional shelter space.

Table 32
Overnight and Emergency Facilities
San Joaquin County
2015

Facility/Provider	Location	Description
Escalon Food and Shelter	Escalon	Emergency shelter for women with children and single women
Gospel Center, Rescue Mission	Stockton	Emergency shelter for women with children and single women
Gospel Center, Rescue Mission	Stockton	Emergency shelter for single men
Haven of Peace	French Camp	Emergency shelter for women with children and single women
HOPE Family Shelter	Manteca	Emergency shelter for single and two-parent families
Interfaith Ministries	Ripon	Emergency shelter for women with children
Lodi House	Lodi	Emergency shelter for women and children, and single women
Lodi Community Service Center	Lodi	Shelter for women and children
McHenry House	Tracy	Emergency shelter for single and two-parent families, and single women
Salvation Army, Archway Shelter	Lodi	Women and children, and single women and men
St. Mary's Interfaith Community Services	Stockton	Emergency shelter for women and children
Stockton Shelter for the Homeless	Stockton	Emergency shelter for single men
Stockton Shelter for Homeless Families	Stockton	Emergency shelter for families
Women's Center, Safe House	Stockton	Shelter for abused women.
Women's Center, Opportunity House	Stockton	Shelter for abused women and their children.
Women's Center, Dawn House	Stockton	Shelter for abused women and their children.

Source: Central Valley Low-Income Housing Corporation, 2015.

Transitional Housing

For many, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. The length of stay varies considerably by program, but is generally longer than two weeks and can last up to 60 days or more. In many cases, transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing is generally provided in apartment style facilities with a higher degree of privacy than short-term homeless shelters, may be provided at no cost to the resident, and may be configured for specialized groups within the homeless population such as people with substance abuse problems, homeless mentally ill, homeless domestic violence victims, veterans or homeless people with AIDS/HIV.

HOPE Ministries operates a transitional housing facility called the Building HOPE Center. The eight-unit transitional housing apartment complex allows families to stay for up to two years while paying fixed rent (30 percent of family income) and receiving employment assistance.

In addition to the Building HOPE Center housing facility, there are several other transitional or supportive housing programs offered throughout San Joaquin County. As shown in Table 33, transitional/supportive housing programs are being provided by the Gospel Center Rescue Mission, the McHenry House, New Direction, Lutheran Social Services, and the Central Valley Low Income Housing Corporation (CVLIHC).

Table 34 summarizes homeless facilities and services available in all of San Joaquin County, the bed capacity, and the characteristics of clients they serve. While the shelter facilities in Manteca only serve homeless families, the majority of facilities in the county serve unaccompanied males and females, adult couples without children, and single-parent and two-parent families. Family and Youth Services of San Joaquin County Opportunity House is the only shelter that specifies services for unaccompanied youth under 18.

Table 33
Transitional Housing and Supportive Housing
San Joaquin County
2015

Facility/Provider	Description
Central Valley Low Income Housing Corporation (CVLIHC)	CVLIHC provides supportive housing and services primarily for homeless families. CVLIHC operates a scattered site program with participants having the primary responsibility for the units where they live.
Dignity's Alcove	Transitional Housing shelter for individuals without children.
Family and Youth Services of San Joaquin County	Opportunity House provides a program designed to help older, homeless youth achieve self-sufficiency and avoid long-term dependency on social services. The program serves eight individuals and their children.
Gospel Center Rescue Mission (GCRM)	GCRM offers the New Hope Plus Program, a transitional housing phase, in which six clients live together while seeking employment, paying room and board, and saving funds to become re-established in the community. In addition, GCRM offers a supportive housing program that provides scattered site housing and supportive services to homeless families.
Holman House	The Holman House is a Transitional Housing facility located in Stockton.
Housing Authority of San Joaquin County	The Housing Authority, in partnership with the U.S. Department of Housing and Urban Development, operates Permanent Supportive Housing facilities at scattered sites throughout the county.
Lutheran Social Services	Lutheran Social Services' Project HOPE program provides permanent supportive housing for homeless and disabled youth.
New Directions	New Directions provides housing and supportive services for homeless men and women who have had contact with the criminal justice system because of their drug/alcohol addiction.
San Joaquin AIDS Foundation	The San Joaquin AIDS foundation operates three transitional housing sites, Edan House, Hunter house, and Coral house.
Shelter Plus Care Programs	The Shelter Plus Care Program provides rental assistance for homeless persons with disabilities in association with supportive services. The County currently (2015) has two Shelter Plus Care programs. Supportive services available to participants include case management, substance abuse and mental health treatment, health services, and educational assistance.
Supportive Housing Programs	The Supportive Housing Programs promote the development of supportive housing and services that help the homeless transition to independent living.

Source: Central Valley Low-Income Housing Corporation, 2015.

Table 34
Emergency and Transitional Shelter Provider Capacities
San Joaquin County
2013-2014

Facility Name	Location	Homeless Beneficiaries	Bed Capacity	Annual Served	
				Residential	Non-Residential
CVLIHC	Stockton	UM UW SPF TPF	N/A	91	0
Gospel Center Rescue Mission	Stockton	UM UW SPF	100	196	0
Haven of Peace	French Camp	UW SPF	46	602	
HOPE Family Shelter	Manteca	SPF TPF	71	209	0
Lodi House	Lodi	SPF AC UW	36	68	45
McHenry House for the Homeless	Tracy	UM UW SPF TPF	38	418	357
Salvation Army Hope Harbor	Lodi	UM UW SPF AC	82	421	850
St. Mary's Interfaith Dining Room	Stockton	UM UW SPF TPF AC	N/A	539,626	0
Stockton Shelter for the Homeless	Stockton	UM UW SPF TPF AC	306 220 (Winter)	2,176	0
Tender Hands Safe Haven	Stockton	UW SPF	20	102	0
Women's Center of San Joaquin County	Stockton	UW SPF AC UFY SPY	58	391	0

Key	
AC-Adult Couples without Children	UW-Unaccompanied Females
SPF-Single Parent Families	UNM-Unaccompanied Males
TPF-Two Parent Families	UFY-Unaccompanied Female Youth Under 18
SPY-Single Parent Youth	UMY-Unaccompanied Male Youth Under 18

Source: San Joaquin County Consolidated Annual Performance and Evaluation Report, 2013-2014.

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/or rental subsidies or vouchers. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Manteca a household of three persons with an income of $17,950 in 2014 would qualify as an extremely low-income household. Table 35 shows the number of extremely low-income households and their housing cost burden in Manteca, San Joaquin County, and California in 2011. As shown in the table, Manteca had a lower percentage (5.9 percent) of extremely low-income households than San Joaquin County (9.7 percent) and the State (14.3 percent). Following the statewide and countywide trends, the city had a larger proportion of extremely low-income renter households (9.4 percent) and a smaller proportion of extremely low-income owner households (3.8 percent). In Manteca 83.1 percent of extremely low-income households had a moderate housing cost burden and 75.7 percent had a severe housing cost burden. This was slightly higher than the cost burdens of extremely low-income households in the state. Extremely low-income renters had a much lower incidence of housing cost burden than owners in Manteca–78.1 percent of extremely low-income renters had a moderate cost burden compared to 90.4 percent of owners, and 74.2 percent of renters had a severe cost burden compared to 77.9 percent of owners.

Table 35
Housing Cost Burden of Extremely Low-Income Households
Manteca, San Joaquin County, and California
2011

	Manteca			San Joaquin County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of ELI households	**520**	**755**	**1,275**	**5,765**	**15,030**	**20,795**	**485,410**	**1,292,900**	**1,778,310**
Number of total households	13,689	8,007	21,696	126,798	87,169	213,967	6,929,055	5,503,994	12,433,049
% of total households	3.8%	9.4%	5.9%	4.5%	17.2%	9.7%	7.0%	23.5%	14.3%
Number w/ cost burden > 30%	**470**	**590**	**1,060**	**4,260**	**12,485**	**16,745**	**356,690**	**1,050,190**	**1,406,880**
% w/ cost burden > 30%	90.4%	78.1%	83.1%	73.9%	83.1%	80.5%	73.5%	81.2%	79.1%
Number w/ cost burden > 50%	**405**	**560**	**965**	**3,500**	**11,500**	**15,000**	**295,550**	**896,665**	**1,192,215**
% w/ Cost Burden > 50%	77.9%	74.2%	75.7%	60.7%	76.5%	72.1%	60.9%	69.4%	67.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) Database, 2007-2011; ACS 3-year, 2009-2011.

Government Code Section 65583(a)(1) states:

> "Local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percentage of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdiction's allocation of very low-income households pursuant to Section 65584."

Based on Manteca's 2014-2023 regional housing needs allocation, there is a projected need for 459 extremely low-income housing units (which assumes 50 percent of the very low-income allocation) within the city.

Workforce Housing Needs

Workforce housing is a relatively new term that is gaining popularity with government officials, planners, and housing advocates. Workforce housing can refer to almost any housing, but typically to affordable housing. The actual definition of workforce housing depends on the specific needs and the specific market characteristics of a community. In Manteca, there is a recognized need for workforce housing, but there is also a need to define exactly what the term workforce housing means in the context of this Housing Element. In general, workforce housing refers to housing that is affordable to working households that do not qualify for publicly subsidized housing, and cannot afford market-rate housing in their own community. Generally, workforce housing programs are targeted to residents earning between 80 and 120 percent of the area median income; however, depending on local market conditions, the income criteria may need to be adjusted.

The workforce includes vital workers such as police officers, fire fighters, teachers, nurses, sales clerks, postal workers, bank tellers, truck drivers, and carpenters. These workers provide essential services to the community, yet often struggle to find safe, affordable homes in the community in which they work. The housing needed for these workers is most likely for-purchase attached and detached single-family homes and condominiums. A teacher in Manteca earning around $50,000 can afford to spend no more than $213,000 to purchase a home at a 30-year fixed mortgage rate with an annual interest rate of 3.9 percent. Even with the recent drop in home prices, a teacher earning this moderate income would have difficulty purchasing a home in Manteca and would not qualify for many of the housing programs which target lower-income households.

II. Future Housing Needs

HCD is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region. The RHNP should promote the following objectives: increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and promote an improved intraregional relationship between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The RHNP component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests. The RHNP process of housing element law promotes the State's interest in encouraging open markets and providing opportunities for the private sector to address the State's housing demand, while leaving the ultimate decision about how and where to plan for growth at the regional and local levels. The process maintains local control over where and what type of development should occur in local communities while providing an opportunity for the private sector to meet market demand. While land-use planning is fundamentally a local issue, the availability of housing is a matter of statewide importance. The RHNP process requires local governments to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

A. Regional Housing Needs Allocation

Housing element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNP prepared by the COG. The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. Each locality's RHNA is distributed among four income categories to address the required provision for planning for all income levels.

This section evaluates projected future housing needs in the city of Manteca based on the adopted Regional Housing Needs Allocation (RHNA) prepared by the San Joaquin Council of Governments (SJCOG). State law requires councils of government to prepare allocation plans for all cities and counties within their jurisdiction. SJCOG adopted its Regional Housing Needs Allocation Plan on August 28, 2014.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development (HCD) provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate. The methodology used to determine the future need considers the growth in number of households expected to achieve ideal vacancy rates, the need for more housing opportunities, and compensation for anticipated demolition.

SJCOG's methodology is based on the regional numbers supplied by the California Department of Housing and Community Development (HCD). The numbers produced by HCD were provided to SJCOG in the form of a Regional Housing Needs Allocation (RHNA) broken down by income categories (i.e., very low-, low-, moderate-, and above moderate-income). SJCOG allocates a "fair share" by income category based on projected housing need for each jurisdiction in San Joaquin County. Each jurisdiction is required to report to HCD how the fair share allocation can be accommodated within the planning period. 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. Table 36 below shows the projected housing needs for the planning period from January 1, 2014, to December 31, 2023, for the city of Manteca.

Table 36
Regional Housing Needs Allocation by Income
Manteca
January 1, 2014 to December 31, 2023

	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	TOTAL	Average Yearly Need[2]
RHNA	459	466	693	825	1,958	4,401	550
Percent of Total	10.4%	10.6%	15.7%	18.7%	44.5%	100%	-

Note: [1]Extremely Low allocation is equal to 50 percent of the Very Low allocation (850)
[2]Based on a 8 -year planning period
Source: San Joaquin Council of Governments (SJCOG), Regional Housing Needs Allocation (RHNA) Final RHNA Methodology (August 28, 2008).

As shown in the table, SJCOG allocated 4,401 new housing units to the city of Manteca for the January 1, 2014, to December 31, 2023, planning period. The allocation is equivalent to a yearly need of approximately 550 housing units for the 8-year time period. Of the 4,401 housing units, 2,443 units are to be affordable to moderate-income households and below, including 459 extremely low-income units, 466 very low-income units, 693 low-income units, and 825 moderate-income units. Countywide the total housing need is 40,360 new units, of which the city of Manteca received 11 percent.

The California Department of Housing and Community Development (HCD) allows jurisdictions to count four types of credits toward meeting their Regional Housing Needs allocation:

- **Actual Production.** Jurisdictions can count the number of new units built and occupied during the planning period of 2014-2023 toward their RHNA.
- **Rehabilitation of Units.** Under State law, cities can count up to 25 percent of their RHNA for the rehabilitation of qualified substandard units that would otherwise be demolished.
- **Preservation of Affordable Units.** AB 438 (2002) authorizes jurisdictions to count a portion of the affordable units that would otherwise revert to market rents but are preserved through committed assistance from the jurisdiction.
- **Available Land for Development.** Cities may also count potential housing production on suitable vacant and underutilized sites within the community.

The following section shows how the City of Manteca will provide for a sufficient number of sites to facilitate housing production commensurate with the 2014-2023 RHNA based on current housing production trends and an inventory of suitable vacant and underutilized sites within the city.

B. Comparison of Housing Unit Production with Projected Housing Needs

One of the Housing Element's main goals is to ensure that a variety of housing opportunities at a range of prices and rents are made available to residents. This includes, but not limited to, conventional single-family homes, multi-family apartments, town homes, and housing for special needs groups. Since the Housing Element planning period runs from January 1, 2014, to December 31, 2023, Manteca's Regional Housing Needs Allocation (RHNA) can be reduced by the number of new units built or approved since January 1, 2014. The City staff and the Consultants compiled an inventory of all residential projects that have been constructed since the start of the current Housing Element planning period (January 1, 2014), are under construction or currently have entitlements during the Housing Element planning period. Table 37 shows an inventory of these projects within Manteca including name of the development, number of units, number of affordable units (by very low-, low-, and moderate-income categories), project status, and additional notes.

As shown in the table, there are a total of 8,582 planned, approved and built units. More specifically, there are 40 low-income units, and 8,542 above-moderate units.

Table 37
Units Approved, Built, and Under Construction
Manteca
January 1, 2014 to July 31, 2015

Project		Date Approved	Unbuilt Vacant SF Lots/ MF Units	Units Counted Against RHNA By Income				Comments
				Very Low	Low	Mod	Above Mod	
P-01	Alma Place	N/A	184				184	Needs site plan approval, but is anticipated to be approved within the planning period
P-02	Atherton Homes @Woodward Park 1	05/05/2015	171				171	Application date: 4/3/14. Approved by City. Annexation Required. Waiting for Notice of Completion from Board of Equalization to finalize annexation.
	Atherton Homes @ Woodward Park 2	05/05/2015	185				185	Application date: 4/3/14. Approved by City. Annexation Required. Waiting for Notice of Completion from Board of Equalization to finalize annexation.
P-03	Blossom Grove (Silva Estates)	08/19/2014	91				91	Finished Lot (Approved Final Map, Ready To Build)
P-04	Clearwater Creek	12/16/2014	34				34	Finished Lot (Approved Final Map, Ready To Build)
P-05	Copper Cove (part of Yosemite Square Master Plan)	11/05/2013	342				342	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-06	Crivello Estates	04/17/2015	62				62	Crivello Estates: Remaining entitled lots (Approved Tentative Map, Pending Final Map); Crivello Estates Unit 1: Finished Lot (Approved Final Map, Ready To Build)
P-07	DeJong Estates	N/A	343				343	Application date: 5/28/15. Annexation Required. Will be presented to PC in August and CC in September 2015.
P-08	Diego Country Estates	10/20/2009	24				24	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-09	Dutra Estates Unit 4	06/4/2007	3				3	Finished Lot (Approved Final Map, Ready To Build)
	Dutra Estates Unit 5	11/19/2013	49				49	Finished Lot (Approved Final Map, Ready To Build)
P-10	Evans Estates	02/02/2010	586				586	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-11	Hat Ranch	N/A	800				800	Application date: 5/8/13. Project on hold due to issues with the Water Supply Assessment. Annexation Required.

Table 37 Units Approved, Built, and Under Construction Manteca January 1, 2014 to July 31, 2015								
			Unbuilt Vacant	Units Counted Against RHNA By Income				
Project		Date Approved	SF Lots/ MF Units	Very Low	Low	Mod	Above Mod	Comments
P-12	Juniper Apartments (formerly Tesoro Apartments)	08/18/2008	153				153	Finished Apartment Units (Approved Site Plan, Ready to Build)
P-13	Lundbom Estates	08/07/2006	18				18	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-14	Milner Terrace	03/18/2014	76				76	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-15	Monte Bello Estates	07/15/2014	109				109	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-16	Oakwood Trails	N/A	578				578	Application date: 10/31/13. Will go to PC for recommendation to CC in the September or October 2015.
P-17	Oleander Estates	10/19/2010	305				305	Entitled Lots (Approved Tentative Map, Pending Final Map)
	Oleander Estates Unit 2	11/19/2013	51				51	Finished Lot (Approved Final Map, Ready To Build)
	Oleander Estates Unit 1	12/17/2013	63				63	Finished Lot (Approved Final Map, Ready To Build)
P-18	Pillsbury Estates Unit 1	03/05/2013	3				3	Finished Lot (Approved Final Map, Ready To Build)
	Pillsbury Estates Unit 2	04/01/2014	34				34	Finished Lot (Approved Final Map, Ready To Build)
	Pillsbury Estates Unit 3	11/18/2014	63				63	Finished Lot (Approved Final Map, Ready To Build)
	Pillsbury Estates Unit 4	11/18/2014	50				50	Finished Lot (Approved Final Map, Ready To Build)
P-19	Senior Housing Complex	N/A	48		48			Application date: 4/24/15. In process. Applying for tax credits in March 2016.
P-20	Shadowbrook	12/19/2005	497				497	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-21	Sundance Project	05/05/2015	514				514	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-22	Terra Bella	12/05/2005	15				15	Finished Lot (Approved Final Map, Ready To Build)
P-23	Terra Ranch	06/21/2011	212				212	Entitled Lots (Approved Tentative Map, Pending Final Map)
	Terra Ranch Apartments	08/11/2015	200				200	Finished Apartment Units (Approved Site Plan, Ready to Build)

Table 37 Units Approved, Built, and Under Construction Manteca January 1, 2014 to July 31, 2015									
Project		Date Approved	Unbuilt Vacant SF Lots/ MF Units	Units Counted Against RHNA By Income				Comments
				Very Low	Low	Mod	Above Mod	
P-24	Tesoro Park	10/21/2014	25				25	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-25	Trails of Manteca	02/15/2011	1,370				1,370	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-26	Union Ranch	08/01/2005	427				427	Entitled Lots (Approved Tentative Map, Pending Final Map)
	Union Ranch Units 1-3(Pulte)	12/18/2012	15				15	Finished Lot (Approved Final Map, Ready To Build)
	Union Ranch Unit 7 (Pulte)	04/23/2013	7				7	Finished Lot (Approved Final Map, Ready To Build)
	Union Ranch Unit 6 (Pulte)	10/20/2014	113				113	Finished Lot (Approved Final Map, Ready To Build)
	Union Ranch East 1-4	11/6/2012	2				2	Finished Lot (Approved Final Map, Ready To Build)
P-27	Villa Capri Apartments	N/A	10				10	Needs site plan approval, but is anticipated to be approved within the planning period
P-28	Villa Ticino West	07/21/2015	760				760	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-29	Vista Verde Apartments	N/A	19				19	Needs site plan approval, but is anticipated to be approved within the planning period
P-30	Winters Colonial Estates	10/20/2009	40				40	Entitled Lots (Approved Tentative Map, Pending Final Map)
P-31	Woodbridge Apartments	12/09/2014	172				172	Finished Apartment Units (Approved Site Plan, Ready to Build)
P-32	Woodward Estates	02/18/2014	72				72	Entitled Lots (Approved Tentative Map, Pending Final Map)
	TOTAL UNITS		**8,590**	**0**	**48**	**0**	**8,542**	

Source: City of Manteca Community Development Department, 2015.

1. Remaining Need

Based on the information on approved and built projects presented in Table 37, the remaining housing need was calculated. Table 38 shows the City's remaining RHNA based on income category and the need that has already been satisfied during the Housing Element period (i.e., January 1, 2014 to December 31, 2023) by built and approved units.

The number of units that need to be satisfied by 2023 vary by income category. All of the above-moderate income RHNA is satisfied by units that have been approved or built. The lower-income and moderate-income categories have a remaining need of 2,395 units.

Table 38
Remaining Need Based on Built and Approved Units
Manteca
January 1, 2014 to July 31, 2015

Income Category	RHNA	Approved, Built, and Under Construction	Remaining Units Needed
Extremely Low	459	0	459
Very Low	466	0	466
Low	693	48	645
Moderate	825	0	825
Above Moderate	1,958	8,542	0
TOTAL	**4,401**	**8,582**	2,395

Source: Manteca Community Development Department; Mintier Harnish, 2015.

III. Resource Inventory

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in the city of Manteca. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

A. Availability of Land and Services

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)).

This section provides an inventory of the vacant land that is suitable and available within the city of Manteca for residential development. It compares this inventory to the City's remaining RHNA. In addition to this assessment, this section considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Finally, this section discusses the adequacy of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

1. Residential Sites Inventory

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for non-residential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for non-residential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference;
- The size of each property listed and the general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property;
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following (Government Code Section 65583.2(c)(3)):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. The City of Manteca is classified as a “suburban jurisdiction” and the density standard is defined as “sites allowing at least 20 units per acre.” HCD is required to accept sites that meet this density standard as appropriate for accommodating Manteca’s share of the regional housing need for lower-income households.

Vacant Land

Methodology

In accordance with the requirements of Government Code Section 65583.2 described above, an assessment was conducted of the vacant land suitable for residential development within the city of Manteca. The data was compiled by City staff and the Consultants and mapped using a Geographic Information System (GIS). The following criteria were used to map vacant residential sites:

- Location: all parcels within Manteca city limits.
- Vacancy: vacant parcels were initially selected based on the County Assessor’s use codes in the parcel database. Vacancy status was verified through aerial photographs and field observation. Since the Assessor’s use codes are not completely accurate for all parcels, the vacant parcel list was supplemented with additional entries from City staff.
- General Plan land use designations: only parcels with the following land use designations that allow for residential development were retained in the inventory (see also Table 42: General Plan Land Use Designations Allowing Residential Uses):
    - Very Low Density Residential (VLDR)
    - Low Density Residential (LDR)
    - Medium Density Residential (MDR)
    - High Density Residential (HDR)
    - Commercial Mixed Use (CMU)

- **Zoning districts:** only parcels with the following zoning districts that allow for residential development were retained in the inventory (see also Table 43: Residential Zoning Districts):
  - Residential Estate District (RE)
  - One-Family Dwelling (R-1)
  - Limited Multiple-Family Dwelling (R-2)
  - Multiple-Family Dwelling (R-3)
  - Master Plan (MP)
  - Mixed Use Commercial (CMU)
  - Central Business District (CBD)
- **Size**: All vacant residentially-zoned parcels were inventoried; however, only parcels larger than 0.5 acres are identified in this Housing Element inventory, based on the assumption that parcels smaller than this size would not be economically feasible for developing affordable housing. However, an exception was made for small infill parcels located in the downtown area where infrastructure is in place to support development of smaller parcels and where the City is prioritizing redevelopment efforts. When parcels had an appropriate land use designation or zoning that only covered a part of the parcel, only the parts of parcels allowing for multi-family residential development were included in the inventory.
- All parcels (or portions of parcels) that met the criteria above were reviewed by City staff to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints such as flood zones and steep slopes, and other possible constraints to development feasibility.

The following assumptions were made in the inventory:

- **Type of sites.** All of the sites in the inventory are vacant sites zoned for residential use and meet the classification in State law (Government Code Section 65583.2(a)) as "land suitable for residential development."

- **Relation of density to income categories.** The following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:

  - **Lower-Income.** Sites with a land use designation/zoning district combination with a maximum allowable density of 25 units per acre were inventoried as available for extremely low-, very low-, and low-income residential development in accordance with the "default density standard" set forth in Government Code Section 65583.2(c)(3). These sites are located in areas with High Density Residential (HDR) and Commercial Mixed Use (CMU) land use designations.

  - **Moderate Income.** Sites with a land use designation/zoning district combination with a maximum allowable density of 15 units per acre were inventoried as available for moderate-income residential development. All of the sites in this category allow for a maximum development density of 15 units per acre without a density bonus based on the Medium Density Residential (MDR) land use designation. Based on existing developments in the city of Manteca, these densities are adequate to provide for the provision of moderate-income housing.

  - All other sites were inventoried as above moderate-income units

- **Inventoried affordable units by category.** While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses the following assumptions about realistic unit buildout capacity for the sites.

  - **Buildout Capacity.** The vacant land inventory assumes that development will occur at 80 percent of maximum buildout capacity on land designated for residential uses and 25 percent of maximum buildout capacity on land designated for commercial mixed-use, unless otherwise noted. (Note: the Land Use Chapter of the General Plan supports at least 35 percent residential uses in CMU areas. [10]) For example, a one-acre vacant site that is designated as residential with a maximum density of 25 units per acre and no density bonus is inventoried with a development capacity of 20 units. A one-acre vacant site designated for commercial mixed-use with a maximum density of 25 units per acre is inventoried with a development capacity of 6 units per acre. Many of the CMU-designated sites located along Yosemite Avenue, Main Street, and Airport Way are inventoried at 50 percent of capacity since there are policies in the General Plan Land Use Element that support these sites developing as 100 percent residential.

  - **Environmental Constraints.** The Consultants reviewed all parcels (or portions of parcels) that met the criteria above for any possible environmental constraints such as flood zones, steep slopes, and other possible constraints to development feasibility. None of the sites included in the inventory have any known environmental constraints that would limit or prohibit development of the site.

Table A-1 and Figure A-1 (in Appendix A) show the inventory of vacant residential sites within the city of Manteca with development potential for lower- and moderate-income housing. The effective inventory date is July 2015, and the status of the parcel as of that date is used for inventory purposes. For each site the table shows the Assessor's Parcel Number(s) (APN), City of Manteca General Plan land use designation, zoning district, size, maximum allowable residential density based on the land use designation and zoning, number of inventoried units, inventoried unit income level (by very low-, low-, and moderate-income categories), and additional notes.

As shown in Tables A-1 and A-2, Manteca has a total inventoried capacity of 4,292 lower-income (very low- and low-income) units (3,179 units on vacant land and 1,113 units on underutilized land) and 1,490 moderate-income units (942 units on vacant land and 548 units on underutilized land). The City has additional vacant land designated LDR and zoned R1, RE, PD[11], and PEC. However, due to the many market-rate approved projects, these units are not relied upon to meet the above moderate-income RHNA.

[10] The Land Use Chapter of the General Plan contains the following description of commercial mixed use: "Commercial Mixed Use developments in the new urbanizing areas of the city may also develop primarily as multi-family residential, but are also intended to provide a commercial and office component designed to serve the surrounding neighborhood. In new urbanizing areas the mixed-use concept would accommodate approximately 35% of the land area allocated to High-Density Residential use, however, individual sites may be permitted to have significantly higher percentages of residential."

[11] PEC zone only exists on the zoning map. There is no corresponding section in the Zoning Title.

Underutilized Land

The City is considering infill and redevelopment potential on several underutilized sites that can accommodate high-density residential uses. The Consultants and City staff produced an inventory of underutilized sites that are either mostly vacant or are developed but economically underutilized with low-value uses. The sites that were determined to have short-term potential are inventoried in Table A-2. These sites are likely candidates for redevelopment within the Housing Element planning period. Other sites were determined to have infill or redevelopment potential, but because of their existing uses, were not considered viable sites for redevelopment within the timeframe of this Housing Element. Sites with long-term redevelopment/infill potential are shown in Table A-3.

Based on the analysis of underutilized sites, the Consultants and City staff determined that there is capacity for an additional 1,113 lower-income units on underutilized sites designated for higher-density residential and commercial mixed-use. There is capacity for 548 moderate-income units on underutilized sites designated for medium-density residential uses (see Table A-2).

2. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

Table 39 below provides a summary of residential holding capacity in the city of Manteca compared to its share of the regional housing need as assigned in the RHNA. The figures for the RHNA allocation are from Table 36. The figures for built and planned projects are from Table 37. The figures for residential holding capacity on vacant land are from Table A-1 and the holding capacity on underutilized land is from Table A-2.

As shown in the table, Manteca has a total residential capacity (5,782) in excess of its remaining RHNA for all units. Additionally, Manteca has sufficient residential capacity (4,292) in excess of its remaining RHNA for lower-income units (1,570). Manteca has adequate capacity compared to the RHNA in each of the income categories.

Table 39 Residential Holding Capacity Compared to RHNA by Income Manteca January 1, 2014, to December 31, 2023				
	Lower-Income[1]	Moderate-Income	Above Moderate-Income	Total
RHNA	1,618	825	1,958	4,401
Built and planned projects (see Table 37)	48	0	8,542	8,582
Residential Holding Capacity	4,292	1,490	0	5,782
Residential Holding Capacity on Residentially-Designated Vacant Land (see Table A-1)	*1,525*	*942*	*0*	*2,467*
Residential Holding Capacity on Commercial Mixed-Use Vacant Land (see TableA-1)	*1,654*	*0*	*-*	*1,654*
Residential Holding Capacity on Underutilized Land with Short-Term Infill Development/Redevelopment Potential (see Table A-2)	*1,113*	*548*	*-*	*1,661*
Remaining Need[2]	***0***	***0***	***0***	***0***

1) The RHNA for lower-income includes 459 extremely low-, 466 very low-, and 693 low-income units.
2) There is excess capacity for lower-income and moderate-income groups of 2,722 units and 665 units, respectively.
Source: SJCOG, City of Manteca, and Mintier Harnish.

3. Land Available for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile-homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

Multi-Family Rental Housing

Manteca's MDR (Medium Density Residential), HDR (High Density Multi-Family), and CMU (Commercial Mixed Use) General Plan land use designations allow multi-family housing. The MDR designation allows housing up to 15 units per acre, and the HDR and CMU designations allow between 15.1 and 25 units per acre (see Table 43). Manteca's regulations make no distinction between rental and ownership housing.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multi-family residential units is not allowed.

Manufactured Homes on Lots

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single-family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361. However a city may require the application to comply with the city's architectural requirements even if the architectural requirements are not required of conventional single-family residential dwellings (California Government Code 65852.4).

Manteca's Municipal Code is consistent with State law. Manufactured homes that are placed on permanent foundations, connected to City utilities, and meet the City's development standards included, but not limited to, covered off-street parking, building setbacks, and landscaping are allowed in the same zoning districts that allow single-family dwellings. Small Employee Housing also allows manufactured homes on property used temporarily or seasonally for the residential use of unrelated persons/families employed to perform agricultural or industrial labor either on- or off-site of agricultural activities.

Mobile Home Parks

Section 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. Chapter 17.22 of Manteca's Municipal Code describes the City's regulations of mobile home parks. Manteca's Municipal Code allows mobile home parks in the R-2 and R-3 zones with a conditional use permit. The Municipal Code will need to be revised to bring it into compliance with State law.

Housing for Farmworkers

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

> "Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."

Section 17021.5, concerning farmworker housing, states that:

> "No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."

Manteca's Municipal Code describes Employee Housing as property used temporarily or seasonally for the residential use of unrelated persons/families employed to perform agricultural activities. Small Employee Housing is allowed in all residential zoning districts in Manteca. There is sufficient capacity in both single-family and multifamily zones for the development of farmworker housing.

Emergency Shelters, Transitional Housing, Supportive Housing, and Other Group Living

Emergency Shelters

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

The Manteca Municipal Code defines "emergency shelters" as:

> "Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

> "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 shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters."

The provisions go on to discuss that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone" along with a list of exceptions that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or "pursuant to a multijurisdictional agreement" that accommodates that jurisdiction's need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

As previously discussed, the City has two emergency shelters operated by HOPE Ministries. Chapter 17.22 of the Manteca Municipal Code outlines the allowable uses for Emergency Shelters, which are allowed "by right" in the CG zoning district and with a conditional use permit in the CN and M1 zoning district. Much of the land zoned CG is located along major corridors of the city and is close to services, and therefore is an appropriate zone for emergency shelters. There are 625.27 acres of land zoned CG, over 300 acres of which is vacant. There are 21 vacant parcels that range in size as follows:

- Under 5 acres: 2 parcels
- 5-10 acres: 5 parcels
- 10-20 acres: 3 parcels
- 20-30 acres: 3 parcels
- Greater than 30 acres: 2 parcels

There is sufficient land capacity to accommodate existing and future needs for emergency shelters. Therefore, Manteca complies with State law requirements for emergency shelters.

Transitional Housing

While SB2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(7) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." Transitional Housing is allowed by right in all the residential zoning districts, including A, R-E, R-1, R-2, R-3, and CMU. Additionally, the Municipal Code allows for Transitional Housing by-right in the CG, and in the M1 zone with a conditional use permit. Section 17.24.020 of the Manteca Municipal Code contains the following definitions, consistent with State law:

> "Transitional Housing. Buildings configured as rental housing developments, but operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code 65582(h)). Transitional housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone."

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished single-room occupancy (SRO) apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible. The Manteca Municipal Code allows for Supportive Housing by-right in all residential districts, including A, R-E, R-1, R-2, R-3, and CMU as well as the CG zone. Section 17.24.020 of the Manteca Municipal Code contains the following definitions, consistent with State law:

> "Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code 65582(f)). Supportive housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone."

Second Units

A second dwelling unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed inexpensively and have no associated land costs. Second dwelling units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second dwelling units in residentially-zoned areas, or where no ordinance has been adopted, to allow second dwelling units on lots zoned for single-family or multi-family use that contain an existing single-family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

The City of Manteca allows second dwelling units "by right" in all residential zoning districts, including R-E, R-1, R-2, and R-3. Additionally second dwelling units are allowed "by right" in the A zone (Chapter 17.82 Second Dwelling Units). The Zoning Code states that the second dwelling unit cannot exceed 1,200 square feet in floor space, excluding any attached garage area, and shall conform to the setback and height requirements for the primary dwelling. Additionally the detached second dwelling must have minimum interior side and rear setback of 5 feet and front and street side setbacks of 10 feet; be set back from other structures on the parcel; not exceed one story or 15 feet in height, except that a detached second unit may be constructed above a detached garage to a maximum height of 30 feet; and, must be constructed at the rear or interior side of an existing single-family residence, or otherwise appear secondary in nature, and cannot be constructed in front of the primary structure. The City of Manteca meets State requirements for second units.

According to the City of Manteca Community Development Department, there has been zero second unit constructed in the city since 2010.

Sites Suitable for Redevelopment for Residential Use

California law eliminated redevelopment throughout the state in February 2012. The law, Assembly Bill X1 26, required the establishment of successor agencies to take over the remaining vestiges of redevelopment. Therefore the Manteca Redevelopment Agency became the Successor Agency to the Manteca Redevelopment Agency. Additionally in June 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484). One of the key components of AB 1484 was the requirement that all successor agencies develop a Long-Range Property Management Plan that governs the disposition and use of former non-housing redevelopment agency properties. Manteca's Long-Range Property Management Plan is broken down into two categories: Intention to Sell and Government Use. In the Plan, the Successor Agency in Manteca describes how the properties identified as "Intention to Sell" will be sold to a private party for development, while properties identified as "Government Use," will be used for public purposes, such as a public parking lot and transit related purposes.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units can serve as an entry point into the housing market for formerly homeless people.

The City of Manteca describes SROs and outlines the allowed uses and development standards for SROs in Chapter 17.22.020 Allowed Uses and Required Entitlements. SROs are only allowed in the R-3 residential zone with a conditional use permit.

4. Adequacy of Public Facilities and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (June 30, 2014). The following information regarding the adequacy of public facilities and infrastructure is based largely on information from the City of Manteca 2004 Water Master Plan, the December 2006 Wastewater Quality Control Facility Master Plan Update, the August 2006 Wastewater Collection System Master Plan Update, and 2015 Manteca's Municipal Service Review.

Water

Until the mid-2000s, the sole source of water supply for the city was groundwater extraction pumped from 16 wells located throughout the city. However, the completion of the South San Joaquin Irrigation District (SSJID) South County Surface Water Supply Project in 2005 provided additional water resources of up to 11,500 acre-feet per year to the city. The project included construction of a new water treatment plant near Woodward Reservoir in Stanislaus County and pipelines to supply water to the cities of Manteca, Lathrop, Escalon, and Tracy.

According to the 2004 Water Master Plan, as of 2003 the total annual water production for the city of Manteca (with a population of 57,485) was 14,298 acre-feet. The planned water supply for the primary urban service area (PUSA) is approximately 32,390 acre-feet at build out. This water supply could support a population of about 128,000. Taking into account the 4,054 housing units assigned to the city of Manteca by the RHNA, the 2014 population would be approximately 78,500.[12] According to the City's 2015 Municipal Service Review, adopted by the San Joaqin County LAFCo in July 2016, Manteca currently (2015) has the capacity to store 13,900 acre-feet of groundwater, or 4.53 billion gallons, as well as the capacity to store 11,500 acre-feet of surface water, or 3.75 billion gallons. This allotment from South San Joaquin Irrigation District (SSJID) under Phase I is under the City's full allotment. The Phase II allotment from SSJID would be 18,500 acre-feet of water per year, although the City does not project to need the Phase II allotment through 2035, based on population projections.However projected allotments are subject to the availability of surface water, which can be affected by the current (2015) drought conditions. Based on an analysis of normal, single-dry years, and multi-dry years, the City's MSR concluded that there is sufficient capacity of groundwater and Phase I surface water to supply the projected demand through 2035.

The City is continuously upgrading and maintaining its water system, including the treatment of wells for arsenic, and infrastructure improvements. Additional infrastructure improvements include: replacing deteriorating pipelines, relocating meters from back lots to front lots to eliminate the need for the existing 4-inch water mains and allow for the installation of the 12-inch and larger transmission mains.

The City plans to fund the water system upgrades through revenues from the Water Operations and Maintenance Fund and the Water Capital Improvements Fund, which are generated from the City's water rates.

[12] The 2014 population was estimated by multiplying the 4,054 housing units from the RHNA by Manteca's 2000 Census average household size of 2.98 persons per households and adding the resulting 12,081 persons to the 2008 population of 66,451.

Sewer

The City of Manteca Department of Public Works is responsible for the sanitary sewer system for the city of Manteca. The existing sewer system consists of eleven wastewater pump stations. The majority of the collection system serves the core of the city (Central Shed), approximately bound by SR 120, Austin Road, Union Road, and Lathrop Road. The wastewater collection strategy in Manteca consists of an overall trunk sewer strategy that uses a combination trunk sewer gravity collection system with pump or lift stations located along the alignment to move wastewater to an influent pump located the Manteca-Lathrop Water Quality Control Facility (MLWQCF). Several subdivisions located on the perimeter have installed temporary wastewater pump stations. These interm pump stations are constructed as needed and gradually phased out as the collection system is completed. Wastewater flow from specific sections of the city will be directed to either a pump station, lift station, or a trunk sewer. Specifically the North Manteca Collection Strategy (NMCS) and the South Manteca Collection Strategy (SMCS) will collect flow from areas where future growth is expected. The Central Manteca Collection Strategy (CMCS) connects the existing collection system to the NMCS.

The MLWQCF is currently (2015) a 9.87 mgd combined biofilter-activated sludge tertiary treatment plant, and the average daily flow rate is about 6.5 mgd. These figures include both Manteca and Lathrop. This facility uses an influent pump station with three mechanical screens, which serve two parallel treatment systems. The City's Water Quality Control Facility Master Plan concludes that the MLWQCF's buildout capacity is 27 mgd, however, the City's 2015 Municipal Service Review concludes that this capacity may change as the permitting and engineering for the facility's expansion has not begun.

The City coordinates its sewer treatment capacity through a sewer allocation system with the number of building permits issued for residential, commercial, industrial, and other development to ensure that new development does not exceed the amount of available sewer capacity and to distribute a limited resource equitably. Having completed phase III improvements, the City has capacity to serve a population of about 82,000.

Additionally according to the City's 2015 Municipal Service Review, adopted by the San Joaquin County LAFCo in July 2016, the City estimates wastewater flows to toal 19.5 mgd with a buildout capacity of 23.0 mgd by 2023.

B. Inventory of Local, State, and Federal Housing and Financing Programs

The City of Manteca uses local, State, and Federal funds to implement its housing strategy. 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 of Manteca does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources.

1. Former Redevelopment Agency and Successor Agency

Manteca's Redevelopment Agency was dissolved on February 1, 2012. Prior to the dissolution of redevelopment agency, the Low and Moderate Income Housing Fund (LMIHF) was the major source of housing funds for the City's housing programs. State law required that Redevelopment Agency deposit 20 percent of the gross tax incremental revenues from redevelopment project areas into the LMIHF to be used exclusively for housing for persons with low and moderate income. With the elimination of the Redevelopment Agency, there will be no future funding for the LMIHF from property tax increment.

The City of Manteca acts as the Housing Successor Agency of the former Redevelopment Agency. As the Housing Successor, the City Oversees bond proceeds of the former Redevelopment Agency.

HOME Program Funds

The City of Manteca funds many of its affordable housing programs using Home Investment Partnership Act, or HOME funds. For the 2008-09 Fiscal Year the City was awarded $129,885 in HOME funds. During FY 2007-08 the City received $134,405 in HOME funds. The City applied all of these funds to the construction of a 100-unit multi-family, affordable rental housing project by Mid Peninsula Housing Coalition. In 2007-08 Eden Housing, Inc. began construction on a 50-unit senior rental housing project using the City of Manteca's FY 2005-06 HOME program funds. According to the San Joaquin Urban County's 2013-14 Consolidated Annual Performance Evaluation Report (CAPER), Manteca used all of their HOME program funds ($59,354) for owner-occupied housing rehabilitation programs. During Fiscal Year (FY) 2013-14 five rehabilitation loans were provided to qualified homeowners expending $102,293.

CDBG Funds

The City of Manteca also uses some of its Community Development Block Grant (CDBG) funds for affordable housing projects. For FY 2008-09 the City received $355,490 in CDBG funds. It plans to use this money to fund the First Time Homebuyer Down Payment Assistance Program.

Local Housing Programs

Home Rehabilitation Program

The Home Rehabilitation Program, administered by the County's Community Development Department, is a financing program that assists property owners with residential building improvements by making needed renovations affordable. The program offers low-interest (2 percent) reduced and deferred payment loans for low-income homeowners as well as offers a wide range of services for property improvements, including assistance with selecting a contractor, finance counseling, and permit expediting. In order to qualify, the homeowner must have owned the home for at least a year, her/his income must not exceed 80 percent of the County median, and must not have more than one existing mortgage on the home.

GAP Loan Program

The City of Manteca GAP Loan Program, administered through the San Joaquin County Neighborhood Preservation Office, provides deferred downpayment assistance loans for 20 percent of the sales price of a home, not to exceed $40,000. This program is available to low-income, first-time homebuyers for a home in the city of Manteca that does not exceed a cost of $304,750. Payments may be deferred over a 30-year period at a two percent interest rate. The program homebuyer must agree, however, to share part of the equity in the home with the County if the home is sold or refinanced.

2. San Joaquin Housing Authority

The San Joaquin Housing Authority has several programs to assist low- and moderate-income households: the Housing Choice Vouchers Program (HCVP), Public Housing, and the Market Rate Properties. The Public Housing Program provides rental assistance at four main sites (two in Stockton, one in Tracy, and one in Thornton). Through the Market Rate Program the Housing Authority owns and manages four market rate properties throughout the county (three in Stockton and one in Lodi). The Housing Choice Vouchers Program is the only program operated by the Housing Authority that is available to Manteca residents.

Housing Choice Vouchers Program (HCVP)

The San Joaquin Housing Authority manages the Housing Choice Vouchers Program (formerly Section 8) for all of San Joaquin County. The HCVP provides assistance to help extremely low-, very low-, and low-income residents of San Joaquin County, including residents of Manteca, to afford safe, decent, and sanitary rental housing. The Department of Housing and Urban Development (HUD) provides funds to the Housing Authority to administer the program.

3. Local Fair Housing Service Agencies

There are several organizations that provide fair housing services either within the city of Manteca or to Manteca residents. The following is a list of some of these organizations:

- Council for the Spanish Speaking
- Family Law Service Center
- Family Resource Center
- Manteca Fair Housing, Inc.
- Mediation Center of San Joaquin County
- San Joaquin Housing Authority
- San Joaquin Fair Housing Association

4. State and Federal Housing Programs

In addition to the funding programs available through the City and County, there are several State and Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. 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 USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to the California Tax

Credit Allocation Committee (CTCAC) for low-income housing tax credits. In general, the City of Manteca relies upon the private sector to develop new affordable units.

Table 40 provides a comprehensive list of State and Federal funding programs for housing. The following paragraphs are descriptions of some of the most significant State and Federal funding programs that are available to fund affordable housing opportunities.

Neighborhood Stabilization Program (NSP)

As part of the Housing and Economic Recovery Act of 2008, the Federal Government established the Neighborhood Stabilization Program (NSP) to deal with the national foreclosure crisis. The U.S. Department of Housing and Urban Development (HUD) allocated a total of $3.92 billion to all states, particularly to hard-hit areas. California received a total of nearly $530 million in NSP funds. U.S. HUD has already directly distributed most of the funds (about $385 million) to some of the hardest hit cities and counties in the state. The remaining $145 million will be distributed by the State on a competitive basis.

HUD's new Neighborhood Stabilization Program (NSP) provides targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight. State and local governments can use the NSP grants to acquire land and property, demolish or rehabilitate abandoned properties, and offer down payment and closing cost assistance to low- and moderate-income homebuyers. Through the NSP governments can also create "land banks"–public authorities that can acquire, hold, manage, and develop foreclosure properties. Congress directed that NSP grant funds must be obligated for specific activities within 18 months.

The Housing and Economic Recovery Act of 2008 established the following three specific targeting responsibilities for state and local governments implementing the NSP:

> 1. "All of the funds appropriated or otherwise made available under this section shall be used with respect to individuals and families whose income does not exceed 120 percent of area median income;"
>
> 2."Not less than 25 percent of the funds appropriated or otherwise made available under this section shall be used for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income;" and
>
> 3. "Grantees should give priority emphasis in targeting the funds that they receive to "those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those--
>
> > (A) with the greatest percentage of home foreclosures;
> >
> > (B) with the highest percentage of homes financed by a subprime mortgage related loan; and
> >
> > (C) identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures."

The Neighborhood Stabilization Program also seeks to protect future homebuyers from foreclosures by requiring that new homebuyers receive housing counseling and obtain a mortgage loan from a lender who agrees to comply with sound lending practices.

Infill Infrastructure Grant Program (IIG)

Sponsored by HCD, the Infill Infrastructure Grant Program provides funds to local government to make infrastructure improvements that are necessary to encourage the development of infill housing. Infrastructure improvements for infill development include: park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and brownfield cleanup. Grants allocated to qualifying infill projects range from $500,000 to $4 million. Grant amount for rural areas is minimum $250,000.

Workforce Housing Reward (WHR) Program

The Workforce Housing Reward Program, sponsored by HCD, provides grants to cities and counties that issue building permits for very low- or low-income affordable housing. The funds can be used for a variety of projects including, but not limited to, housing, infrastructure improvements, parks, and community revitalization efforts. This program is currently (2008) not making awards; however, it may be available again in the future.

HOME Investment Partnership Programs (HOME)

HOME provides grants to cities and counties and low-interest loans to state-certified Community Housing Development Organizations (CHDO) to build and maintain affordable housing. Cities and counties that receive direct funding from HUD are not eligible for HOME grants through HCD. In 2013-2014 Fiscal Year, HUD awarded $736,171 in HOME funds to San Joaquin County. The County allocated $59,354 of this fund to the City of Manteca.

Community Development Block Grant Program (CDBG)

The purpose of the CDBG program is to provide decent housing and expand economic opportunities for people with low and moderate income. CDBG is a federal program; however, in California the state administers the program for smaller counties and cities.

San Joaquin County receives funds directly from federal government. In 2013-2014 Fiscal Year, HUD granted approximately $1.5 million to San Joaquin County and the County allocated $362,796 of it to the City of Manteca. CDBG applications open annually and grants are distributed on a formula based calculation.

CalHOME Program

CalHOME provides grants and loans to local public agencies and nonprofit developers to assist low- and very-low income households to become or remain homeowners. CalHOME awards grants to local public agencies for first-time homebuyer downpayment assistance, home acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. It also provides loans to nonprofit developers for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. HCD issues NOFAs as funding for this program becomes available.

Veteran Housing and Homeless Prevention Program (VHHP)

Veteran's Bond Act of 2008 authorized $900 million in general obligation bonds to help veterans purchase single-family homes, farms, and mobile homes through the CalVet Home Loan Program. This program failed to meet its projected demand because of economic depression and State's housing crisis. In 2013, AB 639 restructured the 2008 Veteran's Bond Act and authorized $600 million in existing bond authority to fund multifamily housing for veterans. HCD, CalHFA, and CalVet are collaborating in developing and administering this program. HCD released a Notice of Funding Availability for VHHP on February 20, 2015. The funding available at the time of issue of notice was $75 million.

Drought Housing Rental Subsidies Program (SB104)

This program aims to provide rental subsidies "to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought". In June 2014, HCD asked qualified local government agencies and nonprofit organizations to submit a Statement of Qualifications to administer $10 million of State rental assistance funds.

Section 811 Program

The Section 811 program, sponsored by HUD, provides interest-free capital advances and operating subsidies to nonprofit developers to assist the development of affordable housing for persons with disabilities. This program also provides rental assistance to state housing agencies through a new Project Rental Assistance Program. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants–usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds. State housing agencies that have entered partnerships with state health and human services and Medicaid agencies can benefit from the new Project Rental Assistance Program for new or existing affordable housing developments funded by LIHTC, HOME, or other sources. Projects funded by Project Rental Assistance Program must target households with extremely low income and at least one adult member with a disability.

Section 202 Program

The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.

Low-Income Housing Tax Credits Program (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal Government as a method for funding affordable housing. Depending on the project, the program gives either a 9 percent or 4 percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. Since the amount of credit available to the owner often exceeds the amount the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive Federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median household income; or
- At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median household income; and
- The housing units must remain affordable for a 30-year period.

Private Funding

The Community Reinvestment Act of 1977 (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low- and moderate-income housing developments developed by non-profit corporations.

The Federal Home Loan Bank provides direct project financing through its member institutions as part of its Affordable Housing Program. The Savings Associations Mortgage Company (SAMCO), which is an organization of savings institutions, also provides financing for affordable housing developments. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

Table 40
Financial Resources for Housing
2015

Program Name	Program Description
Federal Programs	
Section 811 Project Rental Assistance	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
HOME Investment Partnerships	Provides grants to jurisdictions on a competitive basis for acquisition, rehabilitation, home buyer assistance, and rental assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Provides housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA program provides both formula (90 percent) and competitive (10 percent) grants.
Housing Trust Fund (HTF)	Provides assistance to increase and maintain the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.
Rental Assistance Demonstration (RAD)	Allows Public Housing Agencies and other HUD-assisted properties to convert units from their original sources of HUD funding to project-based section 8 contracts.
Section 236 Preservation Program	Aims to preserve the affordability of rental units originally developed through Section 236 mortgage program.
Community Development Block Grant (CDBG)	Provides grants for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services.
Emergency Solutions Grants (ESG)	Provides funding for street outreach, emergency shelter, homelessness prevention, rapid re-housing, and Homeless Management Information System (HMIS).
Continuum of Care (CoC)	Provides funding to support nonprofit organizations and State and local governments to quickly re-house homeless individuals and families, minimize the trauma caused to homeless individuals, families, and communities by homelessness, support access to programs, and optimize self-sufficiency among homeless individuals and families.
HUD Veterans Affairs Supportive Housing Program (HUD-VASH)	A joint program between HUD and the U.S. Department of Veterans Affairs (VA). HUD provides housing vouchers and VA provides case management and outreach.

Table 40 Financial Resources for Housing 2015	
Program Name	**Program Description**
Rural Housing Stability Assistance Program (RHSP)	Provides grants to counties, private nonprofit organizations, and units of local government for rent, mortgage, and utility assistance, relocation assistance, short-term emergency lodging, acquisition, rehabilitation, new construction, rental assistance, leasing, capacity building, and data collection and administrative costs.
Rural Housing and Economic Development (RHED)	Provides funds to local rural non-profits, Community Development Corporations (CDCs), federally recognized Indian tribes, state Housing Finance Agencies (HFAs), and State Community and Economic Development Agencies for a variety of activities. These activities include but are not limited to preparation of plans, architectural drawings, acquisition of land and buildings, demolition, provision of infrastructure, purchase of materials and construction costs, use of local labor markets, job training and counseling for beneficiaries and financial services such as revolving loan funds and Individual Development Accounts.
State Programs	
2014 Drought Housing Rental Subsidies Program (SB 104)	Provides rental subsidies for the persons who are homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought conditions.
AB 1699 HCD Loan Restructuring Program	Authorizes loan extensions, subordination of department loans to a new senior loan, and tax credit investment. HCD expects to fully implement the program in early 2015.
Affordable Housing Innovation Program (AHIP) - Golden State Acquisition Fund (GSAF)	Provides acquisition financing through a nonprofit fund manager to affordable housing developers for development or preservation of affordable housing.
Affordable Housing Innovation Program – Local Housing Trust Fund	Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Provides grants for construction oversight and monitoring activities to reduce insurance rates for condominium development.

Table 40 Financial Resources for Housing 2015	
Program Name	**Program Description**
Affordable Housing and Sustainable Communities Program (AHSC)	Provides funds for land-use, housing, transportation, and land preservation projects to assist infill and compact development. The program is administered by Strategic Growth Council and implemented by HCD.
Community Development Block Grant Recovery Program (CDBG-R)	Provides grants for single and multifamily rehabilitation and construction, rental housing acquisition, and homeownership assistance.
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance, owner-occupied rehabilitation programs, and new development projects. Funds can be used to finance the acquisition, rehabilitation, and replacement of manufactured homes.
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Provides funds to local government agencies and nonprofit organizations that shelter homeless for capital development activities for emergency shelters, transitional housing, and safe havens.
Governor's Homeless Initiative	Provides funds to assist the development of permanent supportive housing for persons with severe mental illness who are chronically homeless.
Housing-Related Parks Program	Provides grants for creation and rehabilitation of parks.
Infill Infrastructure Grant Program (IIG)	Provides grants to Qualifying Infill Projects and Large Multi-Phased Qualifying Infill Projects for construction and rehabilitation of infrastructure.
Mobilehome Park Resident Ownership Program (MPROP)	Provides loans to resident organizations, nonprofit housing sponsors, or local public agencies to purchase and preserve affordable mobilehome parks.
Multifamily Housing Program (MHP)	Provides loans to local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancheries, and limited partnerships to assist new construction, rehabilitations and preservation of permanent and transitional rental housing for lower income households.
Office of Migrant Services (OMS)	Provides funds to local government agencies that contract with HCD to operate OMS centers to construct, rehabilitate, maintain, and operate seasonal rental housing for migrant farmworkers.
Predevelopment Loan Program (PDLP)	Provides short-term loans to local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies to finance the start of low income housing projects.

Table 40
Financial Resources for Housing
2015

Program Name	Program Description
Transit Oriented Development (TOD) Housing Program	Provides grants and loans to cities, counties, transit agencies, and developers for housing development within one-quarter mile of a transit station.
Veterans Housing and Homelessness Prevention Program (VHHP)	Provides funding for acquisition, construction, and preservation of affordable housing for veterans and their families. This program does not provide funds directly to individuals.
San Joaquin County Housing Authority Programs	
Housing Choice Vouchers Program	Provides rental assistance to very low-income families.
Public Housing	Provides rental assistance for low- to moderate-income families. (Also known as Asset Management Properties)
Market Rate Program	Provides assistance for acquisition and management of market rate properties.
City/County Programs	
GAP Loan Program	Provides downpayment assistance loans for up to 20 percent of the sales price, not to exceed $40,000 of a home in Manteca, not to exceed $304,750. Program is administered through the County’s Neighborhood Preservation Office.
Visionary's Homeownership and Rental Center	Provides counseling, foreclosure prevention or loan modification, and homebuyer education services.
San Joaquin County Weatherization Program	Provides assistance for a variety of activities including but not limited to window repair, attic insulation, heater repair, and door weather-stripping,
Disability Resource Agency for Independent Living (DRAIL)	Provides assistance for all necessary adjustments in a house that will ease the movement of the disabled person throughout the house.
Private Resources	
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multi-family affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multi-family housing, and has programs specifically designed for affordable housing.
Freddie Mac Home Works	A government-sponsored enterprise that provides first and second mortgages.

Source: Compiled by Mintier Harnish, April 2015.

5. Assisted Housing Projects in Manteca

In addition to ongoing housing programs, there are 592 existing affordable housing units receiving government assistance in Manteca. Manteca Manor and Vernal Apartments provide 83 and 41 units of Section 8 low-income housing for families. Almond Terrace Apartments provides 50 units of low-income senior housing. Additionally Eden Housing recently (2009) built Almond Court, a 40-unit affordable housing multifamily project for seniors ages 62 or older while Affirmed Housing built a 52-unit affordable community for seniors in 2010. More recently (2012) the California Community Reinvestment Corporation used permanent senior tax-except bonds and Manteca Redevelopment Agency funds to finance construction of Juniper Apartments, a 153 unit affordable housing complex for low- and moderate-income families. (see Table 41).

Table 41
Rental Projects Receiving Government Assistance
Manteca
2015

Name of Development	Sponsor	Funding Sources	Year Built/ Rehabilitated	Expiration Date	Number of Units	Target Income Groups	Description	At-Risk (Y/N)
Almond Terrace Apartments	Eden Housing	RDA, HUD 202, SJC, HOME	Built 2004	30 years-2034	50	Very low-income seniors	1 BR/1BA units; tenants bay 30 percent of net income	No
Eskaton Manteca Manor Senior Apartments	Eskaton	HUD 202	Built 1984	Will continue to ensure HUD 202 status	83	Extremely Low to Very low income Seniors (62+) and mobility impaired (18+)	Tenants pay 30 percent of adjusted income	No
Vernal Apartments	Privately Owned	Accept Section 8 vouchers	Built 1969	No Covenant	54	Lower-income households	1 BR & 2 BR apartments and two 2 BR townhouses	At risk
Almond Court Apartments	Eden Housing	RDA, HUD 202, SJC, HOME	Built April 2009	30 years, 2039	40	Very Low-income seniors	Adjacent to Almond Terrace Senior Apartments	No
Magnolia Court	Affirmed Housing	LIHTC Tax Credits, RDA grant, RDA loan, Prop 1C Infill Infrastructure Grant	Completed November 2010	55 years, TBD	52	Very Low, to Low income senior housing (minimum 62 years old)	52 unit senior (62+) apartments-6 studios, 37 1-BR, 9 2-BR	No
Union Court Apartments	Eden Housing	HUD, tax credits, RDA, HOME	Rehab 2003	33 years-2033	68	Very low-, and low-income households	2BR family units. Monthly rents range from $347-$645	No
Cedar Glen	RDA	RDA	Built 1993	15 years from date of sale of each unit	66	Very low, Low- and moderate-income households	Owner-occupied units	At risk
Yosemite Apartments	Privately Owned	Accept Section 8 Vouchers	Built 1970	No Covenant	26	Low to Moderate income households	1 BR and 2 BR units. Rents $667 to $775	No
Juniper Apartments (formerly Tesoro)	Community Development Trust	Tax-except bond from the California Community Reinvestment Corporation and Manteca RDA	Completed in 2012	55 years, TBD	153	Low- and Moderate-income families	Nine two- and three- story wood frame buildings with walkup flats. Site has community center, computer room, pool, and BBQ area	No
Total Existing Affordable Units					**592**			
Total At Risk Affordable Units					**120**			

Source: City of Manteca; San Joaquin County Human Services Agency, Retirement Housing, April 1, 2008; Mintier Harnish.

6. Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multi-family rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential during The next 10 years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583).

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate twelve months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, and the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

Units are considered "at-risk" if they will be eligible for termination of a rent subsidy contract, mortgage prepayment, or expiring use restrictions within the next 10 years. As illustrated in Table 41 above, there are currently (2015) 120 affordable housing projects at risk of conversion. Vernal Apartments accepts Section 8 vouchers, but there is no guarantee that they will continue to accept over the next 10 years. The Cedar Glen homes are approaching or have already passed their 15-year affordability restriction.

Cost Analysis

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

Acquisition and Rehabilitation

In the event that the affordability terms expire on an at-risk development and the property owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit or for profit) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owners' willingness to sell, interested parties to purchase the project, and available funding assistance. The factors used to analyze the cost to preserve the at-risk housing units include acquisition, rehabilitation, and financing costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing.

Currently (May 2015) loopnet.com only lists one multifamily apartment building for sale in Manteca. It is an 8-unit downtown building with two retail units below and is listed for $699,000. The cost per unit (including retail) is approximately $70,000. If the City used that unit cost as an assumption, it would cost the City $3,780,000 to replace the 54 at-risk units in the Vernal Apartments. The average rehabilitation cost in San Joaquin County for each unit is estimated at $20,000, which means the approximate cost to acquire and rehabilitate 54 units is $4,860,000. Cedar Glen consists of single-family homes. The median sale price of a home in Manteca is $315,000. It would cost the City $20,790,000 to buy 66 homes to replace the affordable single-family units in Cedar Glen. It would cost an additional $1,320,000 to rehabilitate 66 homes, for a total cost of $22,110,000. Manteca's total cost to replace the Vernal Apartments and Cedar Glen would be approximately $26,970,000.

New Construction/Replacement

Almond Terrace, an affordable senior rental project built in 2004, cost $6,087,000 and consists of 50 units. The per unit cost of that project is $121,740. If the City wanted to replace the 54 units of the Vernal Apartments with new construction, it would cost approximately $6,573,960, using Almond Terrace as a guide. If the City wanted to replace the 66 single-family homes of Cedar Glen, New homes in Manteca sell for approximately $370,000. Assuming a 20 percent homebuilder profit margin, a new home would likely cost $296,000 to build. Therefore, it would cost $19,536,000 to build 66 homes to replace Cedar Glen, and $26,109,960 to replace the Vernal Apartments and Cedar Glen.

Federal Programs to Preserve At-Risk Units

For below-market properties Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Budget program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Due to the termination of two major Federal preservation programs (LIHPRHA and ELIHPA), and the limitations of existing Federal tools such as Mark-to-Market, State and local governments must assume a greater role in preserving HUD-assisted properties.

Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30-year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

At the State level, the California Housing Finance Agency offers low-interest loans to preserve long-term affordability for multi-family rental properties through its Preservation Acquisition Finance Program.

The Division of Financial Assistance within Housing and Community Development offers the Preservation Interim Repositioning Program (PIRP) to provide short-term acquisition loans for assisted rental units at-risk of conversion to market rate. As of May 2015 HCD had committed all available funds and was not accepting new applications.

The Division of Financial Assistance also offers Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to State-certified community housing development organizations to create and preserve affordable housing for single- and multi-family projects benefitting lower-income renters or owners.

Qualified Entities

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following are organizations that can serve as qualified entities in San Joaquin County:

- ACLC, Inc, 42 N. Sutter Street, Suite 206, Stockton, CA 95202, (209) 466-6811
- Christian Church Homes of Northern California, Inc, 303 Hegenberger Road, Suite 201, Oakland, CA 94621, (510) 632-6714
- Community Home Builders and Associates, 675 N. First Street, Suite 620, San Jose, CA 95112, (408) 977-1726
- Eden Housing, Inc, 409 Jackson Street Hayward, CA 94544, (510) 582-1460
- Eskaton Properties, Inc, 5105 Manzanita Avenue, Carmichael, CA 95608, (916) 334-0810
- Foundation for Affordable Housing, Inc, 2847 Story Road, San Jose, CA 95127, (408) 923-8260
- Housing Corporation of America, 31423 Coast Highway, Suite 7100, Laguna Beach, CA 92677, (323) 726-9672
- Kendra Care Incorporated, 4744 Brookfield Drive, Sacramento, CA 95823, (916) 395-3418
- Rural California Housing Corp, 3120 Freeboard Drive, Ste. 202, West Sacramento, CA, 95691, (916) 414-4400
- Senior Housing Foundation, 1788 Indian Wells Way, Clayton, CA 94517, (925) 673-0489
- Stockton Shelter for the Homeless, P.O. Box 4803, Stockton, CA 95204, (209) 465-3612

C. Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. 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. In addition, energy price increases since 2004 have led to a renewed interest in energy conservation.

1. New Residential Energy Standards

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2013 (effective date of January 1, 2014). Through the building permit process, local governments enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building-permit application is made. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. Manteca is enforcing the provisions of Title 24 by requiring that applicants complete a Title 24 worksheet and submit information about Title 24 with their plans.

2. Subdivision Design for Heating or Cooling Opportunities

Section 66473.1 of the State Subdivision Map Act requires that the "design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision." Although this section does not contain any precise standards, the State Attorney General has opined that "a tentative map of a subdivision must be disproved if it fails to meet the design requirement of Government Code Section 66473.1."

In accordance with the provisions of the California Subdivision Map Act Section 66475.3, Section 16.21.090 of Manteca's Municipal Code states that the City may require a subdivider to dedicate easements to ensure that each parcel has access to sunlight for solar energy systems. The Code also states that solar access easements shall not result in reducing allowable densities or lot coverage.

3. Weatherization Activities

Pacific Gas and Electric (PG&E) provides natural gas and electric services for the city of Manteca. PG&E offers a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households. The following programs, offered by PG&E, are aimed at increasing energy efficiency, and are available to PG&E customers in Manteca:

- **Energy Efficiency for Multifamily Properties Program** is available to owners and managers of existing multi-family residential dwellings containing two or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.

- **Energy Savings Assistance Program** provides free energy-saving improvements to households who live in a house, mobilehome, or apartment that is at least five years old and have a total gross annual income equal to or less than $47,700 (for 4 person household). Income limits vary based on household size. This program provides services such as, installing insulation, weatherization, and caulking.

The City of Manteca, recently (January 2015), has made the HERO Property Assessed Clean Energy (PACE) program available to Manteca residents. Through this program, residents can pay for energy and water-saving improvements to their home through their property taxes for up to 20 years with tax-deductible interest. These improvements include solar panel installations, heating and cooling systems, energy-saving windows and doors, roofing, and insulation.

San Joaquin County Human Services Agency offers a weatherization program. The program provides energy saving measures and repairs to homes, apartments, and mobile homes. Households that qualify for the program include: those receiving Temporary Aid for Needy Families (TANF), Food Stamps, SSI or SSP, Veterans and Survivors Pension; or households with incomes that do not exceed a certain limit determined by the U.S. Department of Health and Human Services. Some of the energy savings measures available are glass replacement, sash repair, ceiling insulation, minor home repair, low-flow showerheads, door weather stripping, water heater blanket, duct wrap, switch and outlet gaskets, caulking, refrigerators, and microwave ovens.

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally-funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis situation. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households. Another service that LIHEAP provides is energy budget counseling, education on basic energy efficiency practices, and instruction on the proper use and maintenance of installed weatherization measures.

IV. POTENTIAL HOUSING CONSTRAINTS

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

A. Potential Governmental Constraints

Local governments have little or no influence on the national economy or the Federal monetary policies that influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)). The Housing Element must also analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities.

The City of Manteca's primary policies and regulations that could affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development.

1. Land Use Controls: General Plan Land Use Designations and Zoning

General Plan land use designations and zoning usually create the most significant housing constraints in a city or county. By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The 2023 General Plan sets forth the City's policies regarding local land development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

General Plan Land Use Designations

The City of Manteca General Plan establishes land use designations for all land within the City's boundaries. These land use designations specify the type of development the City will permit. The General Plan land use designations include six designations that permit a range of residential development types: Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed Use, and Agriculture (see Table 42).

Table 42
General Plan Land Use Designations Allowing Residential Uses
Manteca
2007

LU Designation	Code	Description	Residential Density Range[1]	Consistent Zoning Districts
Very Low Density Residential	VLDR	Residences on larger lots and small, quasi-agricultural activities	up to 2 units/acre	Residential Estate (R-E)
Low Density Residential	LDR	Small lots and clustered lots as well as conventional large lot detached residences	2.1 to 8 units/acre	One-Family Dwelling (R-1)
Medium Density Residential	MDR	Single-family homes, smaller scale multi-family developments, including garden apartments, townhouses, and cluster housing	8.1 to 15 units/acre	Limited Multiple-Family Dwelling (R-2)
High Density Residential	HDR	Multi-family apartment style housing	15.1 to 25 units/acre	Multiple-Family Dwelling (R-3)
Commercial Mixed Use	CMU	Accommodates a variety of purposes including high density residential, employment centers, retail commercial, and professional offices	15.1 to 25 units/acre	Mixed Use Commercial (CMU)
Agriculture	AG	Provides for agricultural uses and single-family homes directly related to the agricultural use of the property	N/A or varies based on situation	Agriculture (AG)

Source: City of Manteca General Plan, 2003.
[1]Densities are based on dwelling units per gross acre.

The High Density Residential (HDR) and Commercial Mixed Use (CMU) designations allow densities up to 25 units per acre, which is adequate to accommodate affordable housing based on the "default density standard" of 20 units per acre for suburban jurisdictions such as Manteca, as set forth in Government Code Section 65583.2(c)(3)(B).

Zoning

The City regulates the type, location, and scale of residential development primarily through the Zoning Ordinance. Recently (2011), the City of Manteca updated its Zoning Ordinance to include permitted minimum and maximum residential densities for given zoning districts (see table 43).

The setback, lot coverage, maximum high requirements, and density ranges for residential zones are also shown below in Table 43. As the table shows, the zoning title only requires five foot side yard setbacks for small-lot single-family developments.

Table 43
Setback, Lot Coverage, and Height Requirements Zones Allowing Residential Uses
Manteca
2015

Zone	Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Open Space Per Dwelling Units (sq. ft.)	Maximum Height	Density Range (dwelling units per acre)
AG	50	15	20[1]	35%	30 ft.	0 to 2 du/acre
RE	50	15	20[1]	35%	30 ft.	0.5 to 2 du/acre
R-1	20	5	15[1]	40%	35 ft.	2.1 to 8 du/acre
R-2	15	5	10[2]	30%	35 ft.	8.1 to 15 du/acre
R-3	15	5	10[2]	30%	45 ft.	15.1 to 25 du/acre
CMU	0 ft.[3]	0 ft.[3]	0 ft.[3]	No minimum	35 ft.	15.1 to 25 du/acre
CN	0 ft.[3]	0 ft.[3]	0 ft.[3]	No minimum	30 ft.	N/A
CG	0 ft.[3]	0 ft.[3]	0 ft.[3]	No minimum	35 ft.	N/A
M-1	25 ft.[3]	10 ft.[3]	25 ft.[3]	No minimum	No maximum	N/A

Source: City of Manteca Municipal Code, Title 17: Zoning Code.
Note: [1] Garages attached to a main building may encroach into the required rear yard by not more than 10 feet if it is less than 600 square feet in area; and it shares a common wall of 5 feet or more in length, or is located less than 6 feet from the main building and is connected to the main building by a roofed area a minimum of 5 feet in width.
[2] Minimum 30 percent of multifamily projects shall be designed for community open space and each unit shall include 400 square feet of private open space.
[3] When adjacent to a residential district, all structures shall match the setbacks of the adjacent residential district.

Residential Uses in Non-Residential Zoning Districts

The General Plan establishes a Commercial Mixed Use designation in which high-density residential uses are encouraged as part of non-residential projects. The plan suggests that residential uses should make up about 35 percent of a mixed-use zone; however, it also clearly states that individual sites may be permitted to have significantly higher percentages of residential uses, and stand-alone multi-family residential projects are encouraged in infill areas along Main Street, Airport Way, and Yosemite Avenue.

The Manteca Zoning Ordinance includes a Commercial Mixed Use (CMU) designation that allows for the following residential uses: Adult Day Care Home and Live-Work facility with a Minor Use Permit; Caretaker Housing and Residential Care Facility with a Conditional Use Permit; Multifamily dwelling, Three and four-family dwelling, Small employee housing, Small family day care home, Group residential, Residential Care Home, Home Occupations, Supportive Housing, and Transitional Housing by right.

In addition, several other zoning designations allow for residential uses, including the following:

- Neighborhood Commercial (CN): Adult Day Care Home and Emergency Shelters with a Conditional Use Permit.
- General Commercial (CG): Adult Day Care Home with a conditional use permit, and Emergency Shelters, Supportive Housing and Transitional Housing by right.
- Light Industrial (M1): Adult Day Care, Caretaker Housing, Emergency Shelters, and Transitional Housing with a Conditional Use Permit.
- Heavy Industrial (M2): Caretaker Housing with a Conditional Use Permit.
- Public/Quasi Public (PQP): Caretaker Housing with a Conditional Use Permit.

Summary of Land Use Controls

Land use controls provided in the General Plan Land Use Designations and the Zoning Ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city.

The City adopted a comprehensive Zoning Ordinance update in 2011. As part of the update, the City expanded the zones where residential uses are allowed by-right and amended residential development standards to further facilitate residential uses. The City has found that the permitted densities are adequate to promote a variety of housing types in Manteca.The City is committed to ensuring that land use designations and zoning standards promote quality development while providing for the health and safety of Manteca residents.

2. Growth Management Program

The Community Growth Management Program (Growth Program) was adopted in 1988 in an effort to alleviate development pressures by not allowing the residential growth rate to exceed 3.9 percent. The Manteca City Council determined that it was necessary to coordinate sewer treatment capacities with the number of building permits issued for residential, commercial, industrial, and other development to ensure that new development does not exceed the amount of available sewer capacity.

When the Growth Program was adopted, the city’s population had been growing at a faster rate than both San Joaquin County and the state. Between 1980 and 1987 the city’s population increased by approximately 49 percent. By comparison, during the same period, San Joaquin County’s population increased by approximately 25 percent and the state’s population increased by approximately 15 percent. This population surge increased development pressures on the city’s sewer capacity and other public services and facilities.

Following adoption of the General Plan in 2003, the City amended the Growth Management Ordinance to be consistent with General Plan policies. Through the Growth Management Ordinance the City regulates the number of housing units approved each year according to a growth management system that reflects the availability of infrastructure, the City's ability to provide public services, housing needs, and employment growth. To ensure that development is consistent with the City's General Plan goals and policies, the City critiques and rates development proposals through a "point rating system" to ensure that those projects which best further the goals and policies of the General Plan may use the available sewage treatment capacity (i.e., are awarded sewer allocations). The City distributes sewer allocations within the 3.9 percent growth cap for each year. Development projects with the highest number of points receive first priority for project allocations. Applicants for project allocations must submit an application for point rating by the second Friday of each March, to be considered for project allocations for that respective calendar year. If there are remaining allocations, projects are considered during the second Friday in October.

There are a variety of criteria upon which projects are rated. For example, small projects (consisting of fewer than 24 units) receive 10 to 20 points based on the size of the project. Projects with affordable ownership housing components for low- and moderate-income units receive 25 to 50 points based on the affordability level and percentage of affordable units. Projects with affordable rental units for very low-income households receive 40 to 50 points based on the percentage of affordable units. Mixed-use projects receive 5 points. Points are only awarded to rental projects that provide very low-income housing, and not low- or extremely low-income units. Additionally, design components are factored into the point rating system. Depending on the features provided, such as covered front porches, enhanced streetscape lighting, and distinctive neighborhood entrances, projects can receive up to 30 points. Overall, the point rating system serves to further the goals and policies of the City's General Plan.

One significant change in the Growth Management Ordinance during the 2004 amendment was to install a preference for affordable housing in the residential permit allocation process. Any residential project that provides 75 percent of its units as affordable for low- and very low-income residents is exempt from the growth cap. In addition, applicants for project allocations for affordable housing projects can submit applications for point rating at any time in the year, and are not limited to the March date. Second units are also exempt from the growth cap.

Government Code Section 65589.7(c) states "A public agency or private entity that provides water or sewer services shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the public agency or private entity makes specific written findings…" The Code section goes on to list five possible conditions that are allowable for the denial, condition, or reduction in services available to a development, including documented water shortage emergencies, compliance orders that prohibits new water connections issued by the State Department of Health Services, and documented insufficient treatment or collection capacity.

The Growth Management Ordinance is inconsistent with State law since the current exemption for the affordable component of proposed projects only applies to projects that provide 75 percent or more lower-income housing. Program H-I-2 commits the City to reviewing the Growth Management and clarifying that all affordable units are exempt.

The Growth Management Ordinance has not acted as a constraint on the supply of housing in Manteca. The existing Housing Element is a comprehensive update of the 2004 Housing Element. The 7.5 year planning period ran from January 1, 2007 to June 30, 2014 and included the following Regional Housing Needs Allocation: 4,054 units, including 850 very low-, 633 low-, 808 moderate-, and 1,762 above moderate-income units. Between 2008 and 2014, the City of Manteca issued building permits for 2,308 units, including permits for 2,099 single-family detached units, 5 single-family attached units, and 204 multifamily units (see Table 44). While Manteca, like most jurisdictions, did not reach its affordability goals during the previous Housing Element planning period, the City did not exceeded its total unit goal of 4,054 units. The Growth Management Ordinance did not impede the City's progress in meeting the RHNA.

Table 44
Residential Building Permits Issued
Manteca
2008- 2014

Residential Unit Type	2008	2009	2010	2011	2012	2013	2014	Total
Single-Family Dwellings (Detached)	240	331	249	273	282	297	427	2,099
Single-Family Dwellings (Attached)	0	0	5	0	0	0	0	5
Multifamily Units	0	0	52	152	0	0	0	204
Total	**240**	**331**	**306**	**425**	**282**	**297**	**427**	**2,308**

Source: City of Manteca, Community Development Department, April 2015.

The Growth Management Ordinance will not constrain the production of housing during the current Housing Element planning period. Table 45 indicates that the Growth Management Ordinance, which limits population growth to 3.9 percent, would allow the population to increase by as much as 30,057 between 2014 and 2023. Full development of all dwellings in the Regional Housing Needs Allocation would result in a population increase of about 13,819 during approximately the same time frame (January 1, 2014 to December 31, 2023).[13] Therefore, the Growth Management Ordinance is not a constraint in meeting the housing needs for Manteca as established in the Regional Housing Needs Plan.

[13] Population increase of about 13,819 was derived by multiplying the 2014-2023 RHNA (4,401 units) by Manteca's average household size of 3.14 persons per household.

Table 45 Population Projection at 3.9 Percent Annual Growth Manteca 2008-2014	
Year	**Projected Population (Based on 3.9% increase)**
2014	72,880
2015	75,722
2016	78,675
2017	81,744
2018	84,932
2019	88,244
2020	91,686
2021	95,261
2022	98,977
2023	102,937
Total Potential Increase 2014-2023	**30,057**

Source: California Department of Finance; Mintier Harnish, April 2015.

The number of dwelling permits allocated under the Growth Management Ordinance is sufficient to meet the projected housing needs in the city as identified in the Regional Housing Needs Allocation. In addition, affordable housing units are exempt from the growth cap. The Growth Management Ordinance is not a constraint in meeting the projected housing needs for existing and future Manteca residents.

The Growth Management Ordinance does not significantly impact the cost and affordability of housing. Point rating applications are rated by the director within 30 days of receipt of the application. According to the City Code, sewer allocations last for 24 months of the date of the final award and expire if project applicants do not pull building permits within this time frame. Projects that apply for sewer allocations through the standard Growth Management Ordinance process pay $560 per application with each request. Currently (2015), affordable housing projects are exempt from the sewer allocation fees, and the City has added a program in the Housing Element to exempt all affordable units from the sewer allocation system and provide priority sewer capacity to affordable units.

The City's Revised Growth Management Ordinance includes a point rating system, which requires developers and their projects to compete with one another on an annual basis, with only the highest scoring projects being awarded allocations. During the housing development boom of the 2000s, there was a high demand for sewer allocations, which created uncertainty within the development community over their ability to complete multi-phase housing developments. This uncertainty prompted the developers to request development agreements, rather than participating in the Point Rating process. These development agreements have benefited the developers by establishing the certainty they desired, and benefited the City through the collection of additional fees, upgraded quality of public amenities, and by establishing an agreed-upon timing of the distribution of sewer allocations within the 3.9 percent growth limitation. The City charged a negotiated fee per unit to process development agreements in exchange for sewer allocations. While this was an added cost for developers, it created certainty that a project would receive sewer allocations and decreased the processing time. During the housing boom, when there was significant demand for sewer allocations, developers were willing to pay for development agreements in exchange for certainty and faster processing; however, the City is moving away from the use of development agreements. One constraint of the use of development agreements is that negotiations fell short in establishing affordable housing within the many market-rate developments approved over the past several years.

During the downturn in the residential housing market, the demand on the City's sewage capacity has been reduced and many of the planned projects have either postponed construction or forfeited their entitlements to sewer capacity. Towards the end of the last decade (2000-2010) the Manteca Wastewater Treatment Plant underwent expansions that increased capacity at the plant. The most recent expansion phase, Phase 3, easily provided for the sewage capacity of planned residential development for several years. Given this turn of events, future use of development agreements to secure sewage capacity will be unnecessary, reducing if not eliminating the potential impacts to housing supply, cost, and affordability. Currently (2015) developers have the option of requesting a development agreement as the City no longer rquires the use of development agreements. More recently (2015) projects have obtained sewer allocations through the standard application of the Growth Management system.

Community Development staff should work closely with the City Council in the future to ensure that sewer allocations, whether made within or outside of project development agreements, are made on the basis of the existing point rating system in the Growth Management Ordinance and provide exemptions for lower-income units.

3. Building Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The City of Manteca has adopted the 2013 California Building Code (CBC), based on the International Building Code. The minimum requirements of the CBC and other model codes may have added to the cost of housing over the years. However, governmental agencies at all levels as well as organizations representing building officials have decided that these requirements are necessary to achieve a minimum level of health and safety.

As with most jurisdictions, the City responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation by the Police Department after a complaint has been reported to the Building Department. If the complaint is found to be valid, the immediacy and severity of the problem is assessed.

The City's building codes are consistent with the codes applied in other jurisdictions throughout California and do not negatively impact the construction of affordable housing. There may be opportunities to increase efficiency and effectiveness of code enforcement process by limiting code enforcement duties to the building department, hiring additional Code Enforcement Officers, and/or by strenghtnening the coordination among the City divisions in charge of enforcement.

4. Processing and Permit Procedures

Similar to other jurisdictions, the City has several procedures it requires developers to follow for processing development entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 (*et seq.*)), housing proposed in the city is subject to one or more of the following review processes: environmental review, zoning, subdivision review, and building permit approval. However many of the City's review procedures are handled at the staff level.

Table 46 shows permitted and conditionally permitted residential uses by zoning district in Manteca. The need for a Minor Use Permit on single-family homes in the R-2 and R-3 zone serve to reserve land in these zones for the higher-intensity residential uses for which they are intended rather that allow under-utilization by lower-density residential uses.

For conditional use permits the decision-making authority may approve or conditionally approve an application for a use permit. Conditional Use Permits shall be granted only when the decision-making authority (Planning Commission) determines that the proposed use or activity complies with the following findings (17.10.130):

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.
3. The proposed use is consistent with the purpose of the applicable district or districts.
4. The proposed use meets the minimum requirements applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City and State.

For the approval of nonconforming uses, a conditional use permit shall be granted only when the designated Approving Authority determines that the proposed use or activity complies with the items listed above, plus the following:

5. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
6. The modified or expanded nonconforming structure or uses would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
7. The modified or expanded nonconforming structure or use would be consistent with the General Plan.

Additionally whenever authorized by ordinance, the Approving Authority may issue a Minor Use Permit when they find the following (17.10.070):

1. The proposed use is consistent with the General Plan, any applicable Specific Plan.
2. The proposed use is consistent with the purpose of the applicable district or districts.
3. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and resident in the vicinity.
4. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan, or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.

Table 46
Permitted and Conditionally Permitted Uses
Manteca
2015

Residential Use Type	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	M1	M2	OS	P	PQP
Adult Day Care Home	-	A	A	A	A	M	-	C	C	C	-	-	-	-
Caretaker Housing	A	A	A	A	A	C	-	-	-	C	C	-	-	C
Dwelling, Multi-Family	-	-	-	A	A	A	-	-	-	-	-	-	-	-
Dwelling, Second Unit[1]	A	A	A	A	A	-	-	-	-	-	-	-	-	-
Dwelling, Single-Family	A	A	A	M	M	-	-	-	-	-	-	-	-	-
Dwelling, Two-Family	-	-	-	A	A	-	-	-	-	-	-	-	-	-
Dwelling, Three- and Four-Family	-	-	-	A	A	A	-	-	-	-	-	-	-	-
Emergency Shelter[2]	-	-	-	-	-	-	-	C	A	C	-	-	-	-
Employee Housing, Large	A	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing, Small	A	A	A	A	A	A	-	-	-	-	-	-	-	-
Group Residential	-	-	-	A	A	A	-	-	-	-	-	-	-	-
Live-Work Facility	-	-	-	-	-	M	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Residential Care Facility	-	-	-	C	C	C	-	-	-	-	-	-	-	-
Residential Care Home (6 or fewer persons)	A	A	A	A	A	A	-	-	-	-	-	-	-	-
Single-Room Occupancy (SRO) Facility	-	-	-	-	C	-	-	-	-	-	-	-	-	-
Supportive Housing	A	A	A	A	A	A	-	-	A	-	-	-	-	-
Transitional Housing	A	A	A	A	A	A	-	-	A	C	-	-	-	-

Notes: A = Allowed use; C = Conditional; M = Minor Use Permit; "-" = Not permitted
[1] Additional regulations for Second Dwelling Units found in Municipal Code Chapter 17.82.
[2] Additional regulations for Emergency Shelters are found in Municipal Code Chapter 17.76.
Source: City of Manteca Zoning Code, Chapter 17.20 Establishment of Zoning Districts and Land Use Classification System.

The City uses a Planned Development (PD) overlay district to establish a process for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with the natural features and other environmental consideration. The PD overlay is required in conjunction with any rezone request for a PD overlay zone designation. To qualify for rezoning, projects must include developed or underdeveloped property with one or more contiguous parcels totaling a minimum of two acres in size. Projects of less than two acres may be considered when determined that the development area is underutilized or problematic (e.g., infill, reuse, redevelopment) and that the surrounding area will be better served by the project. Planned development projects are reviewed and acted on by the City Council and a public hearing is required.

As described previously, the City requires all residential projects to apply for a point rating for sewer allocations, which is intended to rank projects based on sound planning and development principles. In recent years the City Council has not enforced the point rating system and instead negotiated project requirements through development agreements. The development agreements benefit developers by reassuring them that their entire project has sewer allocations and benefit the city by creating high quality developments.

Project review and approval processes are comparable to most small municipalities and do not create additional costs for most housing development. The City Community Development Department and Public Works Department provide the primary review of development applications. The entitlement process for residential development is relatively direct and involves only subdivision design and improvement plan check. A Major Site Plan and Design Review entitlement is required for new multifamily and nonresidential uses and structures. Additionally, Major Site Plan and Design Review is required for changes in use or modifications to existing multifamily and nonresidential uses and structures that are not except from state environmental review requirements as outlined in the California Environmental Quality Act (CEQA). The Planning Commission is the Approving Authority of Major Site Plans and Design Reviews.

The Design Review does not apply to the allowed use and is limited to the design and layout of the project. In conducting Design Review, the Approving Authority is to make all of the following findings to approve or conditionally approve a Site Plan and Design Review application:

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City;

2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;

3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan; and

4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

The Approving Authority may modify plans, in whole or in part, apply conditions of approval, or require guarantees to ensure compliance with the Design Review requirements to prevent adverse or detrimental impact to the surrounding neighborhood. Specifically, the Approving Authority may require that the plans address issues related to ingress, egress, internal traffic, circulation, lighting, signage, landscaping and screening, architectural design, and other factors to ensure that the project is compatible with the surrounding neighborhood if a potential conflict exists, or to otherwise comply with relevant design guidelines.

The time to process an application for residential development can vary significantly depending on the quality of the information submitted with the application, the complexity of the project and many other factors. Table 47 shows the typical processing times for different permitting procedures and Table 48 shows the typical procedures required for different types of residential projects and the total typical processing time for each project type.

Table 47 Timeline for Permit Procedures Manteca 2015		
Type of Approval or Permit	**Typical Processing Time**	**Approval Body***
Annexation	26 weeks	City Council
Growth Management Point Rating	4 weeks max	CD Director
Density Bonus	18 weeks	City Council
Specific Plan	52 weeks	City Council
Subdivision Map	12-16 weeks	City Council
Rezone	26 weeks	City Council
Zoning Conformance	1 week	CD Director
Similar Use Determination	1 week	CD Director
Reasonable Accommodations	4 to 6 weeks	CD Director
Site Plan and Design Review (Minor)	8-12 weeks	CD Director
Site Plan and Design Review (Major)	12 to 16 weeks	Planning Commission
Minor Use Permit	4 to 6 weeks	CD Director
Conditional Use Permit (major use permit)	16 weeks	Planning Commission
Temporary Use Permit	1 week	CD Director
Master Sign Program	4 to 6 weeks	CD Director
Minor Zone Modification	4 to 6 weeks	CD Director or Planning Commission[1]
Minor Plan Modification	8 to 12 weeks	CD Director or Planning Commission[1]
Variance	6 to 8 weeks	Planning Commission
Planned Development	26 weeks	City Council
Development Agreement	26 weeks	City Council
Master Plan	52 weeks	City Council
Prezoning	24 weeks	City Council
Zoning Amendment (Text and Map)	8-10 weeks for text; 24 weeks for map	City Council
General Plan Amendment (Text and Map)	26 weeks	City Council

Source: City of Manteca Community Development Department, 2015.

Notes:
*Final Decision-Making Body
[1] Final decision-making body is the same as the original decision-making body for original plan proposed for modification.

Table 48
Typical Processing Procedures by Project Type
Manteca
2009

	Single Family Unit	Single Family Unit (Master Plan)	Subdivision**	Multifamily**
	Building Permit Plan Check	Building Permit	Tentative Map	Site Plan & Design Review
			Growth Management*	Growth Management*
			Initial Study/Mitigated Neg Dec	Categorical Exemption
			Final Map	Initial Study/Mitigated Neg Dec
			Development Agreement (Optional)	Development Agreement (Optional)
Est. Total Processing Time	20-days, 10-days per resubmittal	10 days	6-months	8 to 10 weeks w/categorical exemption. 10 to 12 weeks w/MND

Source: City of Manteca Community Development Department, 2009.
*Growth Management Allocation Applications are accepted twice a year in March and October.
** Program H-I-4 will exempt infill development from Growth Management process.

Combined, these processes can easily add up to several months. In order to avoid project delays, Planning Division staff works with developers throughout the process, presenting options such as reducing plan check time by working with Building and Safety Division staff near the end of the entitlement process to ensure that plans meet code requirements when they are submitted.

Processing and permit procedures do not constitute a development constraint in Manteca.

5. Development Fees and Other Exactions

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Additional fees and/or time may be necessary for required environmental reviews, depending on the location and nature of a project. Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these typical fees are summarized in Table 49.

Building permit and planning fees are the method the City uses to defray the cost of the Planning and Building Departments. Obviously these fees impact the cost of constructing affordable housing. Basic planning and building fees for the City of Manteca are listed below. Building permit fees are based on the total valuation of the property. Because of this, the exact building and planning fee rate for a "typical" multifamily and single-family is difficult to define.

Since the density of development generally influences the amount of infrastructure needed to serve new development, many of the City's impact fees vary by land use. For example, the Government Building Facilities Fee for low- or very low-density residential development is higher than the fee for medium- or high-density residential. Since location also influences the amount of infrastructure investment needed, most of the infrastructure fees (e.g., water, sewer, storm drainage, transportation) also vary by location, size, or "zone."

Since the previous Housing Element Update, the City revised how the fees for water, storm drainage, and sewer are collected. The Public Facilities Improvement Plan (PFIP) Water Fees, for example, were originally charged on a per unit basis for residential users and on a net acreage basis for other commercial and industrial users. In 2013 the City changed it to base it on the size of meter installed, regardless of development type. Additionally the original PFIP broke the City into five financing zones, and charged per unit fees for residential users and per 1,000 square feet for non-residential users. The 2013 PFIP update consolidated some of the financing zones and changed the fee charge to a per unit fee for residential users, but non-residential users will be charged upon usage, which will be estimated based on each development's characteristics. The PFIP fees for storm drainage are based on the land use type and the zone in which the parcel is located. Storm drainage fees were not changed during the 2013 PFIP update; however, some of the zones, which are largely built out, have been consolidated to simplify accounting and administration.

Table 49
Planning Fees
Manteca
Effective March 18, 2014

Fee Type	Fee Amount
Annexation	
Annexation	$12,482
Prezone/Rezoning (0-5 acres) (per project)	$5,578
Prezone/Rezoning (6-20 acres) (per project)	$6,508
Prezone/Rezoning (21+ acres)	$9,368
Appeals	
Appeals (applicant or non-applicant)	$2,916
Building Plan Check	
Commercial, Multifamily, Mixed	$384
Commercial (TI-Occupancy)	$45
Residential (Addition-Minor)	$22
Single Family Dwelling (Tract-Plot Plan)	$11
Development Agreement	
Development Agreement	$6,858
Amendment (Administration)	$891
Amendment (PH)	$1,392
Annual Review	$843
Environmental Assessment	
EIR (City Administration and Consultant fees)	$17,109
Initial Study – Negative Declaration/MND	$3,150
General Plan	
General Plan Amendment (per project)	$7,116
Planned Development	
0-10 acres	$8,518
10.1-20 acres	$11,502

Table 49 Planning Fees Manteca Effective March 18, 2014	
Fee Type	**Fee Amount**
20.1+ acres	$13,287
Amendment (Major/Minor)	$5,580
Sewer Allocation	
Point Rating Application Residential	$560
Point Rating Application Non-Residential	$560
Site Plan Review	
Preliminary Site Plan Review	$1,518
Residential 2-4 units	$3,199
Residential 5-15 units	$5,102
Residential 16 or more units	$8,800
Commercial/Industrial – one acre or less	$5,824
Commercial/Industrial – 1.1-12 acres	$7,950
Commercial/Industrial – 12.1 acres or more	$14,202
Minor Plan Modification	$1,553
Specific Plans	
Specific Plan/Master Plan Amendment (Major)	$10,907
Specific Plan/Master Plan Amendment (Minor)	$2,413
Specific Plan/Master Plan Preparation, Processing, and Review	$27,502
Subdivisions	
Tentative Parcel Map	$4,160
Tentative Subdivision Map Review (5-50 lots) (per project)	$7,210
Tentative Subdivision Map Review (51-100 lots) (per project)	$13,065
Tentative Subdivision Map Review (101 lots or more) (per project)	$13,219
Tentative Map Extension	$2,022
Use Permits	
Major Use Permit	$4,455
Minor Use Permit	$2,261
Zoning	
Minor Zone Modification	$1,630
Variance	$4,306
Zoning Code Text Amendment	$5,354
Zoning Research Letter	$65

Source: City of Manteca, July 2015.

Table 50 summarizes the typical development fees in the city of Manteca, and provides ranges for fees that are based on zones. The fees for single-family residential development are those collected in low-density zones, and the fees for multifamily development are those collected in the high-density zones. The City does not currently (2009) offer fee waivers, reductions, or deferrals for affordable housing. As shown on Table 50, the development impact fees for a low-density single-family unit is a minimum of $35,727 per unit and a maximum of $39,372. The development impact fees for a 20-unit, high-density multifamily project is a minimum of $440,984 per project, or about $22,049 per unit, and a maximum of $488,886 per project, or about $25,445 per unit.

There are other impact fees for agriculture and open space that are charged by the gross acre. The San Joaquin Council of Governments collects the San Joaquin County Multi-Species Habitat and Open Space Conservation Plan (SJMSCP) fee to mitigate the loss of important habitat and open space, including paying for acquisition of preserve lands and associated transaction costs; paying for monitoring and restoration and/or enhancement of preserve lands; paying for endowment for long-term management of preserve lands; and paying for initial and ongoing administration of the SJMSCP. The fee applies when development converts farmland and other habitat to private urban use. Table 51 shows the 2015 Multi-Species Habitat Conservation and Open Space Plan fee schedule.

Table 50
Development Impact Fees[1]
Manteca
EFFECTIVE JANUARY 1, 2015

Fees	Single-Family Unit (Low Density) *Minimum*	Single-Family Unit (Low Density) *Maximum*	Multi-Family Project (High Density) *Minimum*	Multi-Family Project (High Density) *Maximum*
Building permit fee (Plan Check)[2] (per unit for single family; square footage for multifamily)	$167	$167	$9,899	$9,899
Building permit fee (Inspection)[2] (per unit for single family; square footage for multifamily)	$948	$948	$6,012	$6,012
Point Rating Application Fee and Sewer Allocation Fee[3]	$560	$560	$560	$560
Strong Motion Instrumentation Program Fee[4]	$22.32	$22.32	$117.76	$117.76
Park Acquisition and Improvement Fee (per unit)	$2,447	$2,447	$33,880	$33,880
CBSC Green Building Fund Fee[5]	$7	$7	$17	$17
Residential Construction Business License Tax (per unit)	$900	$900	$12,500	$12,500
Fees for New Connections to City Water (based on meter size)[6]	$4,196	$4,196	$22,119	$22,119
Well Water PFIP (Public Facilities Implementation Plan) Fees[6]	$3,251	$3,251	$17,332	$17,332
Sewer Connection Charges–Phase 3 (per unit)	$3,961	$3,961	$66,020	$66,020
Sewer PFIP Fee (per unit)	$292	$1,808	$4,280	$26,460
Storm Drainage PFIP Fee (per unit for single family; per net acre for multifamily)	$49	$923	$541	$10,003
Transportation PFIP Fee (per unit)	$1,468	$2,723	$16,520	$32,780
School Impact Fees[7] (per square foot of building)	$5,376	$5,376	$67,200	$67,200
San Joaquin County Facilities Fee (per unit)	$1,890	$1,890	$32,400	$32,400
San Joaquin County Regional Transportation Impact Fee (per unit)	$2,988.88	$2,988.88	$35,866.60	$35,866.60
Fire Facilities Fee[8]	$432	$432	$6,400	$6,400
Major Equipment Purchase Fee (per unit)	$350	$350	$7,000	$7,000
Government Building Facilities Fee (per unit)	$4,362.53	$4,362.53	$65,483.80	$65,483.80
Plan Retention Fee[9]	$55.75	$55.75	$795.55	$795.55
Water Quality Control Facility, Phase 3 Completion Charge (per unit)	$2,003	$2,003	$36,040	$36,040

Table 50 Development Impact Fees[1] Manteca EFFECTIVE JANUARY 1, 2015				
Fees	Single-Family Unit (Low Density) *Minimum*	Single-Family Unit (Low Density) *Maximum*	Multi-Family Project (High Density) *Minimum*	Multi-Family Project (High Density) *Maximum*
Total	**$35,727**	**$39,372**	**$440,984**	**$488,886**

Notes: [1]Single-family fees based on a low-density, 1,200 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet) in a 50-lot subdivision for a total of 1,600 square feet. Multi-family fees based on a single high-density 20,000 square foot 20-unit apartment building, 1,000 square feet per unit on a one-acre property.

Electrical, Plumbing, and Mechanical fees are included in the building permit fee and not charged separately.

[2]Fees are not based on the valuation of a structure, instead it is based upon the square footage of the structure. Based on Group C: IIB, IIIB, and VB Construction Types.

[3]Sewer allocation fees are only charged to projects that apply for sewer allocations through the standard Growth Management Ordinance process and do not have Development Agreements. The fee is collected per project regardless of the project's density.

[4] 0.00013 x building valuation for single family; 0.00028 x building valuation for multifamily. Single-family structure value: $171,719; Multifamily structure value: $420,577.

[5]Based on valuation: $1 for each $25,000 (*$25,001-$50,000: $2 | $50,001-$75,000: $3 |$75,001-$100,000: $4 | $100,001 and up: add $1 for each additional $25,000.* Single-family structure value: $171,719; Multifamily structure value: $420,577.

[6]Assumes a 2" meter connection for multifamily and a 5/8 x 3/4 meter connection for single family.

[7] Non-Mello Roos District Level II at $3.36 per sf bldg.

[8] $0.27 per sf. bldg. for single-family; $0.32 for multifamily

[9] 5% of Building Permit, including Plan Check and Inspection

Sources: City of Manteca; Manteca Unified School District; San Joaquin County, 2015.

Table 51 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Fees San Joaquin County Effective January 1, 2015	
Habitat Type	**Fee Per Acre**
Multi-Purpose Open Space	$7,281
Natural	$14,543
Agriculture	$14,543
Vernal Pool, uplands	$42,784
Vernal Pool, wetted	$85,631

Source: City of Manteca, April 2015.

In March 2013 the San Joaquin Partnership published the fourth publication of the Regional Development Fee Comparative Analysis based on Fee Schedules effective July 2012. According to the comparative analysis, development impact fees in Manteca are below average compared to other jurisdictions in the San Joaquin Valley, including all the incorporated and unincorporated areas of San Joaquin County, excluding the city of Escalon. The average total estimated development fee cost for the 21 jurisdictions included in the comparative analysis was $54,527, while the average total estimated development fee cost for all incorporated and unincorporated areas of San Joaquin County (excluding Escalon) was $44,235. Specifically Manteca's development fees were lower compared to the cities of Tracy, Stockton, and Ripon, but higher compared to the cities of Lathrop, Lodi, and the unincorporated county. There may be an opportunity for the City to offer reduced fees for affordable housing projects through development agreements.

6. On/Off Site Improvement Requirements

The City has residential development requirements for residential streets, sidewalks, solar access, landscaping, walls, street lighting, and parking. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. Most development standards are contained in the City's Municipal Code Title 17 Zoning, Article III Site Planning Standards.

While many of the City's development standards are similar to those in other jurisdictions, there may be some standards that exceed the level necessary to ensure adequate circulation and parking, drainage, environmental protection, and protection from visual nuisances. The City's standards are summarized below. The standards included in this summary are those with the greatest potential to affect housing costs.

Special Fence and Wall Requirements:

- Public Frontage Fencing of Nonresidential and Multifamily Projects: Where fencing is proposed along public frontages of nonresidential and multifamily projects, such fencing shall be open view unless otherwise required to be solid for noise attenuation. Open view fencing shall also be required when located adjacent to open space areas.
- Screening of Commercial or Industrial Uses Adjacent to Residential Zones: Commercial and industrial uses shall be screened from adjacent residential and agricultural zones by a masonry wall with a minimum height of seven feet to screen the commercial or industrial use. This requirement is not intended to preclude the development of pedestrian/bicycle access points between commercial and residential, or agricultural zones.

The City requires developers of subdivisions to construct solid masonry walls adjacent to certain roadway types and land uses. The City requires a six-foot wall on all rear and side property lines zoned for single-family residential uses in subdivisions that are adjacent to major collector or arterial roadways. When single-family residential uses are adjacent to property zoned for multi-family, commercial, or industrial uses, the City requires an eight-foot wall. A seven-foot wall is required on all property lines abutting a city park.

Design Requirements for Specific Types of Landscaping:

- Residential Landscape: For single-family and two-family residential Zoning Districts:
  - For lots of land on which a building permit was issued on or before 7/15/2015, at least 35 percent of the actual front yard shall be landscaped, and for lots of land on which a building permit was issued on or after 7/16/2015, at least 35 percent of the actual front yard shall be landscaped and no more than 25 percent of the actual front yard or street-side yard shall be turf.
- Project Entry Landscaping: Entries to multitenant projects, including both residential and nonresidential, shall be designed as a special statement reflective of the character and scale of the project to establish identify for tenants, visitors, and patrons. Flowering access plantings and specimen trees shall be used to reinforce the entry statement.
- Wireless Telecommunication Facilities: Landscaping shall be planted around the tower and related equipment to buffer abutting residential Zoning Districts or uses, and to buffer public trails.
- Buffering Between Uses: A landscape buffer shall be provided by nonresidential and multifamily uses adjacent to single-family uses. Buffer areas shall include a minimum 10-foot-wide planter strip and with shrubs on both deciduous and evergreen trees. Landscaping shall be used to separate buildings from parking and vehicle circulation areas were practical.

Residential Streets: Chapter 16.23 Land Division Improvements of the Manteca Municipal Code describes the requirements for improvements, improvement plans, agreements, security, construction, and inspection related to the division of land.

The City requires full-width street improvements including curb, gutter, matching paving, and parking lanes. Modified street widths for public streets are allowed in certain circumstances; however, the minimum curb-to-curb width may not be reduced beyond 28 feet (assuming parking on one side) or 36 feet (assuming parking on two sides). Modifications to the standards are allowed with a Planned Development (PD).

Sidewalks, Bicycle Paths, and Transit Facilities: Requirements for sidewalks, bicycle paths, and transit facilities are determined on a case-by-case basis and are not required of all projects. However, in the recent past, the City required an approved 300-unit apartment complex to construct a five-foot sidewalk and 12-foot wide Class I bicycle path along the property frontage. In addition, the City required that the developer install two bus turnouts to provide residents with access to public transit.

Parking: Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Most municipalities have adopted parking standards that exceed the actual parking needs of the population.

Manteca's off-street parking standards for residential uses are summarized in Table 52.

Table 52
Required Off-Street Parking Spaces
Manteca
2015

Residential Use	Parking Requirements
Single-family dwelling	2 covered spaces for each dwelling
Secondary Residential Units	1 space/secondary unit
Small-Lot Single-Family	1 covered space/dwelling
Townhome, Condominium, and Apartment	1 covered space/dwelling plus 1 other space/dwelling; Plus 0.25 spaces per unit for guest parking for projects with $\geq$ 7 units
Boardinghouses and Group Quarters (and SROs)	1 space/sleeping room or 1/100 square feet sleeping area
Residential Care Home	1 space/3 beds

Source: Manteca Municipal Code, Chapter 17 Zoning, Section 17.52.050 Number of Parking Spaces Required.

The City allows reductions in the required number of off-street spaces for uses, such as elderly housing or retirement homes, on a case-by-case basis where the developer can demonstrate that automobile use or ownership is significantly lower than for other types of dwellings. Through the density bonus ordinance, the City allows parking standard reductions to developers of affordable housing.

There may be opportunities to reduce existing development standards, including parking standards, to encourage the development of affordable housing. For example, the number of parking spaces required in apartments could be based on the number of bedrooms to reduce parking requirements for smaller units.

7. Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. Chapter 3.20 of Manteca's Municipal Code describes open space and park requirements. All housing units constructed in the city must pay a park acquisition and improvement fee to fund the development of neighborhood and community parks. As of April 2015 the fee is $2,447 per single-family unit and $1,694 per multifamily unit. In a planned unit development and mobile home park, developers can get credit against the fee requirements for private open space that is provided within the development for recreational use. To be credited as dedicated open space, the development must provide at least 250 square feet of usable area per dwelling unit.

Manteca follows Quimby Act requirements (Government Code Section 664477 et. Seq.) for park land dedications in new subdivisions. The City also requires new subdivisions to pay park acquisition and improvement fees to fund the development of neighborhood and community parks. Subdivisions of 20 acres or more have the option of dedicating land for park and recreation purposes in lieu of paying the fees. The dedicated open space must be at least three acres and the fair market value of the land must be at least equivalent to the fees that would otherwise be required. The City's land dedication requirements are based on the standard of five acres of park and recreational land per 1,000 persons, and are consistent with the Recreation Element of the City's General Plan.

The park dedication requirement, the park improvement fees, and the open space requirements do not represent excessive constraints on residential development. The City follows the Quimby Act for dedication of open space. These requirements do not impede the City's ability to meet its overall share of the region's housing needs.

8. Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. On January 1, 2005, Senate Bill (SB) 1818 revised California's density bonus statutes by reducing the number of affordable units that a developer must provide in order to receive a density bonus. The bill also increased the maximum density bonus to 35 percent. The new minimum affordability requirements are as follows:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

The law also established a sliding scale, which determines the additional density that a project can receive. A developer can receive the maximum density bonus of 35 percent when the project provides either 5 percent very low-income units, 10 percent low-income units, or 10 percent moderate-income units. In 2005 the California Legislature passed SB 435. This legislation served to clarify California's density bonus law by explaining that a project can only receive one density bonus.

Prior to SB 1818 and SB 435 jurisdictions were required to grant one incentive, such as financial assistance or development standard reductions, to developers of affordable housing. The new laws require that cities and counties grant more incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, the new laws provide density bonuses to projects that donate land for residential use. An applicant for a tentative subdivision map, parcel map, or residential development shall be entitled to a 15 percent increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development. For each 1 percent increase above the minimum 10 percent land donation, the density bonus shall be increased by 1 percent, up to a maximum of 35 percent. The Applicant shall be eligible for the increased density bonus if the following conditions are met:

- The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application;
- The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than 10 percent of the number of residential units of the proposed development; and,
- The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure.

SB 1818 also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The developer may request these parking standards even if they do not request the density bonus. The new parking standards are summarized in Table 53. These numbers are the total number of parking spaces including guest parking and handicapped parking.

Table 53 Statewide Parking Standards for Affordable Housing California 2007	
Number of Bedrooms	**Number of On-Site Parking Spaces**
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Sources: Goldfarb & Lipman, LLC., SB 1818 Q & A; Manteca Municipal Code Chapter 17.72.030, 2015.

Chapter 17.72 of Manteca's Municipal Code describes the City's density bonus and incentives. The City shall grant one density bonus, with concessions or incentives, when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus award. A housing development that satisfies the eligibility requirements shall be entitled to the following density bonus:

- A 20 percent increase above the otherwise maximum allowable residential density, plus a 1.5 percent supplemental increase over that base for every 1 percent increase in low-income units above 10 percent for developments providing 10 percent low-income units;
- A 20 percent increase above the otherwise maximum allowable residential density, plus a 2.5 percent supplemental increase over that base for every 1 percent increase in very low-income target units above 5 percent for developments providing 5 percent very low-income units;
- The project is eligible to receive a flat 20 percent density bonus of the number of senior units for senior citizen housing developments; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households, plus a 1 percent increase in moderate-income units above 10 percent.

The maximum density bonus allowed including supplemental increases is 35 percent.

Currently (2015) Chapter 17.72 is consistent with State law requirements related to density bonuses. It states that the City shall grant a density bonus and at least one other incentive (e.g., reduction in development standards, mixed-use zoning,). In addition to the previously mentioned density bonus, Manteca's code states that an applicant may request specific incentives or concessions in connection with its application for a density bonus if they meet the following:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development;
- Two incentives or concessions for projects that include at least 20 percent of the total units for lower-income households, at least 10 percent for very-low income households, or at least 20 percent for persons and families of moderate income in a common interest development; or,
- Three incentives or concessions for projects that include at least 30 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate income in a common interest development;

When an applicant meets one of the above requirements, the following incentives and concessions are available:

- A reduction in the site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to, a reduction in setback and square footage requirements and in ratio of vehicle parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reduction;
- Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding existing development in the area in which the housing development will be located;
- Other regulatory incentives or concessions proposed by the applicant or that the City determines that will result in identifiable, financially sufficient, and actual cost reductions; and,
- Priority processing of a housing development that provides income-restricted units.

While the City offers a density bonus to affordable housing developers consistent with State law, the City has not received much interest from developers.

9. State of California, Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Since the City of Manteca has not built housing itself, it has not needed Article 34 authorization. The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

10. Inclusionary Housing

Many local governments are adopting inclusionary zoning provisions also referred to as inclusionary housing, as a method of producing long-term affordable housing for lower-income residents. Inclusionary housing policies can be voluntary or mandatory. Mandatory inclusionary programs require developers to provide a certain percentage of the units in their residential developments as affordable (on-site or off-site). Voluntary inclusionary housing programs offer incentives to encourage developers to provide affordable units.

Inclusionary housing is a controversial issue, with strong critics and advocates. Inclusionary zoning opponents, generally developers and economists, argue that it imposes additional costs on new development that are often passed on to buyers through increased costs of market rate housing. Advocates of inclusionary housing, primarily affordable housing advocates, argue that the negative impacts that an inclusionary zoning ordinance might have on housing production can be mitigated through density bonuses or other incentives. Advocates argue that it is an effective means of producing affordable units that are geographically dispersed throughout residential neighborhoods and do not require direct public subsidies.

The City of Manteca does not currently (2015) have any inclusionary housing requirements. The cities of Ripon and Escalon are two cities in San Joaquin County that have inclusionary housing requirements. The City of Ripon adopted its inclusionary housing program in 2001. Chapter 16.194 (Below Market Rate Housing Program) of Ripon's Municipal Code requires 9 percent of units to be affordable (3 percent very low-, 3 percent low-, and 3 percent moderate-income units). Escalon adopted its inclusionary housing program in 2005. Escalon's Affordable Housing Chapter (Chapter 17.50 of the City's Municipal Code) requires that 10 to 15 percent of all new development be available for persons and households of low or moderate income.

11. Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Persons with disabilities have various housing needs related to accessibility. Housing Element law requires that, in addition to the needs analysis for persons with disabilities, the housing element must analyze potential governmental constraints to the development, maintenance, and improvement of housing for persons with disabilities. In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities.

The City ensures that new housing development complies with Title 24 requirements of the California Building Code, including accessibility requirements for persons with disabilities.

The City provides contacts list its website with information on who to contact regarding a specific issue. Persons requesting reasonable accommodation contact the Building Department. Special accommodations can be made for the City's housing programs by noting the need on the specific program application.

Additionally, the City's Municipal Code Chapter 17.10 Reasonable Accommodations section outlines the process for individuals with disabilities to make requests for reasonable accommodations, including relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the City. It is the policy of the City, pursuant to the Federal Fair Housing Act, to provide persons with disabilities reasonable accommodation that may be necessary to ensure equal access to housing.

The Municipal Code defines "Family" as follows:

> *One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.*

The definition of "Family" in the City's Municipal Code is consistent with State and Federal fair housing laws and does not discriminate against unrelated individuals.

B. Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Manteca can be broken into the following categories: availability of financing, development costs, environmental constraints, and community sentiment.

All resources needed to develop housing in Manteca are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Cost factors are the primary non-governmental constraints upon development of housing in Manteca. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

1. Availability of Financing

Financing has historically been available for credit-worthy projects, with interest rates determined largely by the monetary policy of the Federal Reserve Board. Beginning in the 1990s, rising housing values and a growing housing industry boosted investor and homebuyer portfolios and contributed to a sense of security that encouraged continued investment in the housing market. Alternative mortgage products increased the number of homebuyers, especially investors who purchased single-family homes as non-primary residences. Virtually every business or profession related to homes sales, construction, mortgages, and titles had increased business opportunities during this period.

The use of alternative or "creative" mortgage products, such as graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, "stated income" loans with no income verification, and zero down payment loans allowed consumers to purchase high-priced housing without the qualifications required by traditional loans, such as sufficient income level. The mortgage products increased homeownership rates, a goal of affordable housing advocates; however, they provided homeowners with unstable mortgages. Even during periods of higher interest rates, homeownership and home sales increased. Government programs for increasing homeownership rely on fixed interest rate mortgages below market rate, for principle or down-payment assistance loans.

Starting in 2006, home prices in the city of Manteca, and throughout California, began to level off and then decline for both new and existing homes. The subprime mortgage crisis precipitated when borrowers who purchased homes found that they owed more on their homes than their homes were worth. The mortgage market collapse also impacted borrowers with "jumbo" loans, relatively large loans that are not Federally-backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), Federally-chartered financial institutions that purchase the bulk of residential mortgages in the US. Resets of interest rates and mortgage payments in the subprime mortgage market resulted in huge waves of foreclosures.

During the Recession of the late 2000s Manteca and the other jurisdictions in San Joaquin County were some of the hardest hit areas in terms of foreclosures. Specifically between January 2007 and August 2008 there were more than 12,000 housing foreclosures in San Joaquin County, with Manteca being one of the hardest hit communities. Housing prices fell so dramatically that the housing market collapsed back to 2003 levels. However, tightening of loan underwriting practices did not permit low-income homebuyers to take advantage of lower house prices. As a direct result of the credit collapse, stricter mortgage industry standards now require larger down-payments when purchasing a home.

Although the market is slowly picking up, it is still not possible to forecast what will happen to interest rates during this Housing Element planning period. If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate that amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

In February 2012 the California Attorney General obtained a broad-ranging mortgage settlement that resulted in more than $20 billion from five major banks: Ally Financial, Bank of America, Citibank, JPMorgan Chase, and Wells Fargo. The settlement created new servicing standards, provided cash payments to many homeowners who were wrongly foreclosed upon; provided loan modification relief and short sale opportunities; and appointed a monitor to oversee the banks to make sure they complied with the settlement terms.

The U.S. Census American Community Survey (ACS) provides data at the city and county level regarding overpayment. According to the 2011-2013 ACS 43.5 percent of owner households in the county and 46.6 percent of owner households in Manteca overpay for housing. The high percentage of homeowners spending a disproportionate percentage of income on housing, combined with a large number of troubled subprime loans, suggests that homebuyers in San Joaquin County will continue to face challenges in affordable housing, and the assumption that homeownership is a more affordable option will continue to be challenged.

2. Development Costs

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in small developments and in areas where land is scarce.

The main determinant of land value is market demand and builders will pay a premium for residential land in a strong market when expected buyers are plentiful. Before the Recession raw residential land in the area was selling for well over $100,000 per acre with no site improvements. After the Recession, the value of land significantly declined as home building slowed and some national builders left the area. According to Zillow, an online real estate database, two lots recently sold within the city of Manteca. The first lot, sold in August 2014, sold for $71,875 per acre, while the second lot, sold in April 2013, sold for $60,811 per acre. The average between these two recently sold lots is $66,343 per acre.

Site Improvement Costs

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 include connections to existing utility systems, rough grading, construction of streets, installation of water and sewer lines, and construction of curbs, gutters, and sidewalks. According to local developers, Site improvement costs for an entry-level single-family tract home in Manteca (not infill) were estimated at approximately $46,000 per lot.

Construction Costs

Housing construction costs can act as a constraint to the affordability of new housing. However, the cost of construction varies with the type, size, location, and amenities of the development. “Entry-level” homes have far fewer amenities than other higher-priced custom homes. On average, a medium- to low-end 1,200 square foot production home with a 400 square foot attached garage (total 1,600 square feet) with no upgrades will cost roughly $80 per square foot to build, which equates to about $128,000 in construction costs. It is important to note that $80 per square foot represents only costs of construction and not entitlement costs, site improvement costs, impact fees, insurance, permits & utilities, plans & specs, and contractor mark-up fees. The increased use of prefabricated factory-built or manufactured housing, which is permitted in all residential districts throughout the city (consistent with California State law), may provide for lower-priced housing by reducing construction and labor costs.

Even with the housing market improving, builders are cautious to begin new construction projects because the market is over-built and still uncertain, and mortgage financing is difficult to obtain. The foreclosure crisis following the housing boom is the main factor causing an over-supply of housing and limits on financing. Perspective homebuyers can purchase a nearly new foreclosed home for less than it would cost a developer to build a new home. However more recently developers are slowly showing interest in building new homes in Manteca, although in a more cautious manner and pace.

Overall there is little that the City can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar in the city to those in other Central Valley areas, the cost of construction is not considered a major constraint to housing production.

Total Housing Development Costs

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. Subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

Land prices and profit are the two basic variables local development companies can alter when analyzing a potential development. Builders run models with all of their potential "hard costs" (i.e., land development costs, lot improvement costs, construction costs, regulatory costs, and administrative costs) in order to calculate how much the company can pay for the land given required rates of return for investors, and desired levels of profit for the development company. The "residual land value" plays a key role in defining whether home building will be profitable given potential buyer's incomes and hard costs of development.

As shown in Table 54, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet, plus a 400 square foot attached garage) is about $236,727, including site improvements, construction costs, fees and permits. This figure does not include land costs, developer profit, marketing or financing costs.

Table 54
Estimated Single-Family Housing Development Costs
Manteca
2008

Type of Cost	Amount
Land Costs[1]	$14,743
Site Improvement Costs	$46,000
Construction Cost	$128,000
Typical Development Impact Fees[2]	$35,727
Total Housing Development Costs	**$209,727 + land costs**

Source: Building-cost.net; Mintier Harnish; Developer source from the City of Manteca, 2015.

[1] Average of recently sold lots in Manteca: $66,343 per acre divided by 4.5 du/ac

[2] Includes typical development agreement fees.

The specifications for the hypothetical house used for this analysis were chosen to define it as an entry-level family home. As noted earlier in Table 23, recent (2014) sales prices for new single-family detached homes in Manteca averaged around $315,000. The average home price in 2014 is an increase from the 2013 average home price of $274,000. Total housing development costs (which do not include land costs) are a major constraint to housing production given that resale properties are being priced below the replacement cost of a new home.

V. EVALUATION

A. Review of Existing (2010) Housing Element

The following section reviews and evaluates the City's progress in implementing the 2010 Housing Element. It reviews the results and effectiveness of policies and programs for the previous Housing Element planning period.

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Goal H-1: To promote the development of affordable housing in the city of Manteca.				
Program H-I-1: Density Bonus				
The City shall update Chapter 17.43 of the Municipal Code (Density Bonuses) to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.	Community Development Department, City Council	FY 2009/2010	The City adopted its updated Zoning Ordinance in 2011. Chapter 17.72 (Density Bonus and Other Incentives) is compliant with State law.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-2: Fee Waivers for Affordable Housing				
In special circumstances the City may waive City development fees or provide other incentives for housing projects affordable to extremely low-, very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or provides other financial incentives, the City and developer shall enter into a development agreement defining the incentive and the obligation of the developer to provide housing affordable to low-, very low-, or extremely low-income households. The agreement shall provide for maintaining the affordability of the benefiting dwellings over time. The criteria for granting a fee waiver shall include, but is not limited to, availability of other funding contributions from charitable or non-profit organizations, the household size, special needs considerations (e.g., large households, elderly persons with disabilities), and the level of income for the prospective tenants or owners of the unit. Priority will be given to housing development that is co-sponsored with, or otherwise receives matching funding from another agency (State or Federal) or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.	City Council, Redevelopment Agency	Ongoing as opportunities are available	The City will continue to provide incentives such as fee waivers to affordable housing projects.	Continue, but remove references to the Redevelopment Agency

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-3: Growth Management Ordinance Point Rating System				
The City shall modify the point rating system of the sewer allocation system (i.e., Growth Management Program) to award points to affordable rental projects for not only very low-income households, but also low- and extremely low-income households.	Community Development Department, City Council	FY 2009/2010	The City aimed to modify its point rating system prior to GMO application submittals in March 2012; however, due to surplus sewer allocations and low demand there wasn't a need to amend the ordinance.	Continue.
Program H-I-4: Growth Management Program				
The City shall retain the Growth Management Ordinance annual residential growth cap of 3.9 percent of existing housing stock, but modify the GMO to allow infill development at the density of the underlying zoning, and to provide exclusions for infill development (a concept approved by the City Council in 2000) and affordable housing from the 3.9 percent cap. In order to be consistent with Government Code Section 65589.7(c), the City shall also adopt procedures in its Growth Management Ordinance to exempt affordable (i.e., lower-income) units from the sewer allocation process and associated fees. The point rating system shall be modified to represent current development goals. Additionally, the City shall annually monitor the progress of the growth management ordinance and, if necessary, modify the implementation of the rating system.	City Council	FY 2009/2010	The City aimed to modify its GMO to allow infill development at maximum zoning density and exempt affordable housing from point rating system and fees before GMO application submittals in March 2012; however, due to surplus sewer allocations and low demand there wasn't a need to amend the ordinance.	Modify and combine with Program H-I-3, above.

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-5: Pursue State and Federal Funding				
The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Manteca's housing needs. The RDA staff shall annually prepare a summary of funding programs available to the RDA and provide the RDA Board of Directors with a recommendation for application for funding opportunities. The RDA Board shall direct the staff to apply for such grants, loans and other funding opportunities that may be applicable in the City.	Redevelopment Agency, Community Development Department	Annually	Redevelopment Agencies were officially dissolved on February 1, 2012. The City continues to pursue HOME and CDBG funding.	Continue, but remove references to the Redevelopment Agency
Program H-I-6: First-Time Homebuyer Assistance Program				
The City shall continue to support and fund its First- Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents.	Redevelopment Agency	Ongoing	Before dissolution in February 2012, the Redevelopment Agency funded three first-time homebuyers assistance loans for moderate-income residents. The City forwarded twelve low-income household applications the Neighborhood Preservation Division in San Joaquin County, who administer the low-income program. The low-income program is funded with HOME funds.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-7: Land Assembly				
The City shall continue to use its powers and revenues to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs. As the opportunity becomes available, the City shall consider assembly of land that is in foreclosure as a potential site for affordable housing. When assembling land, the City shall give preference to sites located close to amenities such as transit, schools, parks, grocery stores, and other services.	Redevelopment Agency	Ongoing, as the opportunity arises	Redevelopment Agencies were officially dissolved on February 1, 2012. No land was available for purchase before that time.	Continue, but replace Redevelopment Agency with City Council and Community Development Department.
Goal H-2: To promote mixed-use, infill, and downtown development in the city of Manteca.				
Program H-I-8: Zoning Ordinance Amendments				
The City shall make the following amendments to the Zoning Ordinance and Zoning Map to encourage infill and higher-density development in the downtown: • Add a Commercial Mixed Use Zone (CMU) that permits multi-family residential uses "by right" as a part of a mixed-use development. • Infill parcels will be allowed to develop entirely with multi-family residential uses.	City Council, City Manager, Community Development Department, Redevelopment Agency	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010	The City adopted its updated Zoning Ordinance in 2011 and included a new mixed-use zone. The City allows stand alone multifamily in this mixed-use zone.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-9: Infill Site Assembly				
The City shall keep the Housing Element inventory of small infill parcels that would be well-suited for residential and mixed-use development up to date and assist developers in the consolidation and assembly of the identified parcels. The City shall provide additional incentives for residential and mixed-use development of these infill parcels, possibly including fee waivers for lot consolidation of infill parcels, modified development standards (e.g., setbacks, height, FAR), and reduced parking requirements.	Redevelopment Agency	Update the inventory annually and provide ongoing developer assistance	Redevelopment Agencies were officially dissolved on February 1, 2012.	Continue, but replace Redevelopment Agency with City Council and Community Development Department.
Program H-I-10: Second Units				
The City shall promote the development of second unit dwellings by posting information on the City's website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, "how to" manuals, and/or benefits of second unit dwellings to property owners and the community.	Community Development Department	FY 2010/2011	The City updated Chapter 17.82 of the Municipal Code (Second Dwelling Units) to reflect state law regulations in 2011. Due to limited staff resources the City has not been able to provide online information.	Continue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Goal H-3: To provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.				
Program H-I-11: Zoning Ordinance Amendments				
The City shall make the following amendments to the Zoning Ordinance and Zoning Map to ensure compliance with State law and establish consistency between the General Plan and Zoning Ordinance: • Rezone all parcels that have zoning classifications that are inconsistent with their General Plan land use designations. • Modify the minimum lot area per unit in the R- 3 and R-4 zones to allow development to achieve the maximum allowed densities of the underlying General Plan land use designations. • Increase the maximum allowed height in all residential zones and eliminate height restrictions in all commercial districts to allow for greater density and more efficient use of land. • Modify setbacks and building site coverages to ensure that development can achieve the maximum densities identified in the General Plan.	City Council, City Manager, Community Development Department, Redevelopment Agency	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010	The City adopted its updated Zoning Ordinance in 2011.	Discontinue
Program H-I-12: Vacant and Underutilized Residential Parcel Inventory				
The City shall continue to maintain and make available to the public an inventory of vacant and underutilized residentially-zoned parcels. The City shall make the system user-friendly and aim to update the list on a monthly basis. The system shall be used to facilitate the assembly of infill parcels (see Implementation Programs H-I-9 and H-I-20).	Community Development Department	FY 2009/2010	The City continues to maintain its underutilized residentially-zoned vacant land inventory.	Continue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-13: Approved Project Inventory				
The City shall continue to maintain and make available to the public a list of approved residential projects (i.e., Residential Activity Report) and a list of the housing built by type and affordability categories. The City shall make the system user-friendly and aim to update the lists on a monthly basis.	Community Development Department	FY 2009/2010	The City continues to maintain its residential vacant lot inventory.	Continue
Program H-I-14: Annexation				
While the City currently (2009) has an adequate supply of residentially-zoned land, the City shall periodically review the supply of land zoned for residential use and shall initiate an annexation program when the available supply of land is less than 120 percent of the projected five-year housing need.	City Council, Community Development Department	FY 2010/2011	The supply of residentially zoned land was sufficient for the January 2010 to December 2010 reporting period. The City will continue to review and update its residentially-zoned land supply.	Continue
Program H-I-15: Permit Process and Development Fee Schedule				
The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when revising the City's permit processing and development fee structure.	Public Works Department, Community Development Department, and Finance Department	FY 2010/2011	The City evaluated and updated its permit and development fee structure in July 2010, which resulted in significant reductions in cost of new housing. The City will continue to evaluate its fee structure.	Continue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-16: Parking Requirements				
The City shall evaluate parking needs to determine whether or not current parking standards contained in the Municipal Code are appropriate for different housing types (e.g., multi-family housing, senior housing, and affordable housing). If necessary, the City shall amend current parking standards to ensure that they are appropriate and do not unreasonably hinder the ability of a residential developer to achieve the maximum allowable density for a site.	Community Development Department, City Council	FY 2010/2011	The City adopted its updated Zoning Ordinance in 2011. As part of the update, the City evaluated appropriate parking requirements for residential development.	Discontinue
Goal H-4: To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.				
Program H-I-17: Housing Rehabilitation Matching Grant Program				
The Redevelopment Agency shall continue to administer the Housing Rehabilitation Matching Grant Program.	Redevelopment Agency	Ongoing	Redevelopment Agencies were officially dissolved on February 1, 2012.	Discontinue
Program H-I-18: CDBG Funds for Affordable Housing Preservation				
The City shall continue to participate in the San Joaquin County Community Development Block Grant (CDBG) program and annually seek CDBG funding for City projects and programs that support the preservation and maintenance of affordable housing. In the alternative the City may apply for direct allocation funds under the State CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.	City Council, Redevelopment Agency	Annually	The City continues to partner with the County for CDBG funding.	Continue, but modify to remove reference to the Redevelopment Agency

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Goal H-5: To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.				
Program H-I-19: Homebuyer Education Program				
The City shall partner with local developers and banks to establish a Homebuyer Education Program. The program shall include workshops and/or the distribution of information regarding readiness to purchase a home, money management, understanding credit, obtaining a loan, shopping for a home, home maintenance, financial management, and foreclosure prevention. While the program will be open to the general public, the City shall mandate that anyone purchasing a home with city- based financial assistance attend the Homebuyer Education Program. The City shall promote the program on the City website, through brochures available at the City offices, and/or in local newspaper advertisements, as well as through partnerships with local realtors.	Redevelopment Agency	Ongoing	Redevelopment Agencies were officially dissolved on February 1, 2012.	Discontinue
Program H-I-20: Promoting Foreclosure Prevention Resources				
The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Visionary Home Builders of California, California Rural Legal Assistance, ByDesign Financial Solutions).	Community Development Department	FY 2009/2010	The City has not made any progress in implementation of this program. Number of foreclosures have gone down drastically, therefore, this program is no longer needed.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-21: Nuisance Abatement in Impacted Neighborhoods				
To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures. The City shall strive to effectively follow up on code violations to ensure that problems are addressed. The City shall create a nuisance abatement fund for the maintenance of abandoned properties and consider recouping costs by charging property owners and/or placing liens on the properties.	Building Department, Finance Department, Redevelopment Agency	Ongoing	The Redevelopment Agency hired a Code Enforcement Officer to monitor the affected areas in the city. Redevelopment Agencies were officially dissolved in 2012.	Continue, but modify to remove references to Redevelopment Agency and to foreclosures.
Program H-I-22: Foreclosure Acquisition				
The City shall continue to work with qualified non- profit partners to acquire foreclosed properties, rehabilitate properties, if necessary, and redevelop properties as affordable housing for renters or first-time homebuyers. The City may use other housing programs, such as the first-time homebuyer downpayment assistance program, in conjunction. In some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy.	Redevelopment Agency, Community Development Department	Ongoing	Before dissolution in 2012, the Redevelopment Agency partnered with a nonprofit developer to acquire foreclosed properties. Five homes in the city of Manteca were purchased with Neighborhood Stabilization Funds and were sold to moderate- and low-income families.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Goal H-6: To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons lacking permanent shelter, and residents with extremely low incomes.				
Program H-I-23: Senior Housing Rehabilitation Program				
The Redevelopment Agency shall continue to support and fund the Senior Housing Rehabilitation Program, designed to assist eligible seniors who have minor home repair needs.	Redevelopment Agency	Ongoing	The Redevelopment Agency provided funding for 24 Senior Housing Rehabilitation loans/grants during FY 2010/2011. The Redevelopment Agencies were officially dissolved in 2012.	Discontinue
Program H-I-24: Emergency Shelter Zoning				
The City shall update the Zoning Ordinance to define emergency shelters and ensure that emergency shelters are allowed "by right" in the General Commercial (CG) zone. As a part of these Zoning Code revisions, the City shall ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element planning period. In addition, the City shall adopt permit processing, development, and management standards for emergency shelters that are consistent with State law and that encourage and facilitate the development of emergency shelters.	Community Development Department, City Council	Within one year of adoption of Housing Element	The City updated its Zoning Code to comply with State law in 2015.	Discontinue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-25: Transitional and Supportive Housing				
The City shall ensure that transitional and supportive housing are accommodated in Manteca with minimal regulatory barriers. The City shall amend the Zoning Ordinance to ensure that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.	City Council, Community Development Department	The City will begin updating the Zoning Ordinance in 2009 and expects to complete the update in 2010	The City updated its Zoning Code to comply with State law in 2015.	Discontinue
Program H-I-26: Single Room Occupancy Units				
The City shall update the Zoning Ordinance to explicitly define single room occupancy (SRO) units as a residential use that is allowed "by right" in the R-4 zoning districts and all Commercial zones.	Community Development Department, City Council	Within one year of adoption of Housing Element	The City adopted its updated Zoning Ordinance in 2011. SRO units are only allowed with a Conditional Use Permit in R-3 zoning districts.	Discontinue
Program H-I-27: Support for Homeless Shelters and Transitional Housing				
The City shall pursue State and Federal funds to support existing emergency shelters and transitional housing with maintenance and operation costs.	Community Development Department, Redevelopment Agency	FY 2009/2010, Ongoing	The Redevelopment Agency funded the rehabilitation of HOPE Family Shelter. Redevelopment Agencies were officially dissolved on February 1, 2012.	Continue, but remove references to the Redevelopment Agency.

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-28: Reasonable Accommodation				
The City shall amend its Zoning Ordinance to provide individuals, family members, caregivers, and/or anyone acting on behalf of a person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	Community Development Department, City Council	FY 2009/2010	The City adopted its updated Zoning Ordinance in 2011, which includes a new chapter on reasonable accommodation.	Discontinue
Program H-I-29: Publicizing Reasonable Accommodation				
The City shall create a public information brochure on reasonable accommodation for persons with disabilities and provide that information on the City's website.	Community Development Department	FY 2009/2010	The City adopted its updated Zoning Ordinance in 2011. Due to limited staff resources the City has not been able to provide online information.	Continue
Program H-I-30: Zoning for Group Homes				
The City shall modify the Zoning Ordinance to allow any community care facility or group home of six or fewer residents, including seniors, "by right" in any residential zone.	Community Development Department	FY 2009/2010	The City adopted its updated Zoning Ordinance in 2011.	Discontinue
Goal H-7: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.				
Program H-I-31: Fair Housing Information				
The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the San Joaquin Fair Housing Association.	Redevelopment Agency	Ongoing	Redevelopment Agencies were officially dissolved on February 1, 2012. Due to limited staff resources, information was not distrubuted.	Continue, but change Redevelopment Agency to Community Development Department.

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Program H-I-32: San Joaquin Fair Housing Program				
The City shall coordinate with the San Joaquin Fair Housing Association for administration of a fair housing program. The City shall annually review the activities of the San Joaquin Fair Housing Association to ensure that it is meeting the City's fair housing objectives and to evaluate its cost effectiveness. The City may establish and administer its own fair housing program. The City shall provide information provided by the San Joaquin Fair Housing Association (including brochures, flyers, posters, and similar publications) in public locations throughout the city, including the Community Development Department Office, Administration Office, libraries, and the senior center. In addition, the Community Development Department shall have such information available on the City website and distribute it to churches, developers, non- profit agencies, and others who request it. Information shall be provided in languages other than English where appropriate.	City Council, City Manager	Annually	The City continues to coordinate with the County in evaluating and developing its fair housing programs.	Continue

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Discontinue
Goal H-8: To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.				
Program H-I-33: Energy Efficiency Opportunities				
The City shall continue to post and distribute information on currently available weatherization programs. The City shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.	Building Department	FY 2009/2010	The City distributes information on weatherization programs and energy conservation. The City will continue its efforts to provide information to the public.	Continue
Goal H-9: To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.				
Program H-I-34: Housing Element Implementation Reporting				
The City shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD.	Community Development Department, Redevelopment Agency	FY 2009/2010, Ongoing	The City prepared an Annual Progress Report for 2010 and continues its efforts to submit annual reports to HCD.	Continue
Program H-I-35: Residential Permit and Project Tracking System				
The City shall improve its permit and project tracking system by using updated record-keeping methods.	Community Development Department, Building Department	FY 2009/2010	The City purchased and updated its enterprise software system in FY 2011/2012.	Discontinue

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Persons Consulted

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Mark Meissner, Planning Manager, Community Development Department, City of Manteca, California.

APPENDICES

Appendix A: Residential Land Inventory

Table A-1
Vacant Residential Sites Inventory
Manteca
2015

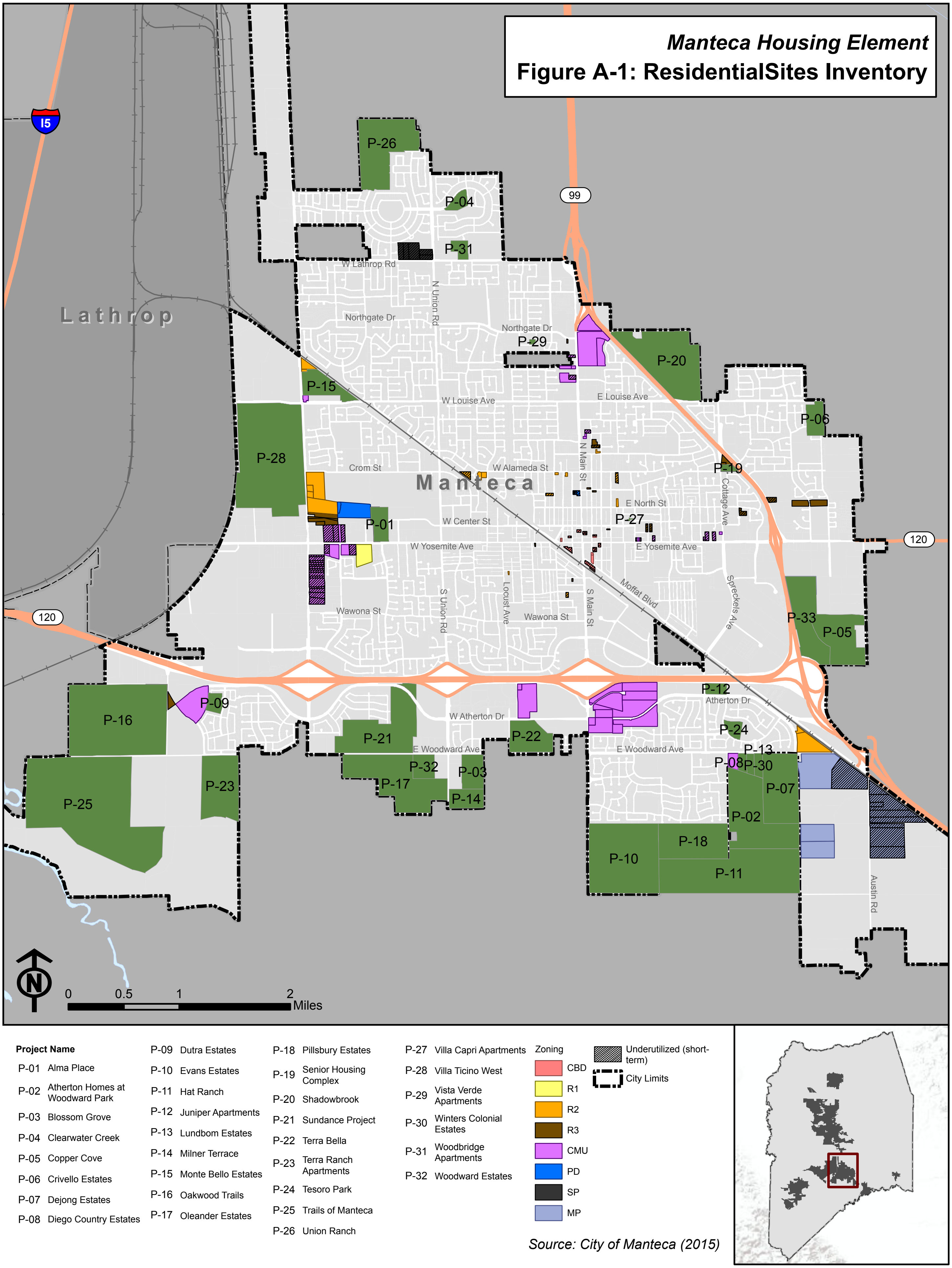
							Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			
APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	GIS Acres	Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	Notes
High-Density Residential													
200-140-02	High Density Residential	HDR	R3	15.1	25	3.43	86			69			
200-140-18	High Density Residential	HDR	R3	15.1	25	0.97	24			19			
208-210-18	High Density Residential	HDR	R3	15.1	25	3.17	79			63			
224-050-15 (portion)	High Density Residential	HDR	MP	15.1	25	25.40	635			508			Austin Road Master Plan
226-140-05	High Density Residential	HDR	MP	15.1	25	18.48	462			370			Austin Road Master Plan
228-020-40 (portion)	High Density Residential	HDR	MP	15.1	25	17.42	436			348			Yosemite Square Master Plan
208-210-19	High Density Residential	HDR	R3	15.1	25	3.25	81			65			
208-220-06	High Density Residential	HDR	R3	15.1	25	1.99	50			40			
241-320-47	High Density Residential	HDR	R3	15.1	25	2.13	53			43			
Subtotal						*76.24*	*1,906*			*1,525*			
Medium-Density Residential													
200-130-02	Medium Density Residential	MDR	R2	8.1	15	1.32			20			16	
224-050-15 (portion)	Medium Density Residential	MDR	MP	8.1	15	39.03			585			468	Austin Road Master Plan
226-140-05	Medium Density Residential	MDR	MP	8.1	15	18.13			272			218	Austin Road Master Plan
200-140-29	Medium Density Residential	MDR	PUD	8.1	15	14.78			222			177	
200-140-30	Medium Density Residential	MDR	PUD	8.1	15	1.08			16			13	
217-590-03	Medium Density Residential	MDR	R2	8.1	15	0.89			13			11	
217-590-21	Medium Density Residential	MDR	R2	8.1	15	0.98			15			12	
223-120-17	High Density Residential	HDR	R3	15.1	25	0.52			13			10	Inventoried as moderate-income based on parcel size
223-141-26	High Density Residential	HDR	R3	15.1	25	0.85			21			17	Adjacent to underutilized parcel APN 223-14-014; inventoried as moderate-income based on parcel size
Subtotal						*77.58*			*1,177*			*942*	
Commercial Mixed-Use													
200-140-36	Commercial Mixed Use	CMU	CMU	15.1	25	1.37	34			17			Yosemite Ave (inventoried 50% capacity); vacant site; could be merged with APN 20014020; near Kaiser Medical center
202-220-28	Commercial Mixed Use	CMU	CMU	15.1	25	1.04	26			7			
204-100-24	Commercial Mixed Use	CMU	CMU	15.1	25	2.86	25			18			
216-340-14	Commercial Mixed Use	CMU	CMU	15.1	25	1.06	27			13			Main St (inventoried 50% capacity)
216-340-60	Commercial Mixed Use	CMU	CMU	15.1	25	3.54	89			0			Main St (inventoried 0% capacity); likely to develop as commercial; vacant parcel could be merged with APN 21634059; Main Street

Table A-1
Vacant Residential Sites Inventory
Manteca
2015

APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	GIS Acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
218-090-06	Commercial Mixed Use	CMU	CMU	15.1	25	6.99	175			87			Main St (inventoried 50% capacity); vacant parcel could be merged with APN 218-10-001 and -002; near SR99 on ramp; mobile home park across highway, SF neighborhood to south
218-100-01	Commercial Mixed Use	CMU	CMU	15.1	25	23.73	593			297			Main St (inventoried 50% capacity); vacant parcel could be merged with APN 218-09-006 and 218-10-002; near SR99 on ramp; mobile home park across highway, SF neighborhood to east
218-100-02	Commercial Mixed Use	CMU	CMU	15.1	25	6.38	160			80			Main St (inventoried 50% capacity); vacant parcel could be merged with APN 218-09-006 and 218-10-001; near SR99 on ramp; mobile home park across highway, borders SF neighborhood to east
221-020-05	Commercial Mixed Use	CMU	CMU	15.1	25	0.72	6			5			
222-020-20, 222-020-21 (2 parcels)	Commercial Mixed Use	CMU	CMU	15.1	25	4.39	110			55			Yosemite Ave (inventoried 50% capacity); two vacant parcels; could be merged with APN 222-02-019 (underutilized)
222-050-01	Commercial Mixed Use	CMU	CMU	15.1	25	2.77	69			35			Yosemite Ave (inventoried 50% capacity); vacant parcel; intersection of Yosemite Ave and Fishback Rd
222-050-03 (portion of site)	Commercial Mixed Use	CMU	CMU	15.1	25	10.31	258			129			Yosemite Ave (inventoried 50% capacity); vacant parcel, part of larger (17-acre) parcel; other part designated LDR; Yosemite Ave near Dominics Dr.
224-021-14	Commercial Mixed Use	CMU	CMU	15.1	25	0.79	7			5			vacant parcel could be merged with APN 22402115; Quintall Rd. and Atherton Dr.
224-021-15	Commercial Mixed Use	CMU	CMU	15.1	25	18.79	164			117			vacant parcel could be merged with APN 22402114; Quintall Rd. and Atherton Dr.
224-040-04	Commercial Mixed Use	CMU	CMU	15.1	25	1.68	15	10.5		11			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -013, -052, -053; near Hwy 120 on ramp
224-040-06	Commercial Mixed Use	CMU	CMU	15.1	25	6.2	54			39			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -014, -052, -053; near Hwy 120 on ramp
224-040-07	Commercial Mixed Use	CMU	CMU	15.1	25	10.41	91			65			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -015, -052, -053; near Hwy 120 on ramp
224-040-08	Commercial Mixed Use	CMU	CMU	15.1	25	4.59	115			57			Main St (inventoried 50% capacity); could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -016, -052, -053; near Hwy 120 on ramp

Table A-1
Vacant Residential Sites Inventory
Manteca
2015

APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	GIS Acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
224-040-09	Commercial Mixed Use	CMU	CMU	15.1	25	10.09	252			126			Main St (inventoried 50% capacity); could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -017, -052, -053; near Hwy 120 on ramp
224-040-10	Commercial Mixed Use	CMU	CMU	15.1	25	9.76	85			61			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -018, -052, -053; near Hwy 120 on ramp
224-040-11	Commercial Mixed Use	CMU	CMU	15.1	25	9.65	84			60			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -019, -052, -053; near Hwy 120 on ramp
224-040-52	Commercial Mixed Use	CMU	CMU	15.1	25	32.91	823			206			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -013, -053; near Hwy 120 on ramp
224-040-53	Commercial Mixed Use	CMU	CMU	15.1	25	2.94	74			18			could be merged with other parcels: APN 224-04-001, -004, -006, -007, -008, -009, -010, -011, -013, -052; near Hwy 120 on ramp
241-320-47	Commercial Mixed Use	CMU	CMU	15.1	25	23.4	205			146			Part of a larger 82 acre vacant parcel with GC, HD, and BP GPLU designations
Subtotal						*196.37*	*3,541*	*10.5*		*1,654*			
TOTAL RESIDENTIAL LU DESIGNATIONS/ZONING						**153.82**	**1,906**		**1,177**	**1,525**		**942**	
TOTAL COMMERCIAL MIXED USE LU DESIGNATIONS/ZONING						**196.37**	**3,541**	**10.5**	**0**	**1,654**		**0**	
GRAND TOTAL RESIDENTIAL AND COMMERCIAL MIXED USE LU DESIGNATIONS/ZONING						**350.19**	**5,447**	**10.5**	**1,177**	**3,179**		**942**	



Manteca Housing Element
Figure A-1: ResidentialSites Inventory
I5
Lathrop
Manteca
99
120
120
W Lathrop Rd
Northgate Dr
Northgate Dr
N Union Rd
W Louise Ave
E Louise Ave
Crom St
W Alameda St
N Main St
E North St
W Center St
W Yosemite Ave
E Yosemite Ave
Cottage Ave
Moffat Blvd
Sprecekls Ave
S Union Rd
Locust Ave
S Main St
Wawona St
Wawona St
W Atherton Dr
Atherton Dr
E Woodward Ave
E Woodward Ave
Austin Rd
P-01
P-02
P-03
P-04
P-05
P-06
P-07
P-08
P-09
P-10
P-11
P-12
P-13
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P-23
P-24
P-25
P-26
P-27
P-28
P-29
P-30
P-31
P-32
P-33
N
0
0.5
1
2
Miles
Project Name
P-01 Alma Place
P-02 Atherton Homes at Woodward Park
P-03 Blossom Grove
P-04 Clearwater Creek
P-05 Copper Cove
P-06 Crivello Estates
P-07 Dejong Estates
P-08 Diego Country Estates
P-09 Dutra Estates
P-10 Evans Estates
P-11 Hat Ranch
P-12 Juniper Apartments
P-13 Lundbom Estates
P-14 Milner Terrace
P-15 Monte Bello Estates
P-16 Oakwood Trails
P-17 Oleander Estates
P-18 Pillsbury Estates
P-19 Senior Housing Complex
P-20 Shadowbrook
P-21 Sundance Project
P-22 Terra Bella
P-23 Terra Ranch Apartments
P-24 Tesoro Park
P-25 Trails of Manteca
P-26 Union Ranch
P-27 Villa Capri Apartments
P-28 Villa Ticino West
P-29 Vista Verde Apartments
P-30 Winters Colonial Estates
P-31 Woodbridge Apartments
P-32 Woodward Estates
Zoning
CBD
R1
R2
R3
CMU
PD
SP
MP
Underutilized (short-term)
City Limits
Source: City of Manteca (2015)

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Table A-2 Underutilized Residential and Mixed use Sites with Short-term Development Potential Manteca 2015													
APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
High-Density Residential													
208-260-13	High Density Residential	HDR	R3	15.1	25	1.2	30			15			Site is mostly vacant; large parking lot cover 1/2 of site; inventoried at 50% because of existing use
200-140-04	High Density Residential	HDR	R3	15.1	25	1.23	31			25			Underutilized homestead on western edge of paracel, otherwise vacant
200-140-05	High Density Residential	HDR	R3	15.1	25	4.20	105			84			Underutilized homestead on western edge of paracel, otherwise vacant
208-310-01	High Density Residential	HDR	R3	15.1	25	1.41	35			18			Mostly vacant; existing house on parcel, remaining land is vacant; inventoried at 50%
223-230-07	High Density Residential	HDR	R3	15.1	25	0.52	13			7			Mostly vacant; existing house on parcel, remaining land is vacant; inventoried at 50%
223-230-09	High Density Residential	HDR	R3	15.1	25	0.65	16			8			Mostly vacant; existing house on parcel, remaining land is vacant; inventoried at 50%
Subtotal						*9.21*	*230*			*157*			
Medium-Density GPLU													
200-130-01	Medium Density Residential	MDR	R2	8.1	15	12.64			190			152	Underutilized homestead on western edge of parcel, otherwise vacant
200-130-03	Medium Density Residential	MDR	R2	8.1	15	1.25			19			15	Underutilized homestead on western edge of parcel, otherwise vacant
200-140-26	Medium Density Residential	MDR	R2	8.1	15	13.38			201			161	Underutilized homestead on western edge of parcel, otherwise vacant
217-030-01	Medium Density Residential	MDR	R2	8.1	15	1.46			22			18	Existing single-family homes on large lot
217-240-06	Medium Density Residential	MDR	R2	8.1	15	0.6			9			7	Existing single-family homes on large lot
219-360-19	Medium Density Residential	MDR	R2	8.1	15	0.43			6			5	Existing small structure on large lot
223-120-23	Medium Density Residential	MDR	R2	8.1	15	0.93			14			11	Underutilized-Boarded-up SF home on part of site; other dilapidated structures; structural assessed value is $68,136; across the street from new MF development
224-050-35	Medium Density Residential	MDR	R2	8.1	15	13.86			208			166	Existing buildings on site.
224-050-36	Medium Density Residential	MDR	R2	8.1	15	1.04			16			13	
Subtotal						*45.59*			*685*			*548*	
Commercial Mixed-Use													
200-140-19	Commercial Mixed Use	CMU	CMU	15.1	25	5.45	136			68			Yosemite Ave (inventoried 50% capacity); Truck storage yard;

Table A-2
Underutilized Residential and Mixed use Sites with Short-term Development Potential
Manteca
2015

APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
200-140-20	Commercial Mixed Use	CMU	CMU	15.1	25	2.93	73			37			Yosemite Ave (inventoried 50% capacity); underutilized - mostly vacant site, dilapidated 1-story commercial building; near Kaiser Medical center
200-140-37	Commercial Mixed Use	CMU	CMU	15.1	25	2.16	54			27			Yosemite Ave (inventoried 50% capacity); Mostly vacant; existing single-family homes; Yosemite Ave. near Kaiser Medical center
204-100-21	Commercial Mixed Use	CMU	CMU	15.1	25	2.78	24			17			Mostly vacant; existing single-family home; Lathrop Rd.
204-100-22	Commercial Mixed Use	CMU	CMU	15.1	25	2.89	25			18			Mostly vacant; existing single-family home
204-100-23	Commercial Mixed Use	CMU	CMU	15.1	25	5.78	51			36			Mostly vacant; existing single-family home
204-100-25	Commercial Mixed Use	CMU	CMU	15.1	25	2.26	20			14			Mostly vacant; existing single-family home; Union St.
204-100-26	Commercial Mixed Use	CMU	CMU	15.1	25	2.05	18			13			Mostly vacant; existing single-family home; Corner of Lathrop Rd. and Union St.
216-340-59	Commercial Mixed Use	CMU	CMU	15.1	25	0.93	23			12			Main St (inventoried 50% capacity); underutilized - dilapidated commercial building; Main Street
219-400-07	Commercial Mixed Use	CMU	CMU	15.1	25	0.85	7			5			Commercial office building with reuse potential; corner of Yosemite Ave and Main St.
221-020-28	Commercial Mixed Use	CMU	CMU	15.1	25	1.14	10			0			Not likely to develop as residential; interest in building depot project
222-020-09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19; 222-100-01, -02, -04, -05, -06 (16 parcels)	Commercial Mixed Use	CMU	CMU	15.1	25	23.67	592			148			Airport Way (inventoried 25% capacity); 10 parcels along Airport Way with existing single-family homes; Airport Way
222-020-19	Commercial Mixed Use	CMU	CMU	15.1	25	1.51	38			19			Yosemite Ave (inventoried 50% capacity); underutilized - barn on site assessed at $44105, land value $242,579
222-050-02	Commercial Mixed Use	CMU	CMU	15.1	25	2.19	19			14			Yosemite Ave (inventoried 25% capacity because of existing uses); mostly vacant parcel between 2 vacant parcels; existing uses include single-family home and restaurant; Yosemite Ave near Fishback Rd.
223-020-28	Commercial Mixed Use	CMU	CMU	15.1	25	0.64	16			8			Main St (inventoried 50% capacity); Small, downtown infill parcel
223-101-10, -11, -12 (3 parcels)	Commercial Mixed Use	CMU	CMU	15.1	25	0.43	11			5			Main St (inventoried 50% capacity); Small, downtown infill parcels used as parking lot
228-06-024	Commercial Mixed Use	CMU	MP	15.1	25	4.69	117			29			Austin Road Master Plan
228-060-25	Commercial Mixed Use	CMU	MP	15.1	25	1.89	47			12			Austin Road Master Plan
228-060-26	Commercial Mixed Use	CMU	MP	15.1	25	13.43	336			84			Austin Road Master Plan
228-060-27	Commercial Mixed Use	CMU	MP	15.1	25	9.98	249			62			Austin Road Master Plan
228-060-28	Commercial Mixed Use	CMU	MP	15.1	25	9.60	240			60			Austin Road Master Plan

Table A-2 Underutilized Residential and Mixed use Sites with Short-term Development Potential Manteca 2015													
APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
228-060-29	Commercial Mixed Use	CMU	MP	15.1	25	4.69	117			29			Austin Road Master Plan
228-090-01	Commercial Mixed Use	CMU	MP	15.1	25	20.99	525			131			Austin Road Master Plan
228-090-06	Commercial Mixed Use	CMU	MP	15.1	25	12.75	319			80			Austin Road Master Plan
223-430-06	Commercial Mixed Use	CMU	CMU	15.1	25	1	25			13			Yosemite Ave (inventoried 50% capacity); mostly vacant;
223-430-09, 223-410-05 (2 parcels)	Commercial Mixed Use	CMU	CMU	15.1	25	1.23	31			15			Yosemite Ave (inventoried 50% capacity); existing single-family home on large lot
Subtotal						*137.91*	*3,123*			*956*			
TOTAL RESIDENTIAL LU DESIGNATIONS/ZONING						**54.8**	**230**	**0**	**685**	**157**	**0**	**548**	
TOTAL COMMERCIAL MIXED USE LU DESIGNATIONS/ZONING						**137.91**	**3,123**	**0**	**0**	**956**	**0**	**0**	
GRAND TOTAL RESIDENTIAL AND COMMERCIAL MIXED USE DESIGNATIONS/ ZONING						**192.71**	**3,353**	**0**	**685**	**1,113**	**0**	**548**	

Table A-3
Underutilized Residential and Mixed Use Sites with Long-Term Development Potential
Manteca, 2015

Long-Term Infill Development/Redevelopment Potential (not inventoried)

APN #	GP LU Designation	GP LU Desig. Code	Zoning	GPLU Min. Allowable Density (DU/acre)	GPLU Max. Allowable Density (DU/acre)	GIS acres	Max. # of Affordable Units (Res LU = 100% capacity, CMU LU = 35% capacity)			Inventoried Affordable Units (Res LU = 80% capacity, CMU LU = 25% capacity)			Notes
							Very Low-Income	Low-Income	Mod-Income	Very Low-Income	Low-Income	Mod-Income	
216-350-10	Commercial Mixed Use	CMU	CC	15.1	25	1.42	36						Main Street (could develop as 100% residential); mostly vacant; existing single-family home
217-070-15	Commercial Mixed Use	CMU	CC	15.1	25	0.77	19						Main Street (could develop as 100% residential)
217-250-39	Commercial Mixed Use	CMU	CC	15.1	25	1.93	48						Main Street (could develop as 100% residential); Industrial building
217-260-14	Commercial Mixed Use	CMU	CC	15.1	25	0.82	21						Main Street (could develop as 100% residential); car sales lot; could be merged with parcel APN 207-26-017
217-260-17	Commercial Mixed Use	CMU	CC	15.1	25	0.83	21						Main Street (could develop as 100% residential); vacant commercial building and RV storage; could be merged with parcel APN 207-26-014
217-280-03, -04	Commercial Mixed Use	CMU	CC	15.1	25	2.78	18						site of Manteca Tire (2 parcels)
221-020-27	Commercial Mixed Use	CMU	CC	15.1	25	1.31	9						site of Kelly Moore Paint Company; corner of S. Main and Moffat Blvd.
221-020-36	Commercial Mixed Use	CMU	CC	15.1	25	1.09	27						Yosemite Ave (could develop as 100% residential); infill potential; Bank of America on part of site; remaining parking lot could be infill site (could be 100% residential); corner of Yosemite Ave and Main St.
223-020-28	Commercial Mixed Use	CMU	CC	15.1	25	1.57	14						underutilized - 1/2 of parcel is vacant; parcel could be merged with APN 223-02-024, -026, and -029; Grant Ave near Frances St.
223-080-57	Commercial Mixed Use	CMU	CC	15.1	25	0.603	15						Main Street (could develop as 100% residential)
223-110-22	Commercial Mixed Use	CMU	CC	15.1	25	1.34	34			0			Yosemite Ave (could develop as 100% residential); Kragen Auto Parts and large parking lot' on Yosemite Ave (could be developed as 100% residential); Yosemite Ave at Garfield Ave
223-240-07	Commercial Mixed Use	CMU	CC	15.1	25	2.42	61			0			Yosemite Ave (could develop as 100% residential); existing use: Antique Ave (commercial building); Yosemite Ave at Powers Ave.

Appendix B: Public Participation

Community/Stakeholder Workshop Summary

Workshop (April 8, 2015)

Workshop Overview

On April 8, 2015, the City of Manteca held a community workshop as part of its 2015-2023 Housing Element Update. The purpose of the workshop was to provide an overview of the Housing Element Update process and solicit input from the public and stakeholders on housing issues prior to preparing the Draft 2015-2023 Housing Element. Following a presentation that described key issues related to Manteca's housing needs; attendeeds participated in a roundtable discussion about Manteca's community assets, major housing issues, and possible soluations to the identified issues. The City publicized the meeting through email and flyer posting, as well as a Public Notice. The following provides a summary of the discussion.

Community Assets

- Parks/Recreation Facilities
- Central Valley Housing
- Family and Women's/Children Shelters
- Senior Housing
- Diverse Housing Types
- Schools and After school programs (e.g., Summer food program
- Community spirit and Generous Population
- Church programs
- Service clubs
- Boys and Girls club
- Hospitals
- Affordable senior projects
- Bike path

Issues

- City permit fees are too high and processing times are too long.
- There is a low supply/inventory of rental housing and apartments, which has caused high rental prices. Multifamily construction costs, financing, land costs are high and is a limit on the production of rental housing.
- There is a limited market for condominiums and limited support for HOAs.
- The local housing market demand is for single family dwellings with a yard. This demand is coming from Bay Area commuters. There is a lot of local demand for 200K-250k price point, but most properties are selling for well over that amount.
- The City is considering requirements for point of sale energy efficiency and water conservation improvements, but this will raise costs of housing.

- Low inventory of rental housing is driving up prices and creating more homeless. Homeless counts are under-reported and there are high numbers of homeless individuals with disabilities. Shelters are at capacity with high waiting lists. There is a need for more homeless shelters, including women- and men-only facilities. There is also a need for a homeless resource center to generate funding and assist homeless.
- There is a need more doctors in Manteca, but the city needs higher end housing that is attractive to doctors.
- The Section 8 housing wait list in San Joaquin County is extremely high.
- Lack of affordable senior housing and senior housing that is located near services.
- Need to address the local workforce housing issue. Housing is not affordable to many individuals who work in Manteca.
- Out of town investors/landlords are not maintaining their properties.
- There will be major impacts to schools with the amount of growth projected in the RHNA. Local schools are at capacity and new regulations for lower teacher-student ratios will require additional facilities. However, the School District does not have funding to expand.

Potential Solutions

- Incentivize the development of housing. Lower fees or defer fees and provider faster application and permit processing.
- Encourage construction practices that lower housing maintenance/utility costs to improve affordability (e.g., Build it green, passive site design)
- Inclusionary housing. [Note: there was a lot of discussion and disagreement about the use of inclusionary housing to address affordability challenges in Manteca.]
- Planning mixed-use and multi-family around transit center and downtown. Improve Neighborhood-walkability to get to services.
- Create more jobs that pay a living wage to address homeless and affordability issues. Redevelop the underutilized industrial park to create more jobs near downtown. Expanding internet access to the industrial park to create more jobs.
- Identify and pursue grants for affordable housing. Actively encourage affordable housing builders to come to Manteca. Partner with builders to pursue grants and acquire land.
- Create a program for first time homebuyer down payment assistance.
- Distribute the affordable housing stock throughout town to avoid concentrations of affordable housing.
- Improve code enforcement to maintain and improve housing stock, especially for rentals that are owned by out of town landlords and apartments.
- Pursue partnerships with faith-based organizations that serve Manteca (e.g., homeless shelters/services), so they can access grants.

Participants

- B. Cantu, Resident
- D. Filios, Manteca Development Group
- J. Breitenbucher, Manteca Unified School District
- Joan N., Resident
- John B., BIA Greater Valley
- L. Smith, Resident

- Lin Silverman, Resident
- Marissa Peralta, Resident
- Mark Meissner, City of Manteca
- Michelle Whitaker, HOPE Ministries
- Peggy W., San Joaquin Fair Housing Association
- Singh Sells, Resident
- Steven Parnson, Resident
- Toni (Last name unknown), Raymus Homes
- Trevor Smith, Richland Communities

Planning Commission Study Session (August 25, 2015)

On August 25, 2015, the City of Manteca held a Planning Commission study session as part of its 2015-2023 Housing Element Update. The purpose of the study session was to provide an overview of the Housing Element Update process and solicit input from the Commission and public on the Public Review Draft Housing Element prior to an upcoming City Council study session and submitting the Element to the California Department of Housing and Community Development. Following a presentation by the City's Housing Element Update Consultant that described key issues related to Manteca's housing needs; Commissioners and meeting attendees discussed Manteca's major housing issues and possible solutions to the identified issues. The following provides a summary of the discussion.

Concentration of Future Affordable Housing. Commissioner concern that the sites inventory indicates that much of the land identified for accommodating affordable housing (i.e., land zoned for higher densities) is concentrated along Austin Road.

Down-zoning. Commissioner concern that the City is rezoning multifamily zoned land to R1.

Regional Plans. Commissioner suggestion to include or revise policies and/or programs to support implementation of the SJCOG RTP/SCS and its greenhouse gas reduction goals.

Complete Neighborhoods. Commissioner suggestion to include or revise policies and/or programs to further complete neighborhoods that are served by inter-city transit.

Alternative Energy. Commissioner suggestion to include or revise policies and/or programs to address alternative energy sources/uses for homes.

Inclusionary Housing. Commissioner suggestion to include or revise policies and/or programs to require a certain number of housing units in new, market rate developments to be deed restricted affordable to lower-income groups or allow payment of an in-lieu fee that would be used to fund affordable housing projects (i.e., adopt an Inclusionary Ordinance).

- There was disagreement among the Commissioners as to the effectiveness of this type of program. Members of the public commented that an inclusionary ordinance/program is not effective in addressing affordable housing needs because it burdens other, market rate homeowners with additional housing costs. Members of the public also indicated that inclusionary ordinances/programs are currently being appealed to the Supreme Court (California BIA vs. City of San Jose) and could be determined to be unconstitutional.

Support, Incentives, and Staffing. Commissioner suggestion to include or revise policies and/or programs to provide or create additional incentives and funding for the production of affordable housing. Commissioners suggested that the City allocate resources toward additional staff to pursue grants and work with developers to identify incentives for the production of affordable housing.

Emergency Shelters. Commissioner suggestion to include or revise policies and/or programs that directs the City sponsor a Request for Proposal (RFP) to develop emergency shelters to address the City's homeless population needs.

Ongoing Housing Issues. Commissioner suggestion that the Planning Commission and City staff continue to work on the issues identified above through the Housing Element Update process and following adoption of the Housing Element.

City Efforts. Public comments that the data presented in the Housing Element is a positive indication of the City's efforts to address its housing needs, including: high homeownership rates, low homeless population, capacity to meet the Regional Housing Needs Allocation (RHNA), and history of building affordable housing projects.

Newspaper Article: Manteca Bulletin (August 28, 2015)

"Housing prices soar as Manteca incomes flattens"

Print This Article

Housing prices soar as Manteca income flattens

Jason Campbell
jcampbell@mantecabulletin.com
209-249-3544
August 26, 2015

The population of Manteca is expected to top the 100,000 mark within the next decade.

All of those new people are going to need a place to live. And not all of them can afford the single-family homes that are getting more expensive while wages have hit a plateau – putting the dream of homeownership squarely into the hands of those who have the disposable income.

According a report prepared by the consulting firm Mintier Harnish nearly half of all Manteca residents exceed the suggested income-to-housing ratio of 30 percent.

When coupled with the median home price in Manteca exceeding the $300,000 mark, a family would need to make nearly $72,000-a-year in order to comfortably be able to make mortgage payments.

The Manteca Planning Commission heard from the consulting firm on Tuesday when considering the mandated update to the city's existing General Plan to deal specifically with housing – chiefly low-income options for those who can't afford the traditional single family dwelling.

The matter next goes before the Manteca City Council for formal consideration. Approval of the draft document will then be forwarded on to the California Department of Housing and Community Development for a sign-off.

It's the only aspect of the city's general plan – which is considered by planners to be a "blueprint for growth" – that needs to be approved by an outside agency.

Despite the sweeping implications of the text, the matter generated little discussion amongst the handful of people who attended Tuesday's informational session.

One developer, Bill Filios, felt the need to set the record straight when a comment was made by a commissioner that there had only been 40 or so affordable housing units built within the last five years. Filios – one of the partners of AKF Development and an active developer in other ventures – pointed out that an entire apartment complex designed for low-income families was built with the last year and provides nearly 150 units that go to those who qualify.

According to Mintier Harnish, Manteca's population is expected to grow 36 percent within the next 8 years – the length of time that the housing element portion of the general plan is active – to top out at more than 103,000 residents by 2023.

Manteca as a whole, according to statistics provided in the report, has considerably more single family homes than the state average – 77 percent of all housing units in Manteca fit into that category while California as a whole drags behind at only 58 percent.

As a result, the city is behind the state average in multi-family residential options with 18 percent of the total compared to the 31 percent that serves as the statewide average. And of homes that qualify as low-income, 49.9 percent of those are run by single mothers. Nearly 20 percent of all homes in Manteca house 5 or more people compared to the statewide average of 16.4 percent, and of the 25,000 farm workers in San Joaquin County, no migrant residential housing exists within the city limits.

But Manteca isn't alone in trying to put language into place to govern the construction of affordable housing for families who need assistance.

The San Joaquin Council of Governments has made the determination that 40,360 housing units are needed within the next 8-year period, and that means that Manteca is on the hook for 4,401 of those.

Lathrop is excepted to plan for 5,156 housing units during the same time period.

Commissioner Roberto Alaniz pointed out that while the median cost for a single-family home in Manteca has risen sharply in recent years, individual earnings have not kept up to that rate. The consultant pointed out that the average developer spends $209,000 to actually construct the dwelling while paying $66,000 for the property that it sits on.

The housing element will be before the Manteca City Council next month and is on-track to be sent for state consideration by the end of December – the legal cutoff date for submission.

http://www.mantecabulletin.com/section/1/article/127435/

Other Public Comments:

Meissner, Mark

From: lsmith94538@aol.com
Sent: Sunday, August 30, 2015 3:36 PM
To: Meissner, Mark; Clark, Frederic
Subject: Housing element.

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Mark and Frederic,

On Tuesday August 25 the housing element 2015-2023, was presented as a public hearing in front of the Planning Commission. Following are my comments to the public hearing as a planning commissioner and citizen.

Manteca's Housing Goals add:

1-Diverse, balance and flexible mix of land uses support a strong economy complete neighborhoods, transit use and community health.

2-Achieve State and regional air quality and green house gas reduction on targets to achieve community sustainability.

I Affordable Housing add under policy:

Policy H-P-15: Inclusionary zoning requiring developers to set aside a certain percentage of newly developed housing units at below market rates for lower income households. The obligation could also be met by constructing affordable units off-site or by paying an in-lieu fee, used to construct or maintain existing affordable housing units. In exchange for building affordable housing, developers receive regulatory flexibility such as expedited permitting, reduced permit fees, increased allowable densities, reduced parking requirements, relaxed development standards (i.e., reduced setbacks, narrower street widths, etc). Cities may also provide one or more financial incentives or 'cost offsets' to developers such as below-market rate construction loans, or tax-exempt mortgage financing for low- and moderate-income homebuyers.

Policy H-P-31 add sustainable, ...between livable sustainable neighborhoods.

Policy H-I-15 add Homeless between ...existing homeless, emergency shelters and...

Policy H-P-54...add alternative between...Use of energy and alternative energy

Add New Policy H-P-60: The City shall support the use of solar in new and existing developments. The City shall support putting solar on existing buildings including existing City's buildings.

I hope these comments will be included in the overall comments and will be forwarded to the City Council.

Thank you
Leonard

1

August 27, 2015

City of Manteca
City Council
1001 W. Center Street
Manteca, CA 95337

Dear Mayor and Council Members:

As a member of your Planning Commission for the past 4+ years, I have thoroughly enjoyed contributing to city planning and development efforts and I thank you for this opportunity.

Today, I am writing to you as an individual, and not on behalf of the Planning Commission as a whole, on the subject of the City's 2015-2023 Draft Housing Element Update. On August 25, 2015, the Planning Commission held a workshop to consider this document. After much discussion and debate, the Commission approved a motion to forward the document and a summary of the Planning Commission discussion for your consideration in an upcoming City Council workshop.

Please note that the Planning Commission has committed to continue to discuss related affordable housing development issues and possible amendments to the Housing Element Update as the document moves through review and final approval process. (approximately three months).

I would like to share my concerns and recommendations for this Plan directly with you. Clearly, there are differing opinions and perspectives amongst the Planning Commissioners and the community at large regarding the current and future availability of affordable housing in Manteca, the severity of need, and the adequacy of this Plan in addressing the need.

The Housing Element Update includes a great deal of data that quantifies the need for additional affordable housing within the next eight (8) years. It also includes income and housing cost data that illustrates that the current trend of housing costs continuing to grow, while family incomes remain relatively flat. Clearly, all income levels are affected, but low-income families will be most severely impacted by these trends over time.

The Housing Element supporting data identifies the types of occupations that are generally included in the "extremely or very low-income groups", such as Preschool Teachers, Laborers, Farm Workers, Security Guards, Waiters and Waitresses, and Cashiers. I am confident that the City values residents in these occupations and will ensure that there is adequate housing available for them at an affordable cost. (rentals and when practical, home purchase).

While the City has and continues to identify through the General Plan sufficient zoned land to accommodate affordable housing development, the recent loss of Redevelopment funds has greatly reduced the financial resources available to actually "make it happen". The Draft Housing Element Update now being considered is large on policies that "support, promote, and encourage" the development of affordable housing, but falls short on policies and implementation programs that will actually produce more affordable units or deal with housing affordability, mainly because of the loss of Redevelopment funds.

The loss of Redevelopment Funds eliminated at least one City position that was dedicated to Housing. You may note that many of the City's Policies and Programs included in the Housing Element Update are largely dependent upon existing City (Community Development) staff to do the required work. Much of this work requires a level of expertise and focus that, to my knowledge, no longer exists within the City staffing. In addition, there are some services and programs included in the Housing Element (e.g., H-I-17 and H-I-18; Fair Housing) that rely primarily upon County Housing Authority staff.

In my view, one of the greatest obstacles to achieving the goals of the Housing Element Update is the lack of dedicated City staff and resources to pursue the development of affordable housing and to coordinate with the County Housing Authority.

I believe that additional staff time and contract expertise is needed to:

- Write and apply for any housing grant funds,
- Have more collaborative discussions with builders and developers to develop mutually acceptable approaches and solutions,
- Identify measures to preserve existing affordable housing, and
- Work with the community to identify housing needs and resources.

It is rare to find a single person that can do all of these functions. I would suggest that the City consider a combination of a part-time Housing Specialist and a part-time or contract Grant Writer.

I urge your Council to consider the need for a more proactive approach to maintain and develop affordable housing for our residents, including the need for additional staff and resources to support the effort.

Thank you for your consideration.

Sincerely,

Roberto Alaniz,
Planning Commissioner

cc: Planning Commissioners
Karen McLaughlin, City Manager
Frederic Clark, Community Development Director
Mark Meissner, Planning Manager

Appendix C: Glossary

Acre: a unit of land measure equal to 43,650 square feet.

Acreage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Census: The official United States decennial enumeration of the population conducted by the federal government.

City: City with a capital "C" generally refers to City of Manteca government or administration. City with a lower case "c" generally refers to the geographical area of the city.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is housing with minimal supportive services for homeless persons. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of county median); Low (50-80% of county median); Moderate (80-120% of county median); and Upper (over 120% of county median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with five or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: California Community Redevelopment Law provided authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provided for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law required an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing. However in 2012 the State approved the dissolution of the state's Redevelopment Agencies. As a result of eliminating these agencies, property tax revenues are currently (2015) being used to pay required payments on existing bonds, other obligations, and pass-through payments to local governments.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in California. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assit the supportive housing resident in retaining the housing, improving her or his health status, and maximizing her or his ability to live, and when possible, work in the community.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax: A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing: Transitional housing are buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.