

City of Manteca
6th Cycle Housing Element
Public Review Draft

Housing Plan
Background Report
Appendices

August 2023

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A. 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.

This Housing Plan reflects: a) community input; b) Manteca's housing needs; c) land availability and constraints; and d) experience gained during the past eight years (as summarized in the Housing Element Background Report). The Housing Plan sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period and focuses on the following:

* **Ensuring housing diversity:** Providing a variety of housing types affordable to all income levels, allowing those who work in Manteca to also live here.
* **Improving housing affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
* **Preserving housing assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with Manteca's town and neighborhood context.
* **Advancing opportunities:** Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
* **Promoting fair housing opportunities:** Ensuring residents can reside in the housing of their choice, including Manteca's special needs populations.
* **Ensuring sustainability:** Ensuring Manteca grows in a responsible manner, in line with resource limitations such as water availability.

B. Goals and Policies

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 the relevant 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.

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

Diversifying Housing Types, Production, and Affordability

Goal H-1: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Manteca's regional fair share housing needs for people of all income levels, including extremely low, very low, low, and moderate income households.

Policy H-1.1: Housing Diversity. Spur diversity in the type, density, size, affordability, and tenure of residential development (including, but not limited to temporary, transitional, and permanent housing for homeless and low-income people, as well as housing that is accessible to disabled persons and facilitates aging in place) to meet Manteca's housing needs while maintaining quality of life goals for the community. 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 facilities, public transit, and other amenities.

Policy H-1.2: Mixed Use Development. Encourage mixed use development opportunities within appropriate zoning designations in the downtown. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Manteca, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.

Policy H-1.3: Variety of Housing Types. Encourage a variety of housing types within single-family neighborhoods, including duplexes on corner lots, lot splits and multi-unit development through SB 9, and accessory and junior accessory dwelling units (ADUs and JADUs).

Policy H-1.4: Coordination and Information Sharing. Provide Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies on the City's website. Provide information on approved residential projects and vacant land supply to the general public to improve the efficiency of housing production and marketing for rental, new, and resale housing.

Policy H-1.5: Affordable Housing Assistance. Facilitate the development of infill, mixed-use, affordable, and special needs housing, including seniors, disabled, developmentally disabled, large families, female-headed households, transition age youth, emancipated youth, seasonal and temporary workers, and homeless, through coordination with housing providers, accessing

available funding resources, streamlining the City development process, and through regulatory incentives, concessions, and local assistance, when available.

Policy H-1.6: Housing Sites Supply. 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, special needs households (seniors, persons with a disability including developmental, homeless, farmworkers, large families, and single female-headed households) and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

Policy H-1.7: Promote Rental Housing Supply throughout the Community. Encourage an inventory of modestly-priced rental housing throughout all neighborhoods Citywide by promoting the development of ADUs and JADUs on single-family, multifamily, and mixed-use zoned lots with residential units as well as SB 9 units on single-family zoned lots.

Policy H-1.8: Minimize Ongoing Costs. Encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.

Policy H-1.9: Annexation. 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. Encourage thorough study and, if appropriate, the annexation of vacant and underdeveloped land appropriate for residential use within the Manteca Planning Area.

Policy H-1.10: Surplus Property Use. Encourage the use of appropriately located surplus public property for the construction of housing affordable to low- and very low-income households.

Housing and Neighborhood Preservation

Goal H-2: Conserve and improve Manteca's existing housing stock and ensure new residential development complements the surrounding neighborhood context.

Policy H-2.1: Manage Growth to Ensure Health, Safety, and Employment Access. 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, and employment growth, while fully accommodating and encouraging the City's RHNA.

Policy H-2.2: Housing Rehabilitation. Pursue available rehabilitation programs for both owner-occupied and rental housing and funding for the conservation, retrofitting, and rehabilitation of viable older housing, with an emphasis on housing rehabilitation in disadvantaged communities and areas identified as lower resource areas for housing opportunity in comparison to the City as a whole.

Policy H-2.3: Preserve Rent-Restricted Units. Support the continued use of rental assistance opportunities, including HUD Housing Choice Vouchers by Manteca residents. Identify funding opportunities and partnerships to preserve rent-restricted affordable units at risk of conversion to market-rate units, and conserve and rehabilitate the existing supply of housing affordable to extremely low-, very low-, low-, and moderate-income households when appropriate. Preserve existing low-cost rental housing for occupancy by lower-income (very low- and low-income) residents. Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

Policy H-2.4: Preserve Mobilehome Parks. Support the preservation of mobile home parks as an important source of affordable housing.

Policy H-2.5: Affordable Housing Assimilation. Require below market rate affordable residential units to be similar to neighboring market rate units in exterior style and materials.

Policy H-2.6: Housing and Neighborhood Design. Ensure excellence in project design consistent with community character (architecture, site planning, and amenities) and City policies for development areas. Maintain and enhance neighborhoods with quality housing, infrastructure, and open space that strengthens neighborhood character and the health of residents, as well as encourages maintenance of rental and ownership units in sound condition through code enforcement and housing rehabilitation programs. Encourage the rehabilitation or remodeling of older units to retain the architectural character and integrity of the original structure.

Policy H-2.7: Housing Reuse and Retention. Support non-profit and affordable housing developers with the acquisition and rental assistance of existing market-rate apartment units, and conversion to long-term affordable housing for extremely low-, very low-, low-, and moderate-income households, and large families to increase the supply of available and affordable rental housing. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. Support the acquisition and rental assistance of existing market rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for very low-, low-, and moderate-income households and in particular large families to increase the supply of available and affordable rental housing.

Policy H-2.8: Streetscape Maintenance. 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-2.9: Mobilehome Park Upkeep. Promote the continued upkeep of existing mobilehome parks.

Policy H-2.10: Code Compliance. Improve code enforcement efforts and require compliance with the City's building codes to maintain the quality of the housing stock.

Policy H-2.11: Safe and Habitable Dwellings. Require the abatement of unsafe dwellings, prioritizing rehabilitation and maintenance as opposed to demolition, and ensure any potentially displaced households receive relocation assistance.

Policy H-2.12: Reduce Foreclosures. Promote the availability of early mortgage counseling for homeowners at risk of foreclosure.

Policy H-2.13: Use of Public Funds. Prioritize CDBG and similar funds for the upgrading of streets, sidewalks, and other public improvements in areas identified as having low or moderate resources for housing opportunities and in underserved infill locations, with an emphasis on improving living conditions in the lower resource areas and for disadvantaged communities.

Policy H-2.14: Community Amenities. 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.

Addressing Constraints

Goal H-3: Address and, where appropriate and legally possible, reduce and remove governmental and nongovernmental constraints under the City's control on the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

Policy H-3.1: Streamlined Review. Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market-rate (BMR), and special needs housing projects.

Policy H-3.2: Development Fees. Ensure that the development impact fee structure does not unnecessarily constrain production of housing, including infill development, ADUs and JADUs, and multi-family housing.

Policy H-3.3: Zoning Ordinance Amendments. Ensure the City's Zoning Ordinance encourages and accommodates a range of housing types and a range of household types, including special needs, through providing for specific housing types and

streamlined applications required under State law (e.g., transitional housing, supportive housing, emergency shelters, residential care homes and facilities, employee housing, and SB 6, 35, SB 330, SB 9, and AB 2162 provisions to streamline housing approvals) and reducing constraints to housing development. Ensure parking standards for affordable and special needs housing and housing near public transit promote development at or near maximum densities, focusing on unit sizes or development types with parking demand below current requirements.

Policy H-3.4: Design Flexibility. Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Zoning Ordinance.

Policy H-3.5: State Density Bonus Law. Grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households. Provide density bonuses to projects consistent with State law.

Policy H-3.6: Planned Development. Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing when requested by developers or as deemed appropriate.

Policy H-3.7: Urban Density. Encourage higher densities near the ACE Train Station, Downtown Intermodal Station, and other existing and future public transportation opportunities.

Advancing Fair Housing Opportunities

Goal H-4: Affirmatively further fair and equal housing opportunities throughout the community for all persons, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels.

Policy H-4.1: Affirmatively Further Fair Housing. Affirmatively further fair housing to ensure access to fair housing opportunities to the entire community and support the provision of fair housing education, assistance, services, and tenant/landlord mediation to Manteca residents.

Policy H-4.2: Promote Participation. Promote participation of all economic segments of the community in the development of the housing element and in the implementation of planning projects and programs.

Policy H-4.3: Prohibit Discrimination. Prohibit discrimination in the sale or rent of housing with regard to any protected characteristic, including race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, and familial status.

Policy H-4.5: Agency Coordination for Special Needs Groups. 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, including developmental disabilities, and homeless persons, as needed within the community.

Policy H-4.5: Preserve Existing Housing. Preserve the City's housing stock, including existing rental housing and single-family homes that are affordable to very low-, low-, and moderate-income households, to ensure an adequate supply of affordable housing and to reduce displacement of households.

Policy H-4.6: Regulation of Apartment Conversions. Regulate the conversion of existing apartment complexes to condominium ownership, to ensure that housing choice and affordability is not reduced or limited.

Policy H-4.7: Housing Choice. Promote the expansion of the City's affordable housing stock, emphasizing units that accommodate special needs households and affordable housing, including rental and ownership opportunities, in high resource areas.

Policy H-4.8: Housing Authority. Continue to support the Housing Choice Voucher programs and public housing managed by the Housing Authority of the County of San Joaquin County, including the Homeownership Voucher Program, Family Unification Program, and Veteran Supportive Housing, as well as use of project-based vouchers to promote affordable rental units in new multifamily development within Manteca.

Policy H-4.9: Collaboration with Non-Profit Organizations. Support collaborative partnerships with non-profit affordable housing organizations to facilitate greater access to affordable housing funds, to ensure housing opportunities are available for all residents and promoted throughout the community, and to promote programs that increase access to affordable and high-quality housing for disadvantaged communities and populations.

Policy H-4.10: Home Ownership Advocacy and Assistance. Encourage homeownership opportunities for low- and moderate-income households in new development areas, promoting a variety of household types and income levels in new growth areas.

Policy H-4.11: Housing for Persons with a Disability. Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy H-4.12: Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Manteca community.

Policy H-4.13: Millennial and Gen-Z Housing. Coordinate with the millennial and Gen-Z generations to address their needs and wants for turn-key ready homes with multi-functional rooms, open floor plans, outdoor features, environmentally friendly elements, and technology-driven automation or smart features.

Policy H-4.14: Housing for New Employees and their Families. Given the amount of commercial and retail development expected with future development as envisioned by the General Plan, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

Policy H-4.15: Housing for Homeless and At-Risk Persons and Households. Expand opportunities for supportive services, transitional and supportive housing, and emergency shelter, including low barrier navigation centers, to assist households that are homeless or are at-risk of becoming homeless.

Energy Efficiency

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

Policy H-5.1: Energy Efficient Design. Promote the use of energy conservation features in the design of all new residential structures. Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training, and the distribution of information on energy conservation improvements. Support the use of weatherization programs for existing residential units.

Policy H-5.2: Green Building. 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. Continue to implement CALGreen to ensure new development is energy and water efficient. Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

Policy H-5.3: Energy Efficiency Retrofits. Promote the use of the City share of HOME and CDBG funds for housing rehabilitation, including energy-efficient improvements and repairs, to reduce housing costs and reduce reliance on electricity and natural gas.

Policy H-5.4: Alternative Energy Sources. Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

C. Housing Programs

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives, timeframe for implementation, department or agency primarily responsible for implementation, and the likely funding source.

1. Housing Production, Diversity, and Affordability

Provide a variety of housing types affordable to all income levels, encouraging access to housing opportunities with a variety of housing types and range of affordability levels in all residential and mixed-use areas and providing options for those who work in Manteca to also live here.

Program 1: Partnerships and Assistance for Affordable Housing

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and financial assistance or partnerships with developers. By utilizing various tools to facilitate affordable housing development, the City can help to address the housing needs of its special needs populations as well as extremely low, very low-, low-, and moderate-income households.

Responsible Party: Development Services Department; City Council

Funding Sources: General Fund (Staff Time); Public Works Department; Development Services Department; Finance Department; County; Grants; Impact Fees

Objectives and Timeframe:

- **Housing Production Network.** In 2024, explore opportunities to coordinate with developers, non-profits, affordable housing providers, and funding providers (local, regional, and State). By December 2024, establish an affordable housing network of those interested in developing affordable housing (extremely low, very low, low, and moderate), special needs housing, or otherwise assisting the City in meeting its housing needs.
- **Host Meetings and Coordinate Housing Activities.** Host quarterly meetings each year beginning in Spring 2024 with the affordable housing network of affordable housing developers and non-profit organizations to identify housing opportunities, programs, and incentives that support affordable housing development, rehabilitation, and conversion of market-rate housing or non-residential development to affordable housing through provision of land write-downs, regulatory incentives, and/or financial assistance. Where interest is identified in specific programs or funding sources, coordinate between interested parties to develop a project proposal, funding application, etc.
- **Offer Regulatory Incentives.** Establish regulatory incentives by July 2025 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
    - **Provide City Staff Assistance.** Offer study sessions for affordable housing projects for free or at a reduced cost for affordable housing

projects. The study session would be an opportunity to receive preliminary feedback from City staff, Planning Commission, and/or City Council on the preliminary design of an affordable housing project. The preliminary feedback would allow the applicant an opportunity to incorporate recommendations as part of the formal proposal.

- **Expedite Project Processing.** Expedite processing of projects with 20 percent or more of units affordable to very low- or low-income households or for special needs households by evaluating staff workloads and assigning to staff members whose workloads allow for the most efficient processing.
- **Customize Development Standards**. Engage developers of affordable and special needs housing to understand potential land use constraints related to development standards and prepare and adopt standards which support the development of housing affordable to low- and moderate-income households and households with special needs. This includes setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities.
- **Frontage Improvements.** Consider a program to allow waiving or reducing the requirements for an affordable housing projects that provide a minimum of 49% affordable units or meet the requirements of Government Code Section 65915(b)(1)(G) on an infill site to complete frontage improvements, by either retaining the property frontage in its existing condition or having the City complete the improvements on the applicant's behalf as part of a larger capital improvement project.

- **Offer Density Bonuses.** See Program 14.
- **Offer Financial Incentives.** See Program 2.
- **Quantified Objective:** 1,200 housing units affordable to extremely low, very low, and low income households.

Program 2: Affordable Housing Financial Assistance

The City shall identify methods to offset the cost of developing affordable housing, including examining fee reductions or deferrals and pursuing 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. Successful implementation of the City's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, state, county, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Manteca. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.

Responsible Party: Development Services Department; Economic Development Division; City Manager's Office

Funding Sources: General Fund (Staff Time); Federal, State, and County Government; Grants

Objectives and Timeframe:

- **Seek Funding.** On an annual basis the City shall identify local, regional, state, and federal assistance programs to assist with the development of affordable and special needs housing. Provided the City has one or more eligible projects, the City shall apply for funding annually.
    - Pursue federal, state, county and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.
    - Work with developers and housing providers to identify new affordable development projects, including very low- and low-income units, and rehabilitation or conversion projects that would assist very low- and low-income households.
    - Submit, or support developer submission of, affordable housing funding applications, such as development, preservation, maintenance/rehabilitation, and/or homebuyer assistance, to assist the above-referenced projects as well as other opportunities identified during the planning period.
    - Work with non-profits and philanthropy groups to identify opportunities to purchase larger lots or to purchase contiguous smaller lots that can be made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing.
    - The City shall continue to participate in the San Joaquin County CDBG and HOME program and annually seek funding for City projects and programs that support the development, preservation, and maintenance of affordable housing. In the alternative, the City may apply for direct allocation funds under the State CDBG program.
- **Offer Financial Incentives.** Establish financial and regulatory incentives by December 2025 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
    - **Reduce Development Fees.** The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when reviewing the City's permit processing and development fee structure. By December 2025, the City shall complete a study of reducing application processing fees for projects with a minimum of 20 percent extremely low-income units, 49 percent very low- or low-income units, or 50 percent of the units restricted to occupancy by special needs groups and shall take action to implement feasible fee reductions by July 2026.
    - **Provide Fee Deferrals.** By December 2025, establish a Fee Deferral Program for building permit fees and development impact fees for affordable housing projects (see Government Code Section 66007 related to projects with at least 49 percent of units affordable to very low/low income households). The Fee Deferral Program would allow

owners/developers to defer the payment of fees until final inspection, certificate of occupancy, close of escrow, or another specified time period provided a Fee Deferral Agreement has been executed with the City.

- **Provide Fee Waivers.** 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 time frame for this program is ongoing, as opportunities are available.

- **Quantified Objective:** 1,200 housing units affordable to extremely low, very low, and low income households.

Program 3: Manage Available Residential Land

The City plays an important role in facilitating the development of quality housing in the community through promoting and maintaining its inventory of sites for residential development. By utilizing various land management tools to facilitate housing development, the City can help to address the community's housing needs.

The City will maintain an inventory of adequate housing sites for each income category to make certain that the net future housing capacity is maintained to accommodate the RHNA. The inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA, Manteca will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

Responsible Party: Development Services Department; City Council

Funding Sources: General Fund (Staff Time)

Objectives and Timeframe:

- Monitor the City's inventory of sites appropriate to meet housing at all income levels annually and require that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b).
- Continue to maintain and make available an inventory of vacant and underutilized residentially-zoned parcels to housing developers, non-profit affordable housing providers, and the public. The City shall make the system user-friendly and shall update the inventory on an annual basis, no later than April 30th of each year.
- Continue to maintain and make available to the public a list of approved residential projects (i.e., Housing Inventory 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 quarterly basis.
- In compliance with AB 1486, the Surplus Land Act, facilitate the development of affordable housing and multi-family uses on City-owned sites to streamline future permitting process in the event the properties are deemed surplus.

- **No Net Loss:** Review sites at least semi-annually (no later than June and December of each year) to make certain the City maintains adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863.
    - Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Program 4: 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).

Responsible Party: City Council, Development Services Department, Public Works Department – Water Division

Funding Sources: General Fund (Staff Time)

Objectives and Timeframe:

- By December 2024, adopt policies and procedures to provide priority water service for developments that include lower income housing units pursuant to Government Code Section 65589.7.
- **Quantified Objective:** 1,200 housing units affordable to extremely low, very low, and low income households.

Program 5: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units

The City shall promote the development of accessory units in all residential areas and multi-unit projects in single family zones 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 multiple units to property owners and the community. The City shall review its development impact fee structure to assess whether fees for these unit types are appropriate and not a hindrance to the development of second units. An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is an accessory unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low-, low-, and moderate-income households and can provide options for students, seniors, young professionals, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Manteca address its regional housing needs while maintaining the community's unique character.

Regulatory Updates. Manteca will continue to update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses, that allow SB 9 units by right on eligible properties, and support the development of ADUs and SB 9 units through fee reductions and waivers above and beyond those required by State law.

Amnesty Program. The City will develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants.

Downloadable ADU Plans. The City will provide, free of charge, sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU.

Responsible Party: Development Services Department; City Council; Planning Commission

Funding Sources: General Fund (Staff Time); Grants

Objectives and Timeframe:

- Update the City's current ADU/JADU and SB 9 requirements to comply with State law and provide further streamlining incentives by December 31, 2024.
- Pursue state funding available to assist low- and moderate-income homeowners in the construction of ADUs by December 31, 2024.
- Identify financial assistance for qualified property owners to build ADUs using state funds (such as CalHFA and CalHOME funds).
- Provide technical resources online by December 31, 2024 to assist with ADU/JADU and SB 9 unit development, including factsheets with a summary of requirements for ADUs/JADUs and SB 9 units, fees required, and information regarding available funding and loan programs.
- Conduct outreach and education on ADU and SB 9 options and requirements to homeowners through meetings with at least 12 Homeowners' Associations, located throughout the City, in 2025 and 2026.
- Conduct annual and mid-cycle review no later than January 31, 2028 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program within one year to further incentivize ADU production so that the City's projections can be realized.
- Develop an ADU Amnesty Program to encourage compliance with health and safety standards by 2026.
- Provide downloadable ADU plans on the City's website by December 31, 2026.
- **Quantified objective - 114 ADUs by 2031:** 10 extremely low income, 10 very low income, 20 low income, 30 moderate income, and 44 above moderate-income units.
- **Quantified objective - 40 SB 9 units by 2031:** 4 extremely low income, 4 very low income, 4 low income, 20 moderate income, and 8 above moderate income.

Program 6: Housing Choice Voucher Rental Assistance

The federal Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities. The HCV Program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low- and very low-income households can afford to pay for housing, the HCV Program

plays a critical role in allowing such households to remain in the community and is a key program to address the needs of extremely low- and very low-income households.

The City will continue to advocate for increased vouchers and work with the San Joaquin County Housing Authority to increase access to vouchers within Manteca.

Responsible Party: Development Services Department; San Joaquin County Housing Authority; City Manager's Office

Funding Sources: U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers

Objectives and Timeframe:

- Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis.
- Partner with the San Joaquin County Housing Authority to provide rental assistance to extremely low-, very low-, and low-income residents.
- Share information regarding the HCV Program on the City's website by December 31, 2023.
- Encourage the participation of single-family and multifamily property owners in the HCV Program on an ongoing basis.
- Assist the San Joaquin County Housing Authority in providing education about the benefits of the HCV Program and encouraging increased landlord participation by facilitating an annual presentation to groups such as Homeowners' Associations and Neighborhood Associations in areas with the highest opportunity scores in the City.

2. Housing and Neighborhood Preservation

Improving the condition and affordability of existing housing and ensuring development is consistent with surrounding neighborhood context.

Program 7: Preservation of Existing Affordable Housing

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. Federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades.

While no projects are at risk of conversion at this time (see Table 2-45 of the Background Report), the City shall maintain contact with the operators of affordable housing to address the potential for at-risk assisted housing (i.e., affordable projects that could convert to market rate within 10 years) to ensure the preservation of affordable units. Should any units be identified as at-risk, the City will provide technical assistance, require that the noticing requirements of Government Code Section 65862.10 and 6583.11 are met, and will monitor any units identified as at-risk.

Responsible Party: Development Services Department; City Attorney; City Council

Funding Sources: General Fund (Staff Time), public and private funds

Objectives and Timeframe:

- Annually monitor the City's affordable housing stock to ensure that deed-restricted affordable units are preserved.

- Should any of the assisted housing become at risk of converting to market rate, the City will work with property owners, interest groups, and the state and federal governments to ensure compliance with State law and implement the following:
    - Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.
    - Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.
    - Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.
- **Quantified Objective:** Retain the 434 assisted units identified in Table 2-45 of the Background Report

Program 8: Housing Rehabilitation and Neighborhood Improvement

Through the Development Services Department and Police Department, Code Enforcement Division, the City will connect areas in need of housing rehabilitation, neighborhood improvements, and abatement of unsafe conditions with rehabilitation and repair resources.

Responsible Party: Development Services Department; Police Department; Code Enforcement Division; San Joaquin Urban County (CDBG) and HOME Consortium

Funding Sources: General Fund; San Joaquin Urban County (CDBG) and HOME Consortium

Objectives and Timeframe:

- Actively participate in the San Joaquin Urban County (CDBG) and HOME Consortium (or alternatively seek entitlement funding directly from HUD) and annually apply for separate grant funding through available State programs to ensure funds for housing rehabilitation and emergency repair are available to extremely low, very low, and low income households.
- Encourage the rehabilitation of substandard residential properties by homeowners and landlords on an ongoing basis, with an emphasis on providing annual outreach to property owners in areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement, with information regarding available housing rehabilitation and emergency repair funds.
- Review code enforcement records on an annual basis to identify areas requiring special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to ensure property owners and residents are aware of available housing rehabilitation and improvement programs.
- As part of code enforcement activities, staff will provide property owners, residents, and Homeowners' Associations with referral information to applicable housing rehabilitation and improvement programs.

- Annually identify at least 1 project in the City's lowest resource areas (low and moderate resource areas) that will improve the areas economic, educational, or environmental scores and seek funding to implement the project.
- **Quantified Objective:** Rehabilitation or emergency repair of 10 extremely low, 5 very low, and 5 low income units.

3. Removing Governmental Constraints

Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

Program 9: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while another program addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

The City will ensure compliance with housing laws, such as Assembly Bill (AB) 2011 (2022) and Senate Bill (SB) 6 (2022). AB 2011 creates a CEQA-exempt, ministerial approval process for eligible housing developments, including 100-percent affordable projects and mixed-income projects located on "commercial corridors", on sites where office, retail, or parking are the principally permitted use. SB 6 allows eligible residential and mixed-use projects in zones where office, retail, or parking are the principally permitted use to invoke SB 35 (2017) and the Housing Accountability Act approval processes.

Responsible Department/Agency: Development Services Department; City Attorney's Office

Funding Sources: General Fund

Objectives and Timeframe:

- Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address, and remove constraints to housing.
- Update the City's project application documents by December 31, 2024 to address applications under AB 2011 and SB 6.

Program 10: Growth Management

Manteca's Growth Management Program is based on sewer infrastructure capacity and provides sewer allocations within a 3.9% annual growth cap. Housing that is affordable to low and very low income households and projects that provide at least 75% of units affordable to very low and low income households are exempt from the Growth Management Program. The Growth Management Program allocation cap will allow at least 1,001 moderate and above moderate housing units annually, which exceeds the City's moderate and above moderate RHNA.

Responsible Department/Agency: Development Services – Planning Division; Public Works Department; City Manager; Planning Commission; City Council

Funding Sources: General Fund

2023-2031 Objectives:

- Suspend implementation of the Growth Management Program while Government Code Title 7, Division 1, Chapter 12 is in effect.
-

Timeframe: Ongoing implementation.

Program 11: Reasonable Accommodation Procedures

"Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. The City can grant reasonable modifications to the City regulations and standards to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling.

Responsible Party: Development Services Department; Building Division

Funding Sources: General Fund (Staff Time) and County Programs

Objectives and Timeframe:

- By December 2025, update Chapter 17.10 of the Zoning Code to identify the specific objective conditions that will be used to determine that a request for reasonable accommodation is non-ministerial in nature (e.g., the request would impose an undue financial or administrative burden on the City or fundamentally alters the City's zoning, development standards, policies, or procedures).
- Provide and maintain an up-to-date public information brochure on the reasonable accommodation process for persons with disabilities and a reasonable accommodation request form. Provide the information on the City's website and at the Planning counter by December 2024.

Program 12: Zoning Ordinance Amendments

Amendments to the Zoning Ordinance are necessary to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following:

A. **Low Barrier Navigation Centers:** The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right land use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

B. **Transitional and Supportive Housing:** The Zoning Ordinance will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right land use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

C. **Residential Care Facilities:** The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance to: (1) allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in all zoning districts that allow residential uses; and (2) to allow residential care facilities that serve seven to twenty people in zones that allow residential uses to ensure fair housing opportunities in a variety of residential zoning districts, in the same manner as a residential use of the same type, and to ensure all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations.

D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The City's processes will be updated to ensure that multifamily, mixed-use, and multi-unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law when such

projects meet the eligibility criteria for streamlined, objective review established by State law. Specifically, the City will 1) allow for streamlined ministerial review for eligible projects under SB 35 (2017) and SB 9 (2021), and will 2) process qualified housing development projects under SB 330 (2019).

E. **Single-Room Occupancy (SRO):** The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for SROs.

F. **Emergency Shelter:** The Zoning Ordinance will be updated to include other interim interventions in the definition of emergency shelter consistent with Government Code Section 65583(a)(4)(C), to allow emergency shelters as a permitted use in the CMU zone subject to the objective standards of the zone and objective standards allowed by Government Code Section 65583, and to limit parking requirements to sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139 (2019).

G. **Farm Worker and Employee Housing:** Define, and provide zoning provisions for farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Ordinance shall be amended to include the following:

a. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
b. No conditional use permit, variance, or 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.
c. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family household shall be permitted by-right in any zone(s) permitting agricultural use by right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
d. Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.
e. Require that existing or future agricultural farms or places of employment work with housing providers to meet the needs of farm workers and their families.

H. **Manufactured Housing:** As required by Government Code Section 65852.3, manufactured housing and mobile homes on a permanent foundation shall be treated in the same manner as a single family home, except that architectural requirements for the roof overhang, roofing material, and siding material may be required provided that such requirements do not exceed the provisions allowed by Government Code Section 65852.3.

I. **Parking Requirements:** The City shall update its parking standards to ensure that residential projects meeting the minimum parking requirements shall not be required to increase parking through the Site Plan and Design Review process. The City also will not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of public transit, as required by Government Code Section 65863.2, as that section may be amended from time to time. The parking standards shall also include a provision for affordable and special needs housing to provide parking consistent with the State Density Bonus Law standards (Government Code Section 65915(p).

J. **Design Standards:** The City will adopt objective design and development standards for multifamily housing, including residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, use permit conditions, and other standards required for single-family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility”, “orderly”, “harmonious”, “character”, and “integrity.”

K. **Definitions:** The Zoning Ordinance will be updated define and/or illustrate subjective terms, such as "compatible", "character", "harmonious", etc. This is similar to the above paragraph (Design Standards) and will address subjective terms used in the Conditional Use Permit, Minor Use Permit, and other review and approval processes for residential and mixed-use development that are not addressed in the objective Design Standards prepared under paragraph J.

L. **Open Space:** The Zoning Ordinance will be updated to reduce the minimum required open space standards to ensure standards accommodate the maximum densities allowed in each zoning district.

M. **Single family in R-2 and R-3 zones**: The R-2 and R-3 zones will be revised to limit single family development to certain circumstances: 1) attached single family development (e.g., condominiums, townhomes), 2) single family units on existing lots of 8,000 s.f. or less, 3) single family units included in a development with 15% or more very low or low income) units, 4) single family units included in a development with 25% or more moderate income units, and 5) replacement of existing single family units.

Additional amendments to the Zoning Ordinance are necessary to advance affordable housing opportunities:

N. **Inclusionary Housing:** As part of the Zoning Ordinance Update, the City will consider adopting an Inclusionary Housing Ordinance or housing impact fee, as well as consider potential alternatives to inclusionary housing as a means of providing some below-market rate (BMR) housing in market-rate developments and to integrate/disperse affordable housing throughout the community.

Responsible Party: Development Services Department, Planning Division; Planning Commission; City Council

Funding Sources: General Fund; Grants

Objectives and Timeframe:

- Review feasibility of an inclusionary housing requirement or housing impact fee program by December 2024.
- If it is determined that an inclusionary housing requirement or housing impact fee program would not result in a constraint to market rate development that would conflict with the City's RHNA goals or significant increase in the cost of market rate housing, adopt the inclusionary housing requirement or housing impact fee by December 2025.
-

Program 13: Governmental Transparency

Government Code Section 65940 ensures the public has access to a jurisdiction's planning and financial documents. Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

Responsible Party: Development Services Department; Public Works Department; Finance Department; City Clerk

Funding Sources: General Fund

Objectives and Timeframe:

- Provide planning and financial documents, specifically an archive of annual development impact fee reports and the development impact fee schedule, through the City's website to ensure transparency pursuant to Government Code Section 65940, no later than December 31, 2024.

- Regularly update the City's website to include materials required pursuant to Government Code Section 65940 within 30 days of adoption or approval of such documents.

Program 14: Density Bonuses and Incentives

The City will review and update its Zoning Ordinance to reflect current State density bonus provisions. Government Code Section 65915-65918 requires density bonuses for a range of housing types, including mandating density bonuses of up to 80 percent based on the percentage of affordable units for projects affordable to very low-, low-, and moderate-income households (depending on the affordable units provided by the project), up to four incentives for qualified housing projects, and an alternative parking ratio. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.

Responsible Party:	Development Services Department; City Attorney; Planning Commission; City Council
Funding Sources:	General Fund
Objectives and Timeframe:	• By December 2025, prepare and adopt a Density Bonus Ordinance that implements the provisions of State Density Bonus Law. • . • **Quantified Objective:** 200 housing units affordable to extremely low, very low, and low income households.

4. Fair Housing Opportunities

Ensuring residents, particularly special needs populations, have access to safe and habitable housing, are treated fairly, and have increased opportunities to live in the area of their choice.

Program 15: Housing Element Monitoring/Annual Reporting

Manteca's Development Services Department is responsible for the regular monitoring of the Housing Element to ensure that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Development Services Department will prepare the Annual Progress Report (APR) for review by the public, City decision-makers, and submittal to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Completion of the Annual Progress Report is required for the City to maintain access to state housing funds.

The APR will document:

- Manteca's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market-rate units to an appropriate affordability category;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Implementation status of the Housing Element programs; and
- Implementation and compliance with other State law for APRs.

Responsible Party:	Development Services Department
Funding Sources:	General Fund

Objectives and Timeframe:

- Review the Housing Element annually and provide opportunities for public participation, in conjunction with the consideration of the APR by Planning Commission and City Council.
- Submit the City's APR to HCD and OPR by April 1st of each year.

Program 16: Fair Housing Services

The San Joaquin County Urban County/HOME Consortium provides fair housing services. San Joaquin Fair Housing is the designated provider of fair housing education, outreach, and enforcement throughout the Consortium, providing and coordinating referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education and outreach includes publication and distribution of fair housing materials and presentations to community groups and housing providers on fair housing issues.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Civil Rights Department. Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local libraries.

City staff is available to provide information and referrals upon request and provides fair housing and employment brochures at the public counter.

Responsible Party: Development Services Department; City Manager's Office; City Council; City Attorney's Office; San Joaquin Fair Housing

Funding Sources: General Fund; outside funding

Objectives and Timeframe:

- Promote fair housing opportunities for all people and support efforts of City, County, State, and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to San Joaquin Fair Housing, California Civil Rights Department, and/or U.S. Department of Housing and Urban Development, as appropriate.
- Educate selected staff in the Development Services Department and City Manager's Office on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available at public counters.
- Establish a specific process for addressing fair housing complaints by December 31, 2024, that includes referrals to the City's fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City's website.

Program 17: Ongoing Community Education, Resources, and Outreach

The City will seek to involve the community in housing-related decisions and will promote the availability of local (City and County-administered), regional, State, and Federal programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation. Housing programs will be promoted through the following means: (a) Maintain a webpage on the City's website describing programs available in Manteca, with links to program information on webpages of entities that administer these programs; (b) Include information on programs on a semi-annual basis in City newsletters and other general communications that

are sent to City residents; (c) Maintain information on programs at the City's public counter; (d) Train City staff to provide referrals to agencies; and (e) Distribute information on programs at community centers.

Responsible Party: Development Services Department in partnership with San Joaquin County HOME/CDBG, City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

- Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City's website.
- Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council.
- Update the existing Housing and Homeless Services webpage on the City's website by December 31, 2024 to provide information regarding housing programs available in Manteca, with links to program descriptions, application forms, and contact information for organizations that administer these programs. Update information annually by December 31.
- Include information on housing programs in City newsletters and other general communications that are sent to City residents.
- Provide the following information at the public counter, local libraries, and on the website by December 31, 2024 and update information biannually:
    - City regulations regarding ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.
    - Availability of the Housing Choice Voucher Rental Assistance Program.
    - Job-training organizations.
    - Programs that provide or assist homeowners with housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits
    - Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information.

Program 18: Universal Design and Accessibility

As Manteca's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority of the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons of all ages to enter the home.
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Ensuring that developments are designed to provide an accessible circulation system further ensures that housing and development accommodate persons with disabilities.

Responsible Party: Development Services Department - Building Division

Funding Sources: General Fund

Objectives and Timeframe:

- Annually identify and, when available, submit funding applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.
- Provide information on universal design and visitability principles to residential development applicants with City's comments on the initial review of the development application.
- Update the Zoning Ordinance by December 31, 2024 to include objective visitability standards for new residential construction (single-family and multifamily development) and multifamily remodels.

Program 19: Coordinate with Housing Support Service Agencies

Support efforts of countywide social service agencies in their efforts to provide housing for special need groups. The City will provide information and referrals to service providers and County agencies for those seeking health and human services assistance. Information on County programs and programs operated by local service providers and non-profits will be made available at the City's public counter and links to County agencies and local service providers will be provided on the City's website.

Responsible Department/Agency: Development Services Department; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

- Continue participating in the San Joaquin Continuum of Care (ESG funds) and Urban County/HOME Consortium (HOME funds), to ensure services are made available to Manteca residents. Provide information on service programs at City Hall and include program information, including health, human assistance, senior, and homeless programs, on the City's website.
- Support efforts of countywide social service agencies, nonprofits, and other service providers in their efforts to provide housing and services for special needs groups through coordinating an annual meeting with County social service

agencies, nonprofits, and other service providers to identify housing needs of the community, services available to meet the needs, and additional funding sources or programs that may be available to assist in meeting needs.

Program 20: Access to Housing for Special Needs Households

Manteca has provided rental and ownership opportunities to serve a variety of income levels and a range of household types. During the 2023-2031 Housing Element Cycle, the City anticipates continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to the City's existing residents that may be at risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will develop a program that connects targeted very low- and low-income residents and employees with access to new housing opportunities. The program will also identify available local and regional resources for homeownership and housing rehabilitation opportunities to ensure the community is aware of these resources.

Responsible Party: Development Services Department; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

- Develop an outreach program by June 2025 to connect lower-income residents and the lower-income workforce in the City with new rental and ownership opportunities, access to resources for home ownership, including counseling for new buyers and existing homeowners, and housing rehabilitation programs as those become available, and access to housing assistance providers, promoting fair housing choice and access to safe and decent housing within the community, and conduct outreach annually, or more frequently, as housing opportunities become available.

Program 21: Replacement Housing

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3) and Government Code Section 66300(d) requires that the City only approve projects that will demolish residential units if the project will create at least as many residential dwelling units as will be demolished and certain affordability criteria are met. Replacement requirements shall be applied for sites identified in the residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program, "previous five years" is based on the date the application for development was submitted.

The City will implement any housing replacement requirements of State law. Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)) requires the City to address replacement housing and affordability when approving a housing development project.

Responsible Party: Development Services Department

Funding Sources: General Fund; replacement costs to be borne by developer of any such site

Objectives and Timeframe:

- Identify the need for replacement of housing units and ensure replacement, if required, on an ongoing basis for all project applications.
- Update the City's development application to identify housing replacement requirements of State law.
- Update the Zoning Ordinance by December 31, 2024 to implement replacement of residential units as required by State law.

Program 22: Homeless Continuum of Care

The City actively assists in addressing the needs of the homeless community at the local and regional levels whereby resources are provided to persons and households that are homeless or at risk of homelessness, including the provision of emergency shelter, transitional housing, supportive housing, and permanent housing.

The City has made emergency centers available and has also assisted HOPE Ministries with providing transitional and supportive housing. The City is working to develop a navigation center and supportive housing to further assist the at-risk population.

Responsible Party: Development Services Department; City Manager's Office; City Council

Funding Sources: General Fund (Staff Time)

Objectives and Timeframe:

- Annually review and pursue State and Federal funds available to support existing emergency shelters and transitional housing with maintenance and operation costs. Pursue funding at least two times in planning period, based on available funding.
- Address homelessness at the regional level, through continuing to participate in the San Joaquin County Continuum of Care to ensure adequate shelter space is available to accommodate the unmet need Countywide and to ensure services are coordinated to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain housed and live in a safe, dignified manner.
- Address homelessness at the local level through working with service providers and nonprofits to coordinate funding applications, use of available ESG, CDBG, and other funds, with the development of emergency shelters, transitional housing, and supportive housing.

Program 23: Affirmatively Further Fair Housing

This program includes components of other programs in the Housing Plan as well as additional actions to address fair housing throughout the 6th Cycle. This program facilitates equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and recommended implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium-priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation; and
- Low-priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

Responsible Party:	Development Services Department; fair housing services providers; City Council; City Manager's Office
Funding Sources:	General Fund (Staff Time); Grants
Objectives and Timeframe:	• Implement measures to affirmatively further fair housing on an ongoing basis, with specific timelines for individual components as outlined in Table 1.

Table 1: Program 23 Fair Housing Program Action Items

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Fair Housing Outreach and Enforcement				
16. Fair Housing Services Provide fair housing investigation and coordinate referral services to assist individuals who may have been the victims of discrimination. The City's current fair housing services provider is San Joaquin Fair Housing.	• Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. • Educate selected staff in the Development Services Department, Economic Development Department, City Attorney, and City Manager's Office on responding to complaints received regarding potential claims of housing discrimination. Selected staff shall receive annual education on addressing fair housing complaints. • Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters. • Establish a specific process for addressing fair housing complaints by December 31, 2024.	• High priority: by December 31, 2024	• Citywide	• Information on the City's website, and Public Counter (December 31, 2024) • Establishment of specific process for addressing fair housing complaints (December 31, 2024) • Annual training regarding fair housing complaints (December 2024 and annually thereafter)
Housing Mobility Enhancement				
5. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.	• Update Municipal Code regulations that allow ADUs, JADUs, and SB 9 units and lot splits by right on properties with existing or planned single-family and multifamily uses. • Support the development of ADUs and SB 9 units through pursuing funds to assist with the construction of ADUs and SB 9 units that will be affordable to moderate and lower income households and through fee reductions and deferrals or waivers above and beyond those required by State law. • Develop and implement an Amnesty Program, which	• High priority: by December 31, 2023	• Citywide	• Update the City's current ADU/JADUSB 9 requirements to comply with State law and provide further streamlining incentives (December 31, 2024); • Beginning in 2024, annually review and seek funding, when funds are available, to assist with ADUs and SB 9 units. • Provide information regarding

[1] Program numbers reference the corresponding program in the Housing Plan. Program 23 is the AFFH program and all associated actions, objectives, and timing are implemented solely as part of Program 23.

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants. • Provide free sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to interested property owners. • Provide technical resources to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants. • Conduct a mid-cycle review of ADU assumptions. • Conduct outreach and education on ADU and SB 9 options and requirements to homeowners and HOAs			State, regional, and other financial assistance programs available to qualified property owners to build ADUs using State funds (such as CalHOME funds) by December 31, 2024; • Document provision of online ADU/JADU technical resources by December 31, 2024; • Conduct outreach and education on ADU options and requirements to 12 HOA groups located throughout the City (2025 and 2026); • Conduct and annual and mid-cycle review no later than January 31, 2028 of ADU assumptions; • Add 114 new ADUs by 2031; 10 extremely low, 10 very low, 202 low, 30 moderate, and 44 above moderate income units; • Develop ADU Amnesty Program by 2026; • Provide downloadable sample ADU plans on the City's website by December 31, 2026.
Housing Choice Vouchers (HCVs) (Program 6) Extend rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities.	• Publicize and participate in rental assistance programs, such as Housing Choice Vouchers/Section 8 and other available rental programs, on an ongoing basis. • Partner with San Joaquin County Housing Authority to provide rental assistance to extremely low-, very low- and low-income Manteca residents on an ongoing	• Medium priority: within 24 months of Housing Element	• Citywide	• Document any participation in rental assistance programs on an ongoing basis. • Document provision of rental assistance to extremely low-, very low- and low-income

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	basis. • Share information regarding the HCV Program available on the City website by December 31, 2024; • Encourage the participation of single-family and multifamily property owners through providing information in the City newsletters and mailings at least annually. • Assist the San Joaquin County Housing Authority by identifying and assisting to facilitate a minimum of three presentations per year, to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV Program and to encourage increased landlord participation.	adoption		Manteca residents on an ongoing basis. • Provide information regarding the HCV Program available on the City website by December 31, 2024. • Coordinate with the San Joaquin Housing Authority to ensure that participation of single-family and multifamily property owners is tracked on an ongoing basis. • Assist the San Joaquin County Housing Authority by identifying and assisting to facilitate three presentations per year to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City.
New Housing Choices and Affordability in High/Very High Opportunity Areas				
Partnerships and Assistance for Affordable Housing (Programs 1 and 2) Use tools to facilitate affordable housing development to address the housing needs of extremely low, very low, low, and moderate income households	• Explore opportunities to coordinate with developers, non-profits, affordable housing providers, and funding providers and establish a network of those interested in affordable housing development. • Identify financial and regulatory incentives to promote affordable and special needs housing development, including housing for families, seniors, and other households and housing for special needs populations.	• Medium priority: within 24 months of Housing Element adoption	• Target affordable housing throughout the City with an emphasis on higher opportunity areas	• Explore opportunities and establish a network by December 2024 • Identify regulatory incentives by July 2024 • Identify financial incentives by December 2025 • Annual funding application(s) for affordable/special needs housing development (if project is identified)

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
			and areas of concentrated poverty.	• Quarterly meetings with network to identify opportunities for housing development, funding, and other assistance
Density Bonuses and Incentives (Program 14) Establish procedures for granting density bonuses, providing incentives, and allowing parking ratios consistent with the requirements of Government Code Section 65915 – 95918. .	• Update the Zoning Ordinance to reflect the density bonus and other incentives provisions of State law by December 2025. • Incentivize and remove constraints to affordable housing through providing density bonuses and other incentives.	• Medium priority/adopt within 24 months of Housing Element adoption	• Citywide	• Update density bonus ordinance by December 2025 • 200 units affordable to extremely low, very low, and low income households
Place-Based Strategies for Community Preservation and Revitalization/Improve Opportunity Scores in Low Opportunity Areas				
Housing Rehabilitation and Code Enforcement (Program 8) Promotion housing rehabilitation.	• Participate in housing rehabilitation programs and seek additional funding. • Maintain a webpage on the City's website describing rehabilitation and repair programs available in Manteca, with links to application forms, and contact information for County agencies that administer these programs. • Include information on programs in City newsletters and other general communications that are sent to City residents. • Maintain information on programs at the City's public counter. • Distribute information on programs at community centers. • Annually identify at least 1 project to improve educational, environmental, and economic opportunity scores in the City's lowest resource areas, with an emphasis on assisting areas identified as both low/moderate resource and disadvantaged community based on the most recent TCAC/HCD opportunity maps and CalEPA disadvantaged community maps and seek funding to implement the	• Medium priority: within 24 months of Housing Element adoption	• Citywide (housing rehabilitation) • Improve scores (low/moderate resource areas)	• Apply for funding for housing rehabilitation activities at least 3 times (by 2025, 2027, and 2029) • Make information regarding housing rehabilitation and repair programs available by July 2025 and update annually • Assist a total of 20 lower income households with housing rehabilitation or emergency repairs during the planning period. • By July of each year, identify at least 1 project to improve opportunity scores and by December of that year (or as soon as a funding source is available), seek funding to

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	project.			implement the project
Density Bonuses and Incentives (Program 14) Establish procedures for incentivizing housing that improves opportunities, including educational, economic, and environmental.	• Incentivize and prioritize housing that improves educational, economic, and environmental opportunities.	• Medium priority/adopt within 24 months of Housing Element adoption	• Citywide	• Update density bonus ordinance by December 2025 • Establish and adopt incentives for projects that improve educational, economic, and environmental opportunities in low and moderate resource areas
Reduce Displacement				
Preservation of Existing Affordable Housing (Program 7)	• While none of the City's assisted housing stock is identified at risk of conversion, annually monitor the City's housing stock to ensure that none becomes at risk. • If a project is identified as at risk, implement the technical assistance, preservation programs, and tenant education actions identified by Program 7.	• Low/Ongoing	• Citywide	• Maintain the 434 assisted units identified in Table 2-45 of the Background Report
Housing Rehabilitation and Emergency Repairs (Program 8)	• To ensure that housing is maintained in a safe and habitable manner and to address urgent repair needs that may otherwise displace households, the City will identify funding sources for housing rehabilitation and emergency repair. • Emergency repair funds shall be prioritized to assist in making repairs that are needed to maintain housing in a habitable condition and to reduce displacement.	• Medium/24 months within Housing Element adoption	• Citywide, with an emphasis on older neighborhoods	• Seek funding on an annual basis to augment available housing rehabilitation and emergency repair programs • Development Services and Code Enforcement staff will work to pair property owners and tenants with housing rehabilitation and emergency repair funds (ongoing) • Assist 20 lower income households with housing rehabilitation and/or emergency repairs

5. Assuring Sustainability

Ensuring Manteca grows in a responsible manner, in line with resource limitations such as water availability.

Program 24: Green Building Program

"Green buildings" are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact. Beginning January 1, 2014, the California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City has adopted and amended the current CALGreen to require CALGreen compliance.

Responsible Party: Development Services Department; Building Division

Funding Sources: General Fund

Objectives and Timeframe:

- Provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.

Program 25: Energy Conservation Initiatives

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 of the California Code of Regulations, particularly green building standards, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities. The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

Responsible Party: Development Services Department – Planning and Building Divisions; City Manager's Office

Funding Sources: General Fund (Staff Time)

Objectives and Timeframe:

- Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development.
- As funds for housing rehabilitation and emergency repair are received, identify a portion of funds for eligible weatherization and energy efficiency improvements to improve housing quality, reduce energy-related costs, and improve energy efficiency
- Advertise and promote available programs, including Pacific Gas and Electric (PG&E) programs discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family and multifamily units and to assist households with reducing energy-related costs on the City's website and at the permit counter.



City of Manteca
6th Cycle Housing Element
Public Review Draft

Background Report

August 2023

D. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or preserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 2 are based on the City's RHNA for the 2023-2031 planning period for extremely low-, very low-, low-, moderate-, and above moderate-income housing, historic trends, anticipated availability of financial assistance necessary for extremely low, very low, low, and moderate income objectives, and expectations for new ADUs, JADUs, and SB 9 units. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and HCV Program, and anticipated availability of financial resources for these programs.

Table 2 below summarizes the City's quantified objectives for housing during the 2023-2031 planning period.

Table 2. 2023–2031 Quantified Objectives

Income Group	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low: <30% AMI	214	8	434 units (all lower income assisted units)
Very Low: 30-50% AMI	614	20	
Low: 50-80% AMI	424	40	
Moderate: 80-120% AMI	300	-	-
Above Moderate: 120% + AMI	3,270	-	-
Total	**4,822**	**68**	**434**

AMI – Area Median Income (i.e., the midpoint of an area's income distribution)
New Construction Objectives: Reflects the portion of the City's 2023-2031 RHNA anticipated to receive assistance through Housing Plan programs as well as financial assistance necessary for lower and moderate income units and units anticipated to be feasible through market conditions..
Rehabilitation Objectives: Reflects loans/grants anticipated through San Joaquin County CDBG/HOME-funded Housing Rehabilitation Loan Program.
Conservation Objectives: Reflects conservation of existing affordable housing, including all projects identified in Table 2-45 of the Background Report, all inclusionary units, and assisted ownership projects that have units committed to lower- and moderate-income households.

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1. INTRODUCTION

The City of Manteca (Manteca) Housing Element ("Housing Element") consists of two documents: the 6th Cycle Housing Element Background Report ("Background Report") and the 6th Cycle Housing Element Housing Plan (the policy document, hereafter referred to as the "Housing Plan" or "Plan"). The Background Report provides information regarding the City's population, household data, and housing characteristics, as well as quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies housing resources available, including land and financial resources for the production, rehabilitation, and preservation of housing. The Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in Housing Plan.

The Background Report of this Housing Element identifies the nature and extent of Manteca's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining its housing, resources, and constraints, the City can determine a plan of action to address housing needs and constraints. This is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

A. CONTENTS

This 6th Cycle Housing Element Background Report is divided into the following seven chapters:

1. Introduction

The Introduction describes the components of the 6th Cycle Housing Element and the contents of the 6th Cycle Housing Element Background Report.

2. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

3. Constraints

This Chapter includes an 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, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an 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, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

4. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and City services to these sites.

5. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

6. Evaluation of the 2015-2023 Housing Element

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

7. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with the Manteca General Plan.

2. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This chapter of the Background Report discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the City of Manteca, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2023-2031 Housing Element Update is the data workbook of San Joaquin Valley (SJV) Regional Early Action Project (REAP) report prepared by San Joaquin Council of Governments (SJCOG) staff in 2022. The data workbook contains specific metrics that may be used as pre-certified data for the 6th Cycle Housing Element Housing Needs Assessment. These data have been reviewed and pre-certified by the California Department of Housing and Community Development (HCD). Additional data sources include the U.S. Census Bureau (2010 Census, 2020 Census, and 2016-2020 American Community Survey (ACS), California Department of Finance (DOF) E-5 Population Estimates, California Employment Development Department (EDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, it is noted that the ACS data reflects an estimate based on a sample size, which reduces the accuracy of the 2020 ACS estimates when used to reflect a small population.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Manteca residents.

POPULATION GROWTH AND TRENDS

Table 2-1 shows population growth for Manteca and San Joaquin County from 1980 through 2020. According to the U.S. Census and California DOF, the population of City of Manteca in 2020 was 83,498 persons, an increase of approximately 24.4% or 16,402 persons since 2010, resulting an annual change of 2.4%. During the previous decade (from 2000 to 2010), the City's population increased by 17.7%, or 67,096 persons, resulting in an annual change of 1.8%.

Table 2-1. Population Statistics and Projections – City of Manteca and San Joaquin County (2000–2020)

	1980	1990	2000	2010	2020
Manteca	24,925	40,773	56,999	67,096	83,498
Percent Change	--	63.6%	39.8%	17.7%	24.4%
Annual Percent Change	--	6.4%	4.0%	1.8%	2.4%
San Joaquin County	347,342	480,628	563,598	685,306	779,233
Percent Change	--	38.4%	17.3%	21.6%	13.7%
Annual Percent Change	--	3.8%	1.7%	2.2%	1.4%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 1980, 1990, 2000, 2010; Social Explorer tables for Census 2020.

Table 2-2 compares the growth rate of Manteca to other cities in San Joaquin County from 2010 to 2020. Among jurisdictions in San Joaquin County, Manteca had the highest percentage change in population (24.4%).

Table 2-2. Population Trends – San Joaquin County Jurisdictions (2010-2020)

Jurisdiction	2010	2020	Change	% Change
City of Escalon	7,132	7,472	340	4.8%
City of Lathrop	18,023	28,701	10,678	59.2%
City of Lodi	62,134	66,348	4,214	6.8%
City of Manteca	67,096	83,498	16,402	24.4%
City of Ripon	14,297	16,013	1,716	12.0%
City of Stockton	291,707	320,804	29,097	10.0%
City of Tracy	82,922	93,000	10,078	12.2%
Unincorporated San Joaquin	141,995	163,397	21,402	15.1%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 2010; Social Explorer tables for Census 2020.

Age Characteristics

Table 2-3 compares changes in age distributions between the years 2010 and 2020 for Manteca. The U.S. Census Bureau data shows Manteca has a moderately aged population. The largest shift in age groups occurred in persons 65 years of age and older, which increased by 5,257 persons (92.6%) from 2010 to 2020. The data also shows a significant increase in persons 45 to 64 years, 5,264 persons (34.5%). Similarly, population increases occurred in persons 25 to 44 years of age, 5 to 24 years of age, and 5 years of age and younger, which increased by 3,173 persons (17.5%), 1,848 persons (9.0%), and 577 persons (10.8%), respectively. The median age of Manteca residents increased from 32.4 in 2010 to 36.4 in 2020, which is slightly lower than the State's median age of 36.7 but higher than San Joaquin County's median age of 34.4. This trend points to projecting a larger aging population in City of Manteca and the need to plan for services, such as health and medical services for this older community.

Table 2-3. Age Distribution – Manteca (2010, 2020)

	2010		2020	
Age Group	Number	Percent	Number	Percent
Under 5 Years	5,362	8.3%	5,939	7.3%
5 to 24 Years	20,524	31.6%	22,372	27.6%
25 to 44 Years	18,146	27.9%	21,319	26.3%
45 to 64 Years	15,247	23.5%	20,511	25.3%
65 + Years	5,680	8.7%	10,937	13.5%
Median Age	32.4		36.4	

Sources: U.S. Census Bureau, Census 2010; ACS16-20 (5-year Estimates), Table DP05.

Race and Ethnicity

Table 2-4 compares changes in racial distributions between the years 2010 and 2020 for Manteca. Between 2010 and 2020, the population of American Indian or Alaska Native decreased by about 5 people or 1.4%. During this time period, the City's Asian or Asian Pacific Islander population increased by 5,051 people or 104.1%, the Black or African American population increased by about 660 people or 24.7%, the Hispanic or Latinx population increased by about 7,450 people or 29.4%, the population of Other Race or Multiple Races increased by about 708 people or 29.2%, and the population of White increased by about 118 people or 0.4%.

Table 2-4. Population Distribution by Race & Origin – Manteca (2010, 2020)				
Race	2010		2020	
	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	359	0.5%	354	0.4%
Asian / API, Non-Hispanic	4,851	7.2%	9,902	12.2%
Black or African American, Non-Hispanic	2,669	4.0%	3,329	4.1%
Hispanic or Latinx	25,317	37.7%	32,767	40.4%
Other Race or Multiple Races, Non-Hispanic	2,424	3.6%	3,132	3.9%
White, Non-Hispanic	31,476	46.9%	31,594	39.0%
Total	67,096	100.0%	81,078	100.0%
Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 2000 & 2010, ACS16-20 (5-year Estimates), Table B03002.				

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Manteca totaled 35,045 people in 2020, increasing by 6,138 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Manteca who are either working or looking for work. Table 2-5 summarizes the employment by industry for Manteca residents in 2010 and 2020. The largest industry in the Manteca in 2020 was Educational Services, Health Care and Social Assistance at 19.0%, increasing by 1,487 workers or 28.7% since 2010. This is followed by Retail Trade at 12.6% and Manufacturing at 11.1%.

Table 2-5. Manteca Employment by Industry (2010, 2020)								
Industry	City of Manteca				San Joaquin County			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	295	1.0%	324	0.9%	13,468	5.0%	14,472	4.5%
Construction	2,795	9.7%	3,472	9.9%	22,573	8.3%	27,114	8.5%
Manufacturing	3,095	10.7%	3,876	11.1%	28,514	10.5%	30,223	9.5%
Wholesale Trade	1,472	5.1%	1,548	4.4%	10,916	4.0%	9,655	3.0%
Retail Trade	3,960	13.7%	4,412	12.6%	31,546	11.6%	37,996	11.9%
Transportation and Warehousing, and Utilities	2,109	7.3%	3,389	9.7%	17,064	6.3%	27,176	8.5%
Information	512	1.8%	493	1.4%	5,270	1.9%	4,015	1.3%
Finance and Insurance, and Real Estate and Rental and Leasing	1,873	6.5%	1,588	4.5%	16,372	6.0%	14,579	4.6%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,967	10.3%	3,814	10.9%	23,806	8.8%	30,877	9.7%
Educational Services, Health Care and Social Assistance	5,188	17.9%	6,675	19.0%	55,128	20.3%	65,614	20.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,106	7.3%	2,305	6.6%	20,057	7.4%	25,917	8.1%
Other Services, except Public Administration	740	2.6%	1,376	3.9%	12,676	4.7%	15,573	4.9%
Public Administration	1,795	6.2%	1,773	5.1%	14,249	5.2%	16,597	5.2%
Total Civilian Employed Population 16 Years and Over	28,907	100.0%	35,045	100.0%	271,639	100.0%	319,808	100.0%
Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.								

San Joaquin County is included within the Stockton-Lodi Metropolitan Statistical Area (MSA). EDD projections indicate that the total employment within the Stockton-Lodi MSA is expected to increase by 10.9% between 2018 and 2028. The highest forecast for job growth is in private household workers (200.0% increase) and warehousing and storage (36.4% increase) occupations. EDD also predicts that department stores and credit intermediation and related activities occupations will decrease by 25.0% and 15.0%, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 2-6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in San Joaquin County.

Table 2-6. Examples of Occupations and Wages – San Joaquin County (2022)

Standard for 1 Adult in San Joaquin County	Hourly Wages	Estimated Annual Wages
Living Wage	$37.50	$78,000
Poverty Wage	$8.38	$17,430
Minimum Wage	$15.00	$31,200
Occupation Title	**Mean Hourly Wage**	**Mean Annual Wage**
Management	$66.42	$138,148
Business and Financial Operations	$40.48	$84,198
Computer and Mathematical	$57.63	$119,872
Architecture and Engineering	$50.85	$105,770
Life, Physical and Social Science	$43.80	$91,100
Community and Social Services	*$28.02*	*$58,272*
Legal	$56.70	$117,935
Education, Training and Library	*$30.85*	*$64,168*
Arts, Design, Entertainment, Sports and Media	*$33.47*	*$69,625*
Healthcare Practitioner and Technical	$50.60	$105,245
Healthcare Support	*$15.94*	*$33,159*
Protective Service	*$25.13*	*$52,280*
Food Preparation and Serving Related	*$15.38*	*$31,993*
Building and Grounds Cleaning and Maintenance	*$18.01*	*$37,461*
Personal Care and Services	*$16.37*	*$34,047*
Sales and Related	*$18.29*	*$38,049*
Office and Administrative Support	*$22.59*	*$46,994*
Farming, Fishing and Forestry	*$14.99*	*$31,169*
Construction and Extraction	*$30.14*	*$62,681*
Installation, Maintenance and Repair	*$28.12*	*$58,497*
Production	*$19.31*	*$40,168*
Transportation and Material Moving	*$18.07*	*$37,578*

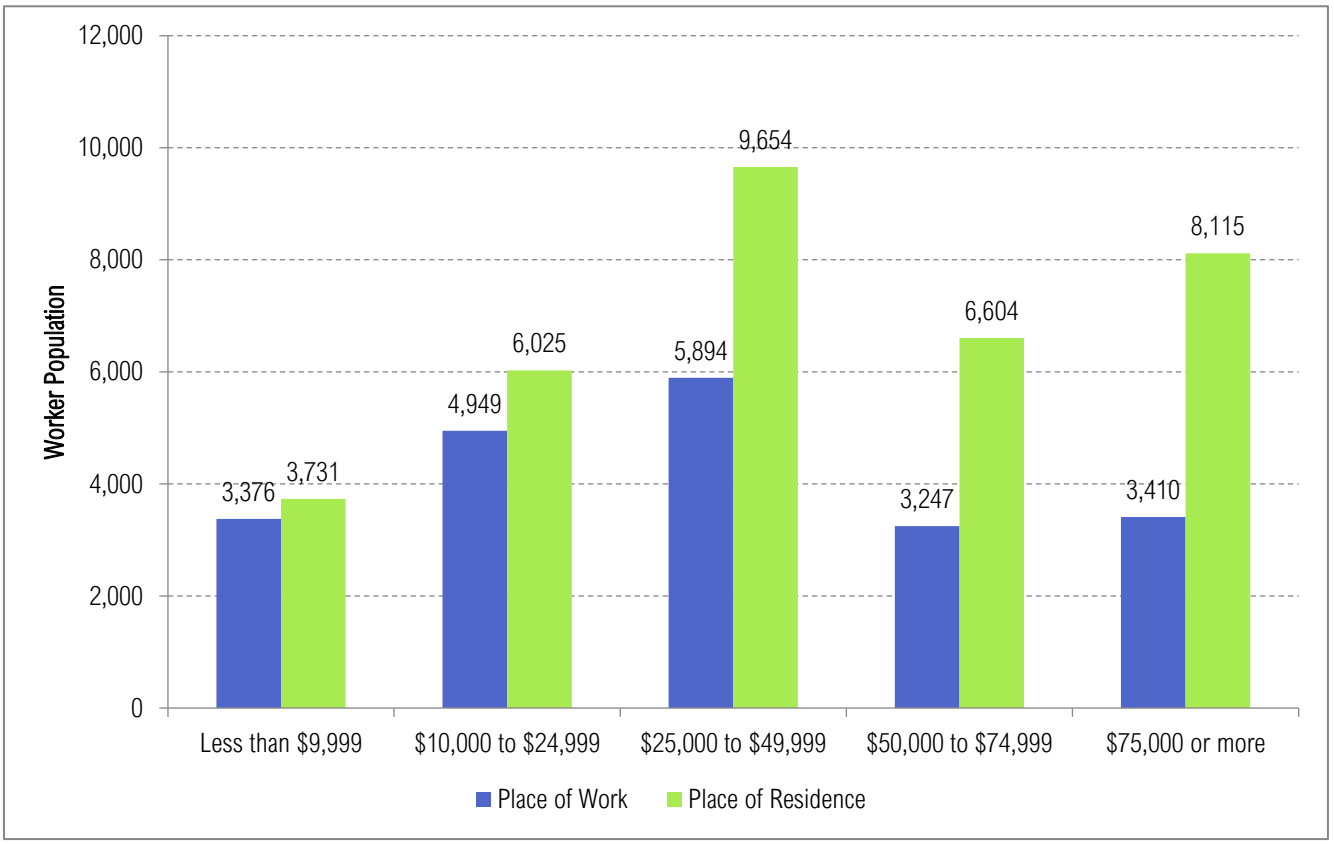
Wages below the living wage for one adult supporting one child are in italics.
Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).
Source: MIT Living Wage Calculator for San Joaquin County, California 2019.

Jobs to Workers

As shown in Table 2-5, the data shows the occupations of Manteca residents regardless of the location of the job. Between 2010 and 2020, the number of jobs in Manteca increased by 21.2% from 28,907 to 35,045 jobs.

Manteca is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.61 (20,876 jobs and 34,129 employed residents). This indicates that Manteca has a surplus of workers and "exports" workers to other parts of the region.

Chart 1. Workers by Earnings, Manteca as Place of Work and Place of Residence



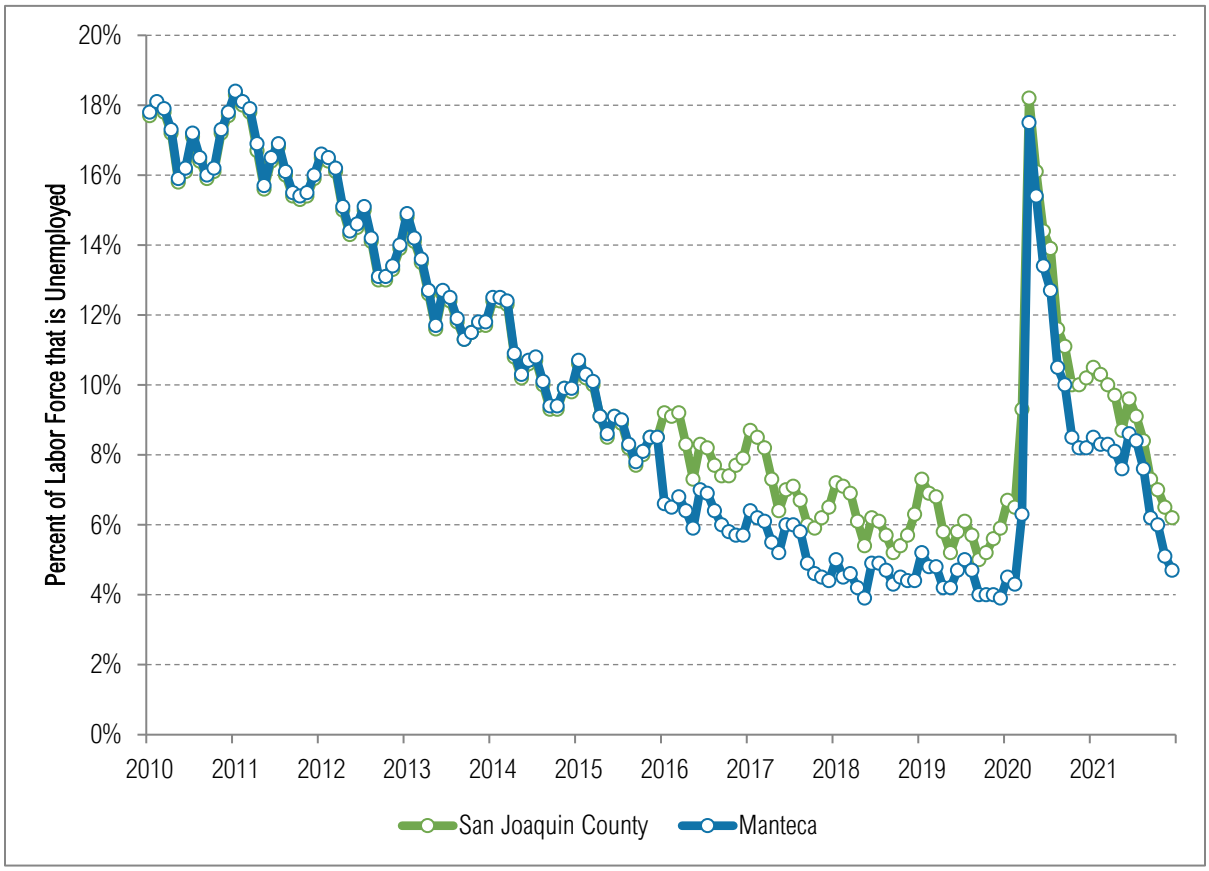
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that Manteca has similar low-wage residents compared with low-wage jobs (where low-wage refers to jobs paying less than $25,000). At the other end of the wage spectrum, the city has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than $75,000). A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently negative, though over time, sub-regional imbalances may appear.

Unemployment

In Manteca, the unemployment rate decreased 9.3 percentage points between January 2010 and January 2021, from 17.8% to 8.5%. Manteca experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).

Chart 2. Unemployment Rate - Manteca



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Manteca.

HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 2-7 below identifies households by tenure and ages of householder in Manteca and San Joaquin County in 2020 based on ACS data from 2016–2020. In Manteca, 65.2% of households own their home and 34.8% rent their home. The City's homeowner rate is higher, and conversely the renter rate is lower, than San Joaquin County's, which has 57.7% homeowner

households and 42.3% renter households. In Manteca, a large portion of homeowner households are headed by older residents, with 52.6% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 29.5% of renter households are headed by a person over the age of 55. Similarly, in San Joaquin County, 51.9% of homeowner households are headed by a resident 55 years of age of older and 27.5% of renter households are headed by a person over the age of 55.

Table 2-7. Households by Tenure and Age (2020)

	City of Manteca		San Joaquin County	
	Number	Percent	Number	Percent
Total:	25,670	100.0%	231,092	100.0%
Owner Occupied:	16,748	65.2%	133,381	57.7%
Householder 15 to 24 years	128	0.5%	940	0.4%
Householder 25 to 34 years	1,218	4.7%	12,124	5.2%
Householder 35 to 44 years	3,236	12.6%	23,091	10.0%
Householder 45 to 54 years	3,353	13.1%	27,940	12.1%
Householder 55 to 64 years	2,198	8.6%	16,014	6.9%
Householder 65 to 74 years	1,751	6.8%	14,645	6.3%
Householder 75 to 84 years	2,853	11.1%	22,183	9.6%
Householder 85 years and older	1,490	5.8%	11,348	4.9%
Renter Occupied:	8,922	34.8%	97,711	42.3%
Householder 15 to 24 years	491	1.9%	5,343	2.3%
Householder 25 to 34 years	2,169	8.4%	23,850	10.3%
Householder 35 to 44 years	1,707	6.6%	23,165	10.0%
Householder 45 to 54 years	1,925	7.5%	18,519	8.0%
Householder 55 to 64 years	511	2.0%	7,301	3.2%
Householder 65 to 74 years	528	2.1%	6,233	2.7%
Householder 75 to 84 years	945	3.7%	7,597	3.3%
Householder 85 years and older	418	1.6%	3,731	1.6%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007.

Table 2-8 identifies the household sizes by housing tenure. In 2020, the majority of households in Manteca consisted of households of 2–4 persons (64.0%). Large households of 5 or more persons made up 18.2% of the total households in Manteca and 19.6% of total households in San Joaquin County. Additionally, the average household size in Manteca in 2020 for an owner-occupied unit was 3.23 persons per household and 2.96 persons per household for a renter-occupied unit. The average household size of owner-occupied units increased from 3.04 in 2010 to 3.23 in 2020 and the average household size in rental-occupied units increased from 2.91 in 2010 to 2.96 in 2020. (Sources: U.S. Census Bureau, ACS 2006-2010, ACS 2016-2020, Table 2-B25009 & B25010).

Table 2-8. Household Size by Tenure (2019)

	City of Manteca		San Joaquin County	
	Number	Percent	Number	Percent
Owner	16,748	100.0%	133,381	100.0%
Householder living alone	2,564	15.3%	24,428	18.3%
Households 2–4 persons	10,976	65.5%	84,113	63.1%
Large households 5+ persons	3,208	19.2%	24,840	18.6%
Average Household Size	3.23		3.18	
Rental	8,922	100.0%	97,711	100.0%
Householder living alone	2,016	22.6%	22,175	22.7%
Households 2–4 persons	5,454	61.1%	55,055	56.3%
Large households 5+ persons	1,452	16.3%	20,481	21.0%
Average Household Size	2.96		3.17	

Total	25,670	100.0%	231,092	100.0%
Total Householder living alone	4,580	17.8%	46,603	20.2%
Households 2–4 persons	16,430	64.0%	139,168	60.2%
Large households 5+ persons	4,660	18.2%	45,321	19.6%
Average Household Size	3.13		3.18	
Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25009 & B25010.				

Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2022 was $101,600. The estimated median household incomes for San Joaquin County, where Manteca is located, in 2022 was $85,000, while nearby Stanislaus County had a median income of $80,300, Sacramento County had a median income of $102,200, Amador County had a median income of $86,600, Calaveras County had a median income of $102,200, Amador County had a median income of $86,600, and Alameda County and Contra Costa County had median incomes of $142,800.

Income by Household Type and Tenure

Table 2-9 shows the income level of Manteca residents by household tenure. A higher percentage of renter households (56.9%) were lower income (<=80% AMI) compared to lower income residents who own their homes (25.1%). The high incidence of lower income renter households is of particular significance as market rents in Manteca exceed the level of affordability for lower income households. As shown in Table 2-10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table 2-9. Income by Owner/Renter Tenure – Manteca (2019)

Income Level	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<= 30% AMI)	1,595	16.6%	840	5.4%	2,435	9.7%
Very Low Income (>30% to <=50% AMI)	1,495	15.5%	1,330	8.5%	2,825	11.2%
Low Income (>50% to <=80% AMI)	2,385	24.8%	1,735	11.1%	4,120	16.3%
Moderate Income (>80% to <=100% AMI)	1,130	11.8%	1,490	9.6%	2,620	10.4%
Above Moderate Income (>100% AMI)	3,020	31.4%	10,185	65.4%	13,205	52.4%
Total	9,615	100.0%	15,585	100.0%	25,200	100.0%
Sources: San Joaquin Valley Regional Early Action Project Report - US Housing and Urban Development, CHAS 15-19 (5-Year Estimates).						

As indicated by Table 2-10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 9,215 (36.6%) of households in Manteca overpay for housing, which is same as percent of households (36.6%) in San Joaquin County overpaying for housing. The majority of households in Manteca overpaying for housing are in the extremely low (1,910 households overpaying), very low (2,260 households overpaying), and low (2,445 households overpaying) categories. In Manteca, less owner households overpay for housing (4,275 owner households overpaying) than renter households (4,940 renter households overpaying). Similarly, in San Joaquin County, less owner households overpay for housing than renter households.

Table 2-10. Housing Characteristics (Tenure, Overpayment) by Income Level (2019)				
Total Households Characteristics	Manteca		San Joaquin County	
	Number	Percent	Number	Percent
Total Households	25,200	100.0 %	228,565	100.0%
Total Renter households	9,615	38.2%	99,150	43.4%
Total Owner households	15,585	61.8%	129,420	56.6%
Total lower income (0-80% AMI) households	9,380	37.2%	97,230	42.5%
Lower income renters (0-80%)	5,475	21.7%	60,405	26.4%
Lower income owners (0-80%)	3,905	15.5%	36,825	16.1%
Extremely low income renters (0-30% AMI)	1,595	6.3%	20,775	9.1%
Extremely low income owners (0-30% AMI)	840	3.3%	8,685	3.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	6,615	100.0 %	65,605	100.0%
Lower Income Renter Overpaying	4,235	64.0%	43,995	67.1%
Lower Income Owner Overpaying	2,380	36.0%	21,610	32.9%
Extremely Low Income Overpaying (0-30%)	1,910	28.9%	24,060	36.7%
Very Low Income Overpaying (30-50% AMI)	2,260	34.2%	21,200	32.3%
Low Income Overpaying (50 -80% AMI)	2,445	37.0%	20,345	31.0%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	3,885	100.0 %	37,010	100.0%
Lower Income Renter Severely Overpaying	2,360	60.7%	24,405	65.9%
Lower Income Owner Severely Overpaying	1,525	39.3%	12,605	34.1%
Extremely Low Income (0-30%)	1,675	43.1%	20,495	55.4%
Extremely Low Income Renter Severely Overpaying	1,130	29.1%	14,950	40.4%
Extremely Low Income Owner Severely Overpaying	545	14.0%	5,545	15.0%
Very Low Income Severely Overpaying (30-50% AMI)	1,440	37.1%	11,090	30.0%
Low Income Severely Overpaying (50-80% AMI)	770	19.8%	5,425	14.7%
Total Households Overpaying	9,215	36.6%	83,675	4.0%
Total Renter Households Overpaying	4,940	19.6%	49,180	21.5%
Total Owner Households Overpaying	4,275	17.0%	34,495	15.1%
Total Households Overpaying 30-50% Income for Housing	5,090	20.2%	44,510	19.5%
Total Households Severely Overpaying 50% of Income or More for Housing	4,125	16.4%	39,165	17.1%
Sources: San Joaquin Valley Regional Early Action Project Report - US Housing and Urban Development, CHAS 15-19 (5-Year Estimates).				

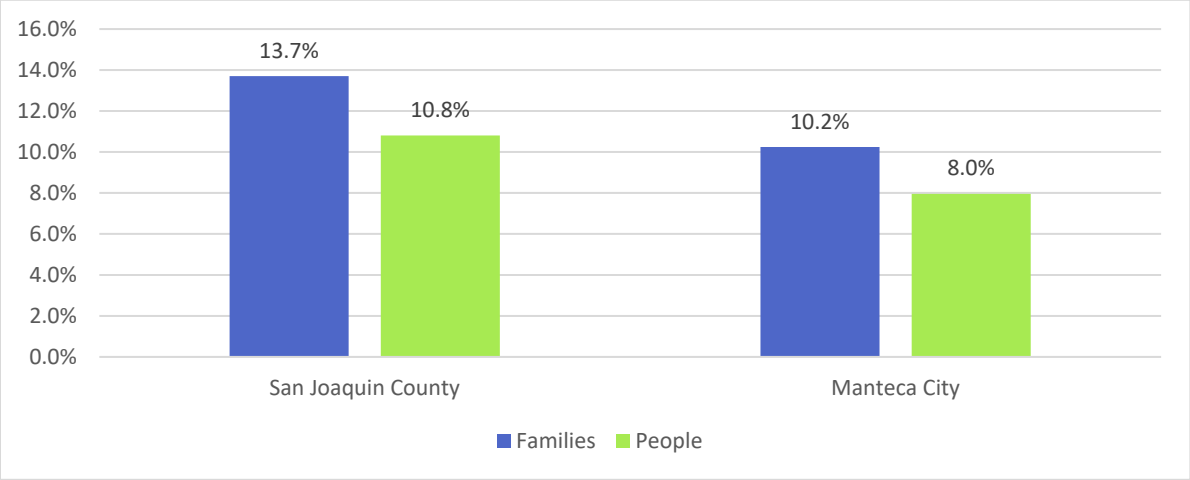
Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $18,145, a household of two with a householder aged 65 or older and no children has a poverty threshold of

$16,379, and the poverty threshold of a family of four with two children under the age of 18 would be $27,479. (*Source: U.S. Census Bureau, 2021).*

Poverty rates in Manteca are shown in Chart 3, which compares the numbers of families living in poverty in Manteca to those living in San Joaquin County. Compared to San Joaquin County, both individuals and families in Manteca have a lower chance under the poverty line. In 2010, 6.9% families in Manteca were listed as living below the poverty level. Corresponding numbers for 2020 show that the poverty rate decreased to 8.0% in 2020.

Chart 3. Percentage of Families & People Living in Poverty (2020)



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17001 & B17012.

Table 2-11 shows poverty rates for families in Manteca, with a focus on female-headed households. Overall, 1,546 of 19,429 families were in poverty (8.0%). Although female-headed households made up only 32.0% of all households, they accounted for 37.2% of households in poverty.

Table 2-11. Households in Poverty in Manteca (2020)

Household Type	Manteca	
	Number	Percent
Total Households	19,429	100.0%
Female Headed Households	6,215	32.0%
Total Families Under the Poverty Level	1,546	8.0%
Female Headed Households Under the Poverty Level	575	37.2%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

Extremely Low-Income Households

Extremely low income (ELI) households are defined as those earning up to 30% of the area median household income. For San Joaquin County, the median household income in 2022 was $85,000. For ELI households in San Joaquin County, this results in an income of $27,750 or less for a four-person household or $17,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 2-12 provides representative occupations with hourly wages that are within or close to the ELI income range.

As shown in Table 2-9, ELI households make up 7.6% of all households in Manteca. The majority of ELI households, 1,275 units or 68%, more renters with 32% or 595 of ELI households own their home. Based on Table 2-10, approximately 78.6% of ELI households in Manteca pay more than 30% of their incomes for housing. A significant percentage of cost-burdened households significantly overpay for housing, with approximately 1,320 ELI households (71%) paying more than 50% of their income toward housing costs.

Table 2-12. Occupations with Wages for Extremely Low Income Households in San Joaquin County (2018)		
Occupation Title	Median Hourly Wage	Median Annual Wages
Manicurists and Pedicurists	$13.0	$26,988
Food Servers, Nonrestaurant	$13.10	$27,245
Maids and Housekeeping Cleaners	$13.10	$27,245
Healthcare Support Occupations	$13.20	$27,369
Retail Salespersons	$13.20	$27,491
Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated October 2022)		

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low income regional housing needs assigned by HCD are extremely low income households. As a result, from the very low income need of 2,148 units, the City has a projected need of 1,074 units for extremely low income households. Based on current figures, extremely low income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. As shown in Table 2-10, 25.9% of households overpaying for housing in Manteca are ELI and 36.5% of households severely overpaying are ELI, with extremely low income owners overpaying at more than twice the rate of extremely low income renters. Some ELI households also overlap with households with special needs, including seniors, individuals with mental or other disabilities, large families, farmworkers, single female heads of household with children, and homeless. ELI households require a deeper level of assistance than very low and low income households and may also need assistance in understanding and accessing available resources. Housing Choice Vouchers, units committed to extremely low income affordability levels, home sharing, and accessory dwelling units are housing types and resources that can assist ELI households. To address the range of needs of ELI households, Manteca will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Partnerships and Assistance for Affordable Housing
- Program 2: Affordable Housing Financial Assistance
- Program 5: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units
- Program 6: Housing Choice Voucher Rental Assistance
- Program 7: Preservation of Existing Affordable Housing
- Program 8: Housing Rehabilitation and Neighborhood Improvement
- Program 14: Density Bonuses
- Program 16: Fair Housing Services
- Program 17: Ongoing Community Education, Resources, and Outreach
- Program 21: Replacement Housing
- Program 23: Affirmatively Further Fair Housing

Special Needs Populations

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Chapter 4, Section B of this Element which provides information related to agencies and programs that serve special needs populations in Manteca and San Joaquin County.

Senior Households

Table 2-13 below compares senior households and populations in the Manteca between the years 2000, 2010, and 2020. In 2020, there were 4,864 households with a head of household who is 65 years of age or older, representing 25.5% of all households in Manteca. Overall, it appears that the number of households with a head of household who is 65 years or older has been increasing over the last two decades. For example, the number of households with a head of household 65 years or older increased by approximately 37.9% (or 1,279 households) between 2000 to 2010 and about 38.7% (or 1,802 households) between 2010 to 2020. As shown in Table 2-13, a large portion of the senior households owned their own homes, with 75.4% or 4,864 senior households living in owner-occupied units and 24.6% or 1,591 senior living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 7 and, which summarizes households by age.

The overall population in Manteca increased by approximately 12.2% between 2010 and 2020 with the number of persons 65 years or older increasing by 37.2% or 2,967, resulting in a total of 10,937 residents 65 years or older. According to 2016-2020 ACS Data (Table S1701), it appears that 537 or 4.6% of persons 65 years or older live below the poverty level in Manteca. Additionally, the median age in Manteca has been increasing over the past decade, increasing by approximately 4 years between 2010 and 2020 from 32.4 in 2010 to 36.4 in 2020. The increase in median age in Manteca represents a growing population of persons 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Table 2-13. Senior Household Trends and Population – Manteca

Household by Age and Tenure	City of Manteca		
	2000	2010	2020
Occupied Households	21,609	22,639	25,670
Total Householder 65 years and over	3,374	4,653	6,455
Owner Occupied:	*13,917*	*13,465*	*16,748*
Owner Householders 65 years and over	*2,599*	*3,493*	*4,864*
Renter Occupied:	*7,692*	*9,174*	*8,922*
Renter Householders 65 years and over	*775*	*1,160*	*1,591*
Population	64,959	72,251	81,078
Total Population 65 years and over	5,680	7,970	10,937

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25007& B01001.

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs – this is demonstrated by the larger amount of very low and low income renter households that overpay and significantly overpay for housing as shown in Table 2-10. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the Department of Finance (DOF) E-5 Report, in 2022 about 77.9% of Manteca's housing stock was made up of single-family detached homes, with 22.1% of the housing stock provided as single family attached homes, duplexes through fourplexes, multifamily housing, and mobile homes for those who choose to or must live in other forms of housing (see Table 2-19). As described in Chapter III, the City's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multi-family housing, mobile homes, senior housing, and care facilities.

Manteca has several senior housing communities. Del Webb Woodbridge and The Collective offer single family market rate housing. Cottage Village Apartments provides rental housing restricted to occupancy by lower income senior households. There are approximately 12 licensed residential care facilities, ranging from smaller facilities with 4 beds to large facilities with 130 beds, serving the Manteca area. Eskaton Manor provides a continuum of senior living options, from independent living to assisted living, with memory care, skilled nursing, and rehabilitation services. While Manteca has an array of senior housing options, there is a limited amount of affordable senior housing.

Information regarding housing needs of seniors is augmented through the information provided in the workshops and through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Affordable housing
- Senior housing, including shared living spaces, independent living, assisted living, and memory care
- Multifamily housing - affordable to extremely low, very low-, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

Resources in the region for seniors are summarized in Chapter 4.B. Program 19 of the Housing Plan addresses senior housing opportunities and continued efforts to coordinate access to services for seniors.

Persons with Mental and/or Physical Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low income and their special housing needs are often more costly than conventional housing.

Table 2-14 presents data on the population aged between 18 and 64 years with disability by employment status. As shown in the Table 2-14, the number of persons with a disability increased from 4,644 (10.5% of total population) in 2015 to 5,349 (10.9% of total population) in 2020. Table 2-14 also compares the employment status of persons of employment age with and without a disability in 2015 and 2020. Between 2015 and 2020 there was a 15.2% decrease in the number of persons with a disability in Manteca. The number of persons employed with a disability increased by 55.2% from 1,241 persons in 2015 to 1,926 persons in 2020. Additionally, the number of persons unemployed with a disability decreased by 38.9% from 473 persons in 2015 to 289

in 2020. Conversely, the number of persons with a disability not in the labor force increased by about 15.2% from 4,644 persons in 2015 to 5,349 persons in 2020.

Table 2-14. Persons (Ages 18-64) with a Disability by Employment Status – Manteca (2015, 2020)				
	2015		2020	
	Number	Percent	Number	Percent
In the Labor Force:	33,490	76.0%	35,861	73.2%
Employed:	28,633	65.0%	33,530	68.5%
With a Disability	1,241	2.8%	1,926	3.9%
No Disability	27,392	62.2%	31,604	64.5%
Unemployed:	4,857	11.0%	2,331	4.8%
With a Disability	473	1.1%	289	0.6%
No Disability	4,384	10.0%	2,042	4.2%
Not in the Labor Force:	10,548	24.0%	13,110	26.8%
With a Disability	2,930	6.7%	3,134	6.4%
No Disability	7,618	17.3%	9,976	20.4%
Total:	**44,038**	**100.0%**	**48,971**	**100.0%**
With a Disability	4,644	10.5%	5,349	10.9%
No Disability	39,394	89.5%	43,622	89.1%
Source: U.S. Census Bureau, ACS11-15, 16-20 (5-year Estimates), Table C18120.				

Table 2-15 presents data on the types of disabilities for Manteca and San Joaquin County residents based on the ACS 2020 Data. According to this data, 19,998 residents in Manteca and 181,854 residents in San Joaquin County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 2-15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are ambulatory difficulty (25.8%) and cognitive difficulty (22.9%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulty (33.7%) and independent living difficulty (18.7%).

Table 2-15. Persons with Disabilities by Disability Type and Age (2020)				
	City of Manteca		San Joaquin County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	**19,998**	**100.0%**	**181,854**	**100.0%**
Total Disabilities for Ages 0–64	11,042	55.2%	99,593	54.8%
Hearing Difficulty	1,136	10.3%	9,129	9.2%
Vision Difficulty	874	7.9%	10,781	10.8%
Cognitive Difficulty	2,525	22.9%	25,372	25.5%
Ambulatory Difficulty	2,852	25.8%	24,996	25.1%
Self-Care Difficulty	1,374	12.4%	10,610	10.7%
Independent Living Difficulty (Ages 18-64)	2,281	20.7%	18,705	18.8%
Total Disabilities for Ages 65 and Over	8,956	44.8%	82,261	45.2%
Hearing Difficulty	1,535	17.1%	14,391	17.5%
Vision Difficulty	666	7.4%	6,628	8.1%
Cognitive Difficulty	980	10.9%	9,967	12.1%
Ambulatory Difficulty	3,018	33.7%	25,007	30.4%
Self-Care Difficulty	1,085	12.1%	9,289	11.3%
Independent Living Difficulty	1,672	18.7%	16,979	20.6%
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table S1810.				

Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require

treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

The Valley Mountain Regional Center (VMRC) is one of 21 Regional Centers that are community-based, private non-profit corporations under contract with the California Department of Developmental Services. VMRC serves children and adults with developmental disabilities in San Joaquin, Stanislaus, Amador, Calaveras and Tuolumne counties. Free diagnosis and assessment services are available to any person suspected of having a developmental disability, such as intellectual disability, cerebral palsy, epilepsy, or autism. The VMRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that about 16,350 developmentally disabled persons were served in VMRC in 2021 with 57.7% living in San Joaquin County. (Source: Performance Report for Valley Mountain Regional Center 2022).

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Manteca, however, approximately 91.6% of the population within the ZIP Code Tabulation Areas 95336 and 95337 reside in the City of Manteca based on 2017-2021 ACS population data. As shown in Table 2-16, the DDS data indicates that a total of 986 developmentally persons reside in ZIP Code Tabulation Areas that are covered by the City of Manteca. Applying Manteca's share of the population in the zip code results in an estimate of 903 living in the City.

Table 2-16. Developmental Disabilities by Age (2021)

	0 to 17 Years	18+ Years	Total
ZIP Code Tabulation Areas 95336 & 95337	662	364	986
City of Manteca estimate	570	333	903

Source: San Joaquin Valley Regional Early Action Project Report – DDS Quarterly Consumer Report, December 2021.

Table 2-17 breaks down the developmentally disabled population by residence type for Manteca. Of these persons living in Manteca, 84.0% live at home with a parent or guardian, while 6.4% live independently or with support, 6.3% live in a community care environment, 1.3% live in intermediate care facilities, 1.4% live in foster or family homes, and 0.6% live in other residence types. These distributions are fairly consistent with the client statistics for the VMRC service area, which notes 76% of developmentally disabled persons reside in homes of their families or private guardians and 22% of developmentally disabled persons reside in independent living or supported living situations.

Table 2-17. Developmental Disabilities by Residence Type (2021)

	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
ZIP Code Tabulation Areas 95336 & 95337	893	20	29	19	10	10	986
City of Manteca estimate	818	18	27	17	9	9	903

Source: San Joaquin Valley Regional Early Action Project Report – DDS Quarterly Consumer Report, December 2021.

Summary

The population with disabilities has varied housing needs, depending on the unique nature of each disability. Physical disabilities may require accessible housing options, including but not limited to zero clearance entries and doorways, wheelchair accessible counters, sinks, and showers, grab bars, smooth flooring, and braille labeling for switches/appliances. Persons on a disability may be on a fixed or limited income, requiring affordable housing options. Eskaton Manor and

Cottage Village Apartments both provide housing options that are accessible for persons with a disability. During the 6th Cycle, persons with a disability are anticipated to need affordable housing options, accommodations to retrofit existing housing, and housing options that provide assistance with daily living activities.

While the majority of developmentally disabled persons in Manteca and the County live with their legal guardians, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Chapter 4.

As described in Chapter 3, the City's zoning and land use regulations accommodate a range of housing types that serve the disabled and developmentally disabled population, including single-family housing, multi-family housing, and mobile homes for persons living with their family or guardian. Section 4.B. summarizes resources for persons with a disability, including developmental.

To address the range of needs of households with disabilities, including developmental disabilities, the Housing Plan includes Program 1 of the Housing Plan which addresses affordable and special needs housing opportunities, Program 8 addresses housing rehabilitation and improvement assistance for lower income households, including persons with a disability, Program 12 will remove constraints to housing types, including care facilities for persons with a disability, Program 18 promotes universal design and accessibility in housing, Program 19 addresses continued efforts to coordinate access to services for special needs populations, including persons with a disability, and Program 11 addresses reasonable accommodation.

Large Households

Government Code Section 65583(a)(7) requires an analysis of housing needs for large families, which is defined as those with five or more members. Large family households comprised 18.2%, or 4,660, of the total households in Manteca according to the 2016-2020 ACS (see Table 2-18 below). As shown in Table 2-18, approximately 68.8% of large households in Manteca owned their own homes and approximately 31.2% of large households in Manteca rented in 2020. Additionally, five-person households make up nearly 57.2% of the large family households in Manteca with households with 6-person households make up nearly 23.0% and 7-or-more person households accounting for the remaining 19.8% of large households.

Table 2-18. Large Households in Manteca (2020)

Householder Type	Number	Percent
Owner Households	16,748	65.2%
5-Person Household	1,773	6.9%
6-Person Household	626	2.4%
7-or-more Person Household	809	3.2%
Renter Households	8,922	34.8%
5-Person Household	892	3.5%
6-Person Household	448	1.7%
7-or-more Person Household	112	0.4%
Combined Total	25,670	100.0%
5-Person Household	2,665	10.4%
6-Person Household	1,074	4.2%
7-or-more Person Household	921	3.6%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25009.

The needs of large families are unique in that they require more space to satisfy minimum household needs. Large households typically need units with at least 3 bedrooms and often 4 or more bedrooms. In Manteca, 3- and 4-bedroom homes are most common (approximately 40% and 26% of units, respectively) while 5-bedroom homes are less comment (7%). However, the majority of these larger units are owner-occupied. Of renter-occupied units, there are 2,937 3-bedroom, 374 4-bedroom, and

no 5 bedroom units, demonstrating a shortfall between the 8,922 large renter households and only 3,311 larger units occupied by renters.

The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table 2-18, 18.2% of households in Manteca live in overcrowded conditions. To ameliorate this impact in Manteca and to ensure the City accommodates households of all sizes, an increase in the number of rental housing units, both affordable and market rate, particularly with four bedrooms or more is needed. The limited number of larger rental units forces families to continue to live in what may be considered as overcrowded units.

Chapter 4, Section B addresses housing resources available in the City, including resources that would benefit family and large family households.

To address this large household need, Program 1 of the Housing Plan which address housing opportunities, including for large households and households with children, Program 8 addresses housing rehabilitation and improvement assistance for lower income households, including large families, and Program 20 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including large households.

Farmworkers

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

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field).

Table 2-19. San Joaquin County Farmworkers – County-wide (2017)

Hired Farm Labor	Farm Operations	Workers	Total Payroll
San Joaquin County	1,707	19,741	319,748,000

Source: 2017 USDA Agricultural Census Data, Table 2-7.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for San Joaquin County as shown above in Table 2-19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 2-20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,707 farm operations and 19,741 farmworkers in 2017. There were 478 farm operations which reported all of their workers worked 150 days or more a year. There were 670 farm operations reported all of their workers worked less than 150 days a year. There were also 559 farm operations that reported their workers under both categories, which in total included 4,558 workers worked 150 days or more a year and 7,767 workers worked less than 150 days a year. Farmworkers that worked less than 150 days per year and are likely seasonal workers.

Table 2-20. San Joaquin County Farm Labor Employment (2017)

Hired Farm Labor	Farm Operations	Workers
150 Days or More	478	3,445
Less Than 150 Days	670	3,971
Reported both – 150 Days or More and Less Than 150 Days	559	< 150: 7,767
		150+: 4,558

Note: 2017 USDA Agricultural Census shows partial overlap between farm operations with workers that worked more than 150 days and less than 150 days in San Joaquin County, as 559 farms reported workers working both categories.
Source: 2017 USDA Agricultural Census Data, Table 7.

Agricultural workers are a significant special needs population in the greater San Joaquin County area, playing an important role in the region's economy. However, with over 14,472 farm-related jobs in San Joaquin County, as shown in Table 2-5, approximately 324 or 2.2% residents that are employed in agriculture, forestry, fishing and hunting industries reside in Manteca. Based on the share of residents in farm-related industries in Manteca applied to the USDA data, there are approximately 442 farmworkers in Manteca.

The City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group. Farmworkers and day laborers are an essential component of the region's agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes industries that provide farmers with supplies and equipment and industries that process, transport, and distribute products to consumers. According to the San Joaquin County Agricultural Crop Report 2021, the gross value of agricultural production in the County reached $2,538,634,000 in 2021, with the top three crops for the region consisting of almonds, milk, and grapes, respectively.

With only six parcels zoned Agriculture within the city (including the sphere of influence), the city's farmworker population is predominately non-migratory, and as such, their housing needs are best addressed through year-round affordable rental and ownership housing. On a regional scale, there is a larger demand for seasonal housing and a clear mismatch between housing costs and low farm worker wages, contributing to overcrowding and homelessness. San Joaquin County Office of Education (SJOE) Department of Migrant Education reports that as of 2023, there are 10,350 migrant students in San Joaquin County and portions of Contra Costa County. Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, disproportionately live in housing that is in the poorest conditions, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

Table 2-21 summarizes HCD's farmworker/employee housing units in the region; there are no employee housing facilities in the City. HCD's Employee Housing Facility Portal identifies one employee housing facility and three seasonal employee housing facilities in the City of Stockton. There is no State-permitted employee, including agricultural employee, housing facilities in Manteca. Resources available for farmworkers are described in Section B of Chapter 3.

Table 2-21. Regional Farmworker/Employee Housing Units

Facility Name/Address	Facility Type	Employee Count
Pilgrim Street 305 S. Pilgrim Street, Stockton, CA 95205	Employee Housing	9
Lafayette Street 1144 E Lafayette Street, Stockton, CA 95206	Seasonal Employee Housing	9
Days Inn – Waterloo 4219 E Waterloo Road, Stockton, CA 95215	Seasonal Employee Housing	15
FHI - Stockton Inn 4219 Waterloo Rd, Stockton, CA 95215	Seasonal Employee Housing	40
Source: HCD Employee Housing Facility Portal. Access: https://casas.hcd.ca.gov/casas/ehFacilityQuery/onlineQuery		

As shown in Table 2-6, wages in the Farming, Fishing, and Forestry industry are low. Most permanent and migrant farmworkers earn low incomes. Migrant farmworkers frequently move locations and need rental housing in the vicinity of their seasonal employment. The 2022 Farmworker Health in California Report (2022 Farmworker Report) prepared by the Community and Labor Center, UC Merced, and California Department of Public Health reflects information gathered from farmworker organizations and interview surveys conducted with 1,242 farmworkers throughout California, including 42% from the San Joaquin Valley

region. The 2022 Farmworker Report identified that farmworkers studied were most likely to be renters (92%) and live in single family homes (55%). Farmworker households were larger than average, with a median size of four persons and 29% having 6 or more persons. Overcrowding is common with more than 25% sleeping in a room with 3 or more persons. The 2022 Farmworker Study also indicated that farmworkers generally experience substandard housing that often requires repairs. Further, poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses and infectious diseases.

Catholic Charities provides a range of services benefitting farmworker households, including immigration services, health and dental care, and food access. El Concilio serves marginalized populations and provides family wellness, preschool centers, adult education, and a host of services that can assist single heads of household with accessing resources.

Housing needs for farmworkers include both seasonal and permanent affordable rental housing, with a significant amount (25%) of large units with 4 bedrooms. Homeownership programs would benefit permanent farmworkers. The Housing Plan includes Program 12 to update the Zoning Ordinance to accommodate employee housing, including housing for agricultural workers, consistent with the requirements of State law. Chapter 3, Constraints, provides additional discussion of current requirements of State law related to employee housing, including housing for agricultural employees, and addresses potential constraints to the development of farmworker/employee housing. Program 1 addresses developing partnerships and assisting developers with accessing financial resources for affordable and special needs housing. Program 2 encourages incentives for special needs housing, including farmworker housing.

Female Heads of Households

Households with female heads make up approximately 28% (7,103) of households in Manteca. Of these households, approximately 31% (2,173 households) have children under 18 years present. In 2020, about 9.3% of female-headed households in Manteca had incomes below the poverty line, and female-headed households made up 37.2% of all households in poverty in Manteca.

Single female-headed households with children present have a need for affordable housing types, particularly housing targeted at the extremely low and very low income groups, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need, including emergency shelter, transitional housing, and supportive housing, to assist with transitioning to a stable, safe living environment.

In Manteca and the region, there are a number of social service providers and emergency housing facilities serving women in need. For example, San Joaquin Health and Human Services Agency assists families in receiving assistance with and access to medical and dental, food, childcare, and mental health resources. H.O.P.E. Incorporated is a local organization that assists unsheltered individuals and families and also provides a children's wellness center to address mental health needs. assists families and victims of domestic violence through providing community-based support services, youth education, and intervention services. El Concilio serves marginalized populations and provides family wellness, preschool centers, adult education, and a host of services that can assist single heads of household with accessing resources.

Program 1 addresses developing partnerships and assisting developers with accessing financial resources for affordable and special needs housing. Program 2 encourages incentives for special needs housing, including for female-heads of household with children. Program 17 ensures information regarding housing resources is advertised and made readily available to the community. Program 8 addresses housing rehabilitation and improvement assistance for lower income households, including female-headed households and Program 19 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including female-headed households.

Homeless And Other Groups Needing Temporary and Transitional Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Council on Homelessness (COH) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in San Joaquin County. The mission of COH is to provide leadership on homelessness and poverty in San Joaquin County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low income individuals and families within San Joaquin County.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the SJCoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the SJCoC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoC) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The SJCoC conducted its 2022 Homeless Count in January 2022. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of San Joaquin County during the last ten days of January 2022. Through a massive volunteer effort, including 315 people, the SJCoC conducted an observational count of both sheltered and unsheltered homeless persons during the last week of January 2022. The unsheltered count is obtained by engaging volunteers to collect data at one "point in time" throughout the SJCoC through surveys, observations, and supportive service events. The sheltered count is obtained through the Homeless Management Information System (HMIS). The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, adopted by Congress in 2012 to amend the McKinney-Vento Act, requires all CoC-funded organizations, and all organizations funded in whole or in part by Emergency Solutions Grant funds, to regularly enter data into a local HMIS. All such organizations within the SJCoC enter data daily regarding those served into the locally administered HMIS.

Table 2-22. Homelessness in San Joaquin County (2022, 2019, 2017)

	Manteca		Countywide		
COH PIT Count	Sheltered	Unsheltered	Sheltered	Unsheltered	Total
PIT Count 2022	Not reported	129	964	1,355	2,319
PIT Count 2019	Not reported	218	1,071	1,558	2,629
PIT Count 2017	Not reported	78	985	567	1,552

Source: San Joaquin County Continuum of Care 2017 Point-in-Time Unsheltered Homeless Count Report; 2022 San Joaquin Continuum of Care Point in Time Count Local Report.

[1]The sheltered population is not specified in the Unsheltered Homeless Count Report.

The SJCoC found 2,319 homeless individuals living in San Joaquin County during the last ten days of January 2022. Of those, 964 were sheltered and 1,355 were unsheltered. Of the 2,319 total homeless persons, 129 were located in Manteca. The number of homeless persons in Manteca has decreased by 89 persons between the 2019 PIT Count and the 2022 PIT Count, as shown in Table 2-22. Additionally, the total number of homeless persons Countywide has decreased by 310 homeless persons between the 2019 PIT Count and the 2022 PIT Count.

Additional demographics for the 2,319 homeless individuals Countywide are shown below in Table 2-23. Of the 2,319 homeless individuals Countywide, 1,421 or 61.3% were male and 891 or 38.4% were female, with 2 or 0.1% gender non-conforming population. Among homeless population in San Joaquin County, 131 individuals were in veteran households, 72 individuals were between 18 to 24 years old, 487 individuals were in family groups with children, and 567 adults with a serious mental illness; Additionally, approximately 809 or 34.9% of the 2,319 individuals experiencing homelessness met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing. It is noted that these characteristics are not discrete and there is overlap between these groups.

Table 2-23. San Joaquin County Homeless Characteristics

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	964	100.0%	1,355	100.0%	2,319	100.0%
Male	530	55.0%	891	65.8%	1,421	61.3%
Female	432	44.8%	459	33.9%	891	38.4%
Gender non-conforming	1	0.1%	1	0.1%	2	0.1%
Additional Demographics						
Chronically Homeless	153	15.9%	656	48.4%	809	34.9%
Veteran Households	41	4.3%	90	6.6%	131	5.6%
Adults with a serious mental illness	118	12.2%	449	33.1%	567	24.5%
Families with Children	487	50.5%	0	0.0%	487	21.0%
Unaccompanied Homeless Children and Transition-age Youth	39	4.0%	33	2.4%	72	3.1%

Note: Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.
Source: Point in Time Count Trends and Analysis - Homelessness and Disparity in San Joaquin County

Emergency Shelters, Transitional, and Supportive Housing

Resource Inventory

Homeless programs are primarily administered at the County-level through SJCoC. SJCoC maintains a list of services for homeless and low income families. The most recent inventory of resources available within San Joaquin County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the SJCoC. Table 2-24 below shows the total beds offered by homeless facilities in San Joaquin County and 2,408 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table 2-24. Homeless Facilities (2020)

Facility Type	San Joaquin County Continuum of Care Region					
	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	87	366	713	1,089	0	0
Transitional Housing	63	255	178	433	n/a	n/a

Permanent Supportive Housing	91	272	460	732	n/a	n/a
Rapid Rehousing	37	117	23	140	n/a	n/a
Other Permanent Housing	0	0	14	14	n/a	n/a
Total Beds	278	1,010	1,388	2,408	0	0
Source: HUD 2021 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report. URL: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-511-2021_CA_2021.pdf						

Emergency Shelters

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). H.O.P.E. Ministries is a non-profit, faith-based organization dedicated to providing shelter and services to homeless and low-income families in Manteca. H.O.P.E. Ministries has two facilities in Manteca, Raymus House and HOPE Family Shelter. Raymus House is an emergency shelter that services women and children who have been displaced for up to 60-90 days. Women may bring their children, girl's ages 0-18 and boys 0-12. HOPE Family Shelter is an emergency shelter that services families who have been displaced for up to 60-90 days. Married couples, or single parents, and their children may stay and receive services through "Project Hope" which offers case management, counseling and mental health referrals. Additionally, the City provides a temporary cooling/warming shelter during periods of extreme weather at 555 Industrial Park Drive or at the Senior Center.

Additionally, 34 emergency shelter facilities are available to provide services in the SJCoC region. According to the HUD 2021 Continuum of Care Housing Inventory County Report for SJCoC, a total of 2,408 year-round beds are available; thus, emergency shelters comprise 45.2% of the total year-round beds in the County.

Table 2-25. Emergency Shelters

Provider Name - Facility	Family Beds	Adult-Only Beds	Child-Only Beds
Dignity's Alcove - Dignity's Alcove	0	40	0
Gospel Center Rescue Mission - GCRM Winter Overflow	0	50	0
Gospel Center Rescue Mission - New Hope Shelter	12	30	0
Gospel Center Rescue Mission - Men's Lodge	0	70	0
Haven of Peace - Haven of Peace	20	15	0
HOPE Ministries - HOPE Shelter	42	0	0
HOPE Ministries - Raymus House	45	0	0
Lodi House - Lodi House	24	0	0
Manteca - Winter Shelter	0	50	0
McHenry House - McHenry House	32	0	0
Ready to Work - HEARTT - (gold star shelter)	0	21	0
Salvation Army-Lodi - Hope Harbor	12	59	0
San Joaquin County - TANF Homeless Assistance	55	0	0
San Joaquin County - FEMA COVID NCS	0	96	0
Stockton Self Help Housing - [SSSH] B Street 74	0	5	0
Stockton Self Help Housing - SSSH housing	0	5	0
Stockton Self Help Housing - Napa River	0	5	0
Stockton Self Help Housing - {SSSH] Dolcetto Lane	0	5	0
Stockton Self Help Housing - [SSSH] Truckee	0	5	0
Stockton Self Help Housing - [SSSH] Stockton St 66	0	2	0

Stockton Self Help Housing - [SSSH] Santa Maria	0	5	0
Stockton Self Help Housing - [SSSH] Pine Brook	0	5	0
Stockton Self Help Housing - [SSSH] Grant Street	0	5	0
Stockton Self Help Housing - [SSSH] Golden Gate	0	5	0
Stockton Self Help Housing - [SSSH] Burney Falls	0	5	0
Stockton Self Help Housing - [SSSH] B Street 76	0	5	0
Stockton Self Help Housing - [SSSH] Birmingham	0	5	0
Stockton Shelter - SSN Winter Overflow	0	24	0
Stockton Shelter - Singles Shelter	0	160	0
Stockton Shelter - Family Shelter	92	22	0
Women's Center - Serenity House	8	4	0
Women's Center - DAWN House	24	8	0
Women's Center - YFS - Safe House	0	0	10
Women's Center - YFS - Opportunity House -ES	0	2	0
Total	366	713	10

Transitional Housing

Eight transitional housing providers were available to provide services in the SJCoC area, providing a total of 433 beds. Of the transitional housing beds available in San Joaquin County, 35 beds are located in Manteca through Building Hope, a transitional living apartment that effectively prepares residents with the ability to transition from an emergency shelter environment to a residence outside of the HOPE Family Shelter system within an 18-month period. The table below highlights the number of beds each of the transitional-housing providers were able to provide in 2021.

Table 2-26. Transitional Housing

Provider Name - Facility	Family Beds	Adult-Only Beds
Gospel Center Rescue Mission - Bill Brown Building	76	40
Gospel Center Rescue Mission - New Hope Transitional	34	20
Gospel Center Rescue Mission - New Life	0	24
HOPE Ministries - Building HOPE	35	0
Lodi House - Transitional Housing	12	0
Ready to Work - HARP (green dot)	0	24
Salvation Army-Lodi - Hope Avenue Apartments	0	18
Salvation Army-Lodi - Support Team	0	28
San Joaquin Aids Foundation - Edan, Hunter & Coral Housing	74	4
Stockton Shelter - Holman House	24	12
Women's Center - YFS - Opportunity House	0	8
Total	255	178

Permanent Supportive Housing

In 2021, the SJCoC area had three permanent supportive housing providers that offered the following bed counts at six different facilities:

Table 2-27. Permanent Supportive Housing

Provider Name - Facility	Family Beds	Adult-Only Beds
CVLIHC - Shelter Plus Care- combined	118	165

CVLIHC - Shelter Plus Care - 5	21	23
CVLIHC - SPICE	0	27
Housing Authority of San Joaquin County - HUD-VASH	120	206
Lutheran Social Services - Project HOPE - HEAP	0	18
Lutheran Social Services - Project HOPE	13	21
Total	272	460

Rapid Re-Housing

In 2021, the SJCoC area had five rapid re-housing providers that offered the following bed counts at 11 different facilities:

Table 2-28. Rapid Re-Housing

Provider Name - Facility	Family Beds	Adult-Only Beds
Berkeley Food and Housing Project - Roads Home	0	1
Catholic Charities - VetFam	0	2
CVLIHC - CARE - RRH	32	0
CVLIHC - ESG State RRH	0	1
CVLIHC - Hermanas 1	15	0
CVLIHC - Homelessness to Homes II	34	0
CVLIHC - ESG CoS RRH	0	0
CVLIHC - ESG SJC RRH	0	4
CVLIHC - CESH - permanent	0	2
San Joaquin County - First 5 – Housing WORKs	36	0
WestCare California - San Joaquin Valley Veterans	0	13
Total	117	23

Other Permanent Housing

In 2021, the SJCoC area had two other permanent housing providers that offered the following bed counts at two different facilities:

Table 2-29. Other Permanent Housing

Provider Name - Facility	Family Beds	Adult-Only Beds
CVLIHC - Town Center Studios	0	2
Tracy Community Connection Center - Tracy House	0	12
Total	0	14

Assessment of Need

Based on the available information, there is a Countywide homeless population of 2,319 persons and 2,408 available year-round beds. However, it is noted that the 2022 PIT Report identified only 964 sheltered homeless persons (it is not clear whether this includes sheltered homeless living in transitional or supportive housing) and 1,355 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for emergency shelter, as well as supportive and transitional housing. Reviewing the eligible populations for the County's various shelter opportunities indicates 1,010 beds are limited to occupancy by single adults with children or families with children. However, only 487 or 21.0% of the identified homeless persons during the 2022 PIT Survey were part of a family with children. This indicates that additional capacity is needed for shelter opportunities for single adults.

At a local level, the 2022 PIT Report identified 129 unsheltered homeless persons in Manteca compared to 218 unsheltered homeless persons in 2019, representing a 40.8% decrease in unsheltered homeless individuals in Manteca. This decline reflects the City's efforts to provide emergency shelter and connect the homeless population with shelter and services, assisting with a shift to transitional, supportive, and permanent housing. Based on a review of the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by SJCoC, it appears that there are 87 existing emergency shelters beds, 35 transitional housing beds, and no permanent supportive housing units located in or provided by Manteca, indicating a continued demand and need for housing to assist the unsheltered homeless population in Manteca. The City is in the process of developing a Mixed-Use and Community Navigation Center that will provide 3 emergency shelter dormitories (men, women, households with children) with a total of 283 beds, 192 affordable supportive housing units, and 16 affordable transitional tiny home units.

To address this, Program 22 (Homeless Continuum of Care) of the Housing Plan ensures the City will continue working with San Joaquin Continuum of Care to provide ongoing homeless services, will continue to develop sources of funding to implement the Mixed Use- and Community Navigation Center, and will continue working cooperatively with service providers and other County jurisdictions to identify and address the needs of the homeless and at-risk population. Program 12 of the Housing Plan will revise the Zoning Ordinance to accommodate, and remove constraints to, emergency shelters, low barrier navigation centers, and transitional and affordable housing. See the Constraints chapter, including Table 3-6, for analysis of emergency shelters pursuant to Government Code Section 65583(a)(4) as revised by AB 2339.

Zoning to accommodate Emergency Shelters, Transitional housing, and Supportive Housing is addressed in Chapter II, Constraints, and sites to accommodate emergency shelters are identified in Chapter II.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Manteca's physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

HOUSING TYPE

As shown by Table 2-29, in 2000 there were 16,936 housing units in Manteca. By 2010, the number increased to 23,132 units at a rate of 3.7% per year. From 2010 to 2020, total housing units increased to from 23,132 to 27,623, at a rate of 1.9% per year. Since 2020, the City has had strong increases in single family units (52.6% attached, 83.1% detached) and moderate increases in duplex to fourplex units (3.6%) and multifamily structures with 5 or more units (19.5%) while mobile homes have declined by 8.7%. T

Table 2-30. Housing Units by Type within Manteca

Type of Unit	2000	2010	2020	Change 2010-2020
Single-Family Detached	11,883	17,667	21,759	83.1%
Single-Family Attached	739	1,134	1,128	52.6%
2 to 4 Units	1,099	1,068	1,139	3.6%
5+ Units	2,346	2,468	2,804	19.5%
Mobile Homes	869	795	793	-8.7%
Total	16,936	23,132	27,623	63.1%

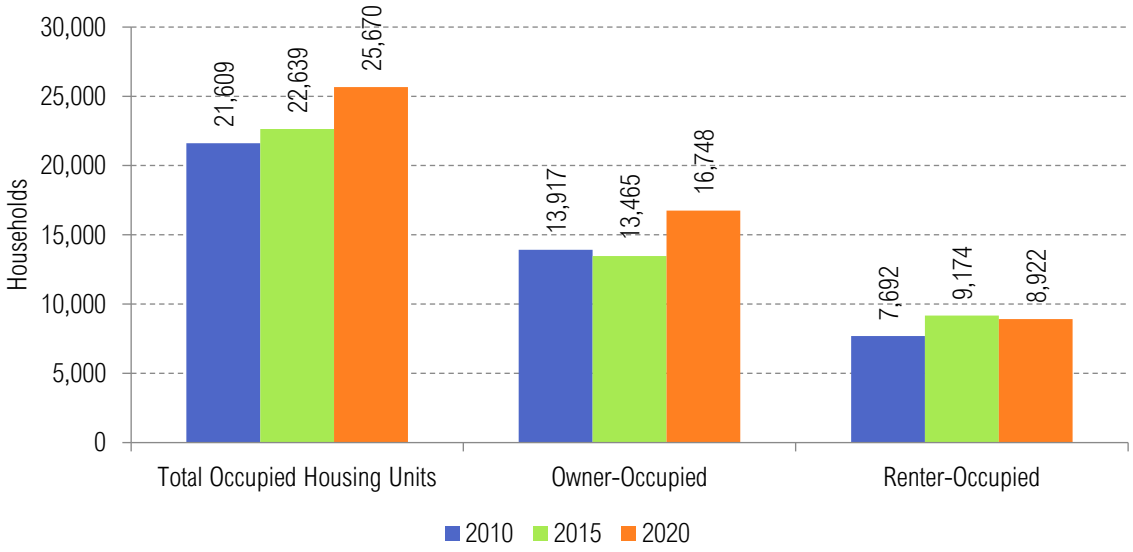
Sources: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State —2000-2008, 2010-2017, 2020-2022.

HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 4 below compares the distribution of housing tenure in Manteca in 2010, 2015, and 2020. Of the total occupied housing units in Manteca in 2010, 64.4% (13,917 units) were owner-occupied and 35.6% (7,692 units) were renter households. In 2020, the

distribution of occupied housing units in City of Manteca remains the similar, although owner-occupied housing units increased to 16,748 and rental units increased to 8,922.

Chart 4. Distribution of Housing Tenure – Manteca (2010, 2015, 2022)



Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25009.

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table 2-31 indicates the vacant housing stock by type in Manteca as listed in the ACS 2016-2020 5-Year Community Survey. The 2020 ACS data indicates that there were 1,104 vacant units (4.1%) in Manteca. Of the total vacant units, 157 units were classified as for Seasonal, Recreational, or Occasional Use, and 307 were classified as Other Vacant.

Table 2-31. Vacancy by Type in the Manteca (2020)

Housing Type	Manteca	
	Number	**Percent**
Total Vacant Units	1,104	100.0%
For Rent	370	33.5%
Rented, Not Occupied	96	8.7%
For Sale	55	5.0%
For Sale, Not Occupied	119	10.8%
For Seasonal, Recreational, or Occasional Use	157	14.2%
Other Vacant	307	27.8%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.

Table 2-32 compares the vacancy status of housing in Manteca in 2010, 2015, and 2020. Manteca showed an overall decrease in vacancy rate between 2010 to 2020 from 6.3% to 4.1%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 2.4% in Manteca, which reflects a need for both rental and

owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table 2-32. Vacancy Rates in Manteca (2000, 2010, and 2020)

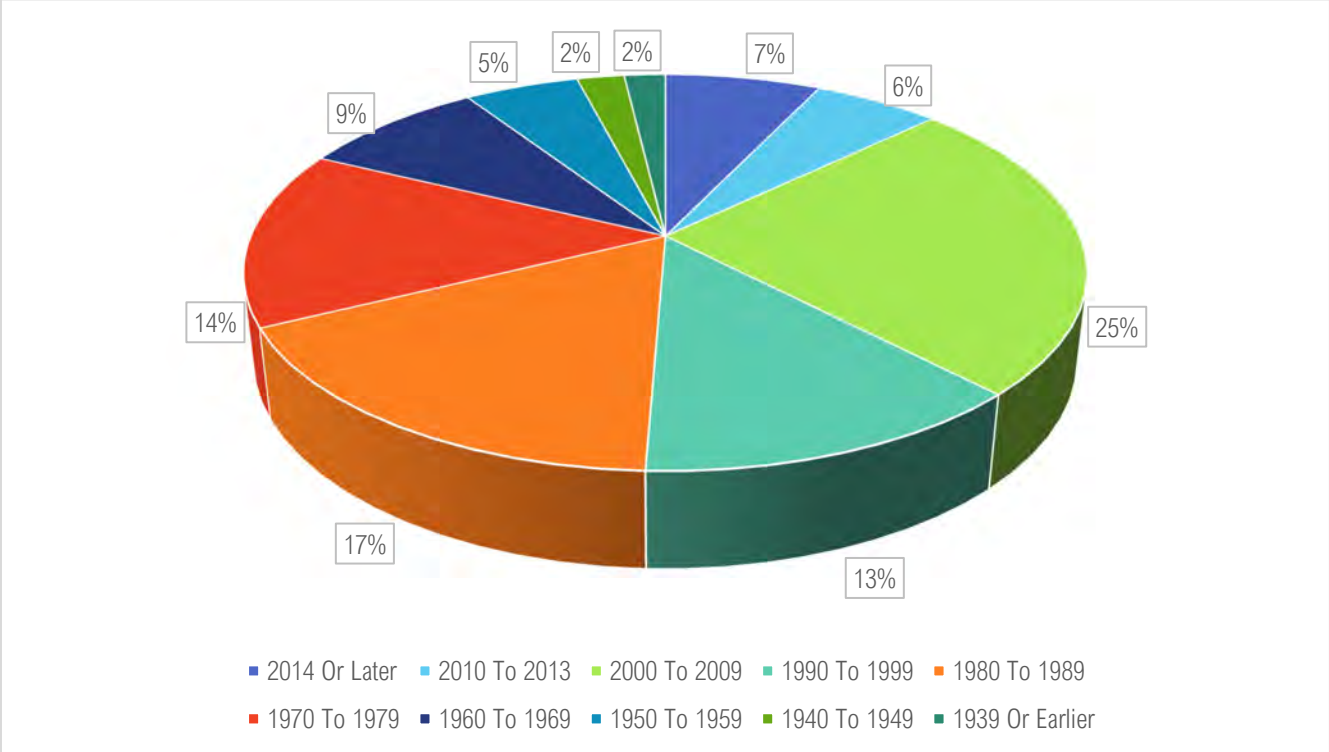
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2020	26,774	25,670	1,104	4.1%	0.6%	1.7%	1.7%
2010	24,101	22,639	1,462	6.1%	1.6%	3.0%	1.5%
2000	23,063	21,609	1,454	6.3%	2.4%	2.7%	1.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25002 & B25004.

Housing Age and Conditions

Related to the condition of the housing stock in Manteca is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 5 illustrates the age of the housing stock in the City.

Chart 5. Age of Housing Stock – Manteca (2020)



Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

Housing Conditions

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Manteca's housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since

only a very small percentage of all housing units in Manteca lack complete plumbing facilities or kitchen facilities (see Table 2-33), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.1% of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table 2-33. Age of Manteca Housing Stock & Housing Stock Conditions

Housing Stock Indicators	Number	Percent
Total Housing Units	26,774	100.0%
Built 1970 or earlier	4,747	17.7%
Units Lacking Complete Plumbing Facilities	18	0.1%
Units Lacking Complete Kitchen Facilities	138	0.5%
No house heating fuel or wood fuel only	291	1.1%
No Phone Service Available	202	0.8%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table DP04.

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. The majority of the housing units in Manteca (12,674 or 49.4%) were built before 1990 with 4,747 or 17.7% units built before 1970 and 8,109 31.6% built between 1970 to 1990. Approximately 37.8% of Manteca' housing stock was built after 2000 and another 12.9% was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 5 on the previous page, most of the Manteca's housing stock is more than 30 years old (approximately 49.4%) and a 17.8% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2023 addressed housing conditions, desired housing improvements, and housing challenges. Due to a limited number of responses, the City is extending the survey comment period during the Draft Housing Element review period. This section will be updated to reflect additional surveys received. Regarding housing conditions, 82% of Manteca residents indicated their home is in very good to excellent condition, 12% indicated their home shows signs of minor deferred maintenance; 8% indicated their homes needs moderate repairs or upgrades, and none identified the need for substantial repair or that their home was in dilapidated condition. When asked to identify desired improvements to their home, 47% of respondents identified landscaping, 29% identified exterior improvements such as roofing, painting and general home repair, 29% identified heating/air conditioning, solar, and electrical upgrades, and 18% identified an accessory dwelling unit. When asked about housing challenges, none of the survey respondents indicated that their home is in poor condition and needs repair. The City has extended the survey and will update the Housing Element with additional responses received during the Housing Element public review period.

While much of the City's housing stock is generally in good condition, there are no areas within the City with significant concentrations of blighted housing. However, the City's older neighborhoods have a higher incidence of repair needs due to the age of the housing stock. In general, much of the housing located around the Downtown and the City's historical core area was built prior to 1960. Based on input from City staff and a review of City neighborhoods by the consultant team, this area is generally located along Yosemite Avenue from Union Road to Cottage Avenue and generally bounded by Center Street/E. North Streets to the north and Marion/Edythe/Martha Street to the south west of Main Street and the railroad tracks east of Main Street. This area has a higher incidence of housing with roofs, siding, electrical, plumbing, and foundations needing minor to moderate repair in comparison to the City as a whole. In addition to these areas, older homes scattered throughout the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately 1 to 2 percent of the City's housing stock (276 to 552 units) is dilapidated and requires significant improvements or replacement and approximately 10 percent of the stock (2,762) units are in need of one or more major repairs. Program 8 in the Housing Plan requires the City to continue to implement its

housing rehabilitation program, to identify resources to expand its housing rehabilitation program, and provides for connecting neighborhoods and homes in need of significant repair to the City's housing rehabilitation program.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According the 2016-2020 ACS, overcrowding in Manteca was 5.0% (1,272 housing units). Among renters in Manteca, approximately 2.2% of housing units (574 housing units) were in overcrowded conditions, and 0.6% (150 housing units) were in severely overcrowded conditions. Among homeowners, approximately 2.7% of housing units (698 housing units) were in overcrowded conditions, and 0.8% (200 housing units) were in severely overcrowded conditions. Table 2-34 provides information on overcrowded housing in Manteca.

Table 2-34. Overcrowded Housing in Manteca (2020)

	Units	Percent
Owner Occupied:	16,748	65.2%
0.5 or less occupants per room	11,026	43.0%
0.51 to 1 occupant per room	5,024	19.6%
1.01 to 1.5 occupants per room	498	1.9%
1.51 to 2.0 occupants per room	182	0.7%
2.01 or more occupants per room	18	0.1%
Owner Occupied Overcrowded (1.01+)	698	2.7%
Owner Occupied Severely Overcrowded (1.5+)	200	0.8%
Renter Occupied:	8,922	34.8%
0.5 or less occupants per room	4,036	15.7%
0.51 to 1 occupant per room	4,312	16.8%
1.01 to 1.5 occupants per room	424	1.7%
1.51 to 2.0 occupants per room	113	0.4%
2.01 or more occupants per room	37	0.1%
Renter Occupied Overcrowded	574	2.2%
Renter Occupied Severely Overcrowded	150	0.6%
Total Units	25,670	100.0%
Total Overcrowded	1,272	5.0%
Total Severely Overcrowded	350	1.4%

Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

F. HOUSING COSTS AND AFFORDABILITY

Housing Prices and Trends

As indicated by Table 2-35, housing costs changed for some more than others in Manteca through the years 2000 to 2020. From 2010 to 2020, renters saw a large rent increase of 47.4% while homeowners experienced a 25.5% increase in housing costs.

Table 2-35. Median Homeowner/Renter Costs (2000-2020) - Manteca				
Cost Type	Year			% Change
	2000	2010	2020	2010-2020
Median Monthly Ownership cost	$139,800	$324,900	$407,600	25.5%
Median Gross Rent*	$724	$1,077	$1,588	47.4%
**Not adjusted for inflation* *Source: U.S. Census, Census 2000; ACS 06-10, 16-20 (5-year Estimates), Table DP04.*				

Table 2-36 indicates median housing value for homes in Manteca. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 2-31, the median value for housing units in Manteca in 2000 was $139,800 and increased in value to $324,900 in 2010. The value has since increased by 25.5% since 2010 to a median home value of $407,600 in 2020.

Table 2-36. Median Home Values (1980-2020) – Manteca						
Location	Median Home Values*					% Change
	1980	1990	2000	2010	2020	2010–2020
City of Manteca	$59,200	$139,400	$139,800	$324,900	$407,600	25.5%
San Joaquin County	$56,400	$120,500	$139,800	$318,600	$367,900	15.5%
California	$84,700	$374,266	$299,805	$458,500	538,500	17.4%
**Not adjusted for inflation* *Sources: San Joaquin Valley Regional Early Action Project Report - U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077*						

Table 2-37 indicates the value of owner-occupied housing units as reported on the ACS within Manteca in 2020. Of the 16,748 owner-occupied units, there were 10,717 units (64.0%) valued in the $300,000 to $499,999 price range and 3,087 units (18.4%) valued in the $500,000 to $999,999 price range.

Table 2-37. Value of Owner-Occupied Housing Units (2020) – Manteca		
Value	Number of Units	% of Total
Less than $50,000	547	3.3%
$50,000 to $99,000	252	1.5%
$100,000 to $149,999	104	0.6%
$150,000 to $199,999	156	0.9%
$200,000 to $299,999	1,792	10.7%
$300,000 to $499,999	10,717	64.0%
$500,000 to $999,999	3,087	18.4%
$1,000,000 or more	93	0.6%
Total	16,748	100.0%
Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table 2-DP04.		

Single-Family Units

Table 2-38 indicates the median sales price of single-family residences housing units throughout San Joaquin County in June 2021 and June 2022. The City of Manteca saw the sixth least increase in median sales price compared with other jurisdictions in San Joaquin County. The median sales price of a single-family home in Manteca in August 2022 was $642,000 or about 12.6% greater than the median sales in August 2021 of $570,000. The Cities of Escalon and Ripon saw a decrease in median sales price of a single-family home from August 2021 to August 2022. Countywide, the median sales price increased approximately 9.5%, from $525,000 in August 2021 to $575,000 in August 2022.

Table 2-38. Sales Price by Jurisdiction – San Joaquin County			
City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
San Joaquin County	$525,000	$575,000	9.5%
Escalon	$477,500	$450,000	-5.8%
French Camp	$349,000	$642,500	84.1%
Lathrop	$599,750	$746,000	24.4%
Linden	$476,500	$575,000	20.7%
Lockeford	$440,000	$520,000	18.2%
Lodi	$498,750	$575,000	15.3%
Manteca	$570,000	$642,000	12.6%
Ripon	$640,000	$611,000	-4.5%
Stockton	$411,500	$424,500	3.2%
Tracy	$751,000	$823,750	9.7%
Woodbridge	$610,000	$639,500	4.8%
Source: CoreLogic California Home Sale Activity, August 2022.			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in San Joaquin County in 2020 was $46,400 (US Census Bureau, ACS 2016-2020 Table 2-B25083). Overall, there are 8,941 mobile homes in San Joaquin County in 2022 with 793 located in Manteca. (DOF, Table 2-E-5, 1/1/2022). As shown in the Table 2-39, the HCD's Mobile Home Park search indicates that there are nine mobile home parks in Manteca.

Table 2-39. Mobile Home Parks - Manteca		
Park Name	Park Address	Mobile Home Spaces
Sleepy Hollow Mobile Home Park	317 Moffat Blvd, Manteca	24
Manteca Mobile Home Park	555 Moffat Blvd, Manteca	53
Western Mobile Home Park	1130 W Yosemite, Manteca	38
Islander RV & Mobile Home Park	20801 S. Woodward Ave, Manteca	44
El Rancho Mobile Home Park	1830 E Yosemite Ave, Manteca	287
Almond Blossom Estates	1901 E Yosemite Ave, Manteca	139
Southland Mobile Home Park	1624 Hwy 99, Manteca	87
Source: California Department of Housing and Community Development.		

Housing Affordability

According to HCD and HID, housing is considered affordable if a household spends no more than 30% of its income on housing. Table 2-40 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2022 Income Limits* for San Joaquin County.

Table 2-40. Ability to Pay for Housing Based on Income Group/Household Size (2022) *						
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$17,400	$19,900	$23,030	$27,750	$32,470	$37,190
Monthly Income	$1,450	$1,658	$1,919	$2,313	$2,706	$3,099
Max. Monthly Gross Rent**	$435	$498	$576	$694	$812	$930

Max. Purchase Price***	$65,637	$74,374	$85,314	$101,810	$118,306	$134,802
Very Low-Income Households - 50% of Median Household Income						
Income Level	$29,000	$33,150	$37,300	$41,400	$44,750	$48,050
Monthly Income	$2,417	$2,763	$3,108	$3,450	$3,729	$4,004
Max. Monthly Gross Rent**	$725	$829	$933	$1,035	$1,119	$1,201
Max. Purchase Price***	$111,003	$125,507	$140,011	$154,341	$166,049	$177,582
Low-Income Households - 80% of Median Household Income						
Income Level	$46,350	$53,000	$59,600	$66,200	$71,500	$76,800
Monthly Income	$3,863	$4,417	$4,967	$5,517	$5,958	$6,400
Max. Monthly Gross Rent**	$1,159	$1,325	$1,490	$1,655	$1,788	$1,920
Max. Purchase Price***	$177,380	$200,742	$223,928	$247,114	$265,733	$284,352
Moderate-Income Households - 120% of Median Household Income						
Income Level	$71,400	$81,600	$91,800	$102,000	$110,150	$118,300
Monthly Income	$5,950	$6,800	$7,650	$8,500	$9,179	$9,858
Max. Monthly Gross Rent**	$1,785	$2,040	$2,295	$2,550	$2,754	$2,958
Max. Purchase Price***	$276,500	$312,518	$348,535	$384,553	$413,332	$442,111

Notes:

**Based on San Joaquin County FY 2022 Annual Median Income (household)*

***Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

****Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household

1. Annual Income Level: $66,200

**Based on San Joaquin County FY 2022 Annual Median Income (household)*

***Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

****Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household

1. Annual Income Level: $66,200

2. Monthly Income Level: $66,200/12 = $5,517

3. Maximum Monthly Gross Rent: $5,517 x .0.3 = $1,655

4. Max Purchase Price:

a. Gross monthly income = $5,517

b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%

c. Monthly housing costs: $5,517 x .0.3 = $1,655

d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,158 + $497 = $5,517 x .0.3 = $1,655

Sources: HCD FY2022 State Income Limits, De Novo Planning Group 2022.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 2-10 identifies overpayment levels by income range. As shown in Table 2-10, approximately, 36.7% of all households in Manteca overpaid for housing. Renters were more likely to overpay than homeowners; 49.4% of renter households paid more than 30 percent of their income for housing and 28.1% of owner households paid more than 30 percent of their income for housing. Of the 8,980 households overpaying for housing in Manteca, 4,900 were renter households, and 4,080 were owner households.

In general, overpayment disproportionately affects lower income households; 74.2% of lower income households (0-80% of AMI) and 78.6% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

Affordability - Renters

Table 2-41 identifies the Fair Market Rent (FMR) for San Joaquin County in 2022 and 2023 as determined by the U.S. Department of Housing and Urban Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

The Housing Authority of the City of Manteca (HACP) manages 1,140 Housing Choice Vouchers/Section 8, as discussed in the Assisted Housing section, which provide monthly rental assistance payments to lower income families.

Table 2-41. HUD Fair Market Rents San Joaquin County (2022, 2023)

Bedrooms in Unit	Fair Market Rent (FMR) 2022	Fair Market Rent (FMR) 2023
Studio	$891	$1,040
1 Bedroom	$992	$1,158
2 Bedrooms	$1,305	$1,513
3 Bedrooms	$1,854	$2,150
4 Bedrooms	$2,234	$2,577

Source: HUD 2022/2023 FMR San Joaquin County.

There were 73 rental listings posted on Zillow.com in November 2022, including 12 two-bedroom apartments between $1,350 to $3,200, 24 three-bedroom apartments or houses between $2,200 to $3,100, and 27 four-bedroom apartments or houses between $2,300 to $4,000 a month, most of which are around the 2023 FMR. Table 2-42 identifies the recent homes listed for rent in Manteca, including type of housing unit and whether the rental unit is affordable to lower income households. The affordability of the recent homes is based on the max monthly rent identified in Table 2-40.

Table 2-42. Manteca Rent Affordability (2022)[1]

Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to[2]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
801 E Atherton Dr Apartment	1	1	$1,795	No	No	Families of 6+
1360 Lakeside Ave Apartment	1	1	$2,365	No	No	No
1721 Cormorant St Single Family Residence	5	3	$3,300	No	No	No
14476 S Frontage Rd Single Family Residence	3	2	$2,300	No	No	No
241 Rogan Way	4	2.5	$3,095	No	No	No

Single Family Residence						
1298 Michaeltin Ct Single Family Residence	4	2.5	$3,200	No	No	No
135 N Sheridan Ave, Apartment	2	1	$1,695	No	No	Families of 5+
2173 Day Lily Ave Single Family Residence	4	3	$3,200	No	No	No
1451 W Center St Apartment	1	1	$1,655	No	No	Families of 4+
1880 Trulyn Ave Single Family Residence	1	1	$2,395	No	No	No
627 Stewart St #32 Apartment	1	1	$1,425	No	No	Families of 3+
811 W Marion St Single Family Residence	3	2	$2,350	No	No	No
1273 Sugar Maple St Single Family Residence	2	2	$2,250	No	No	No
1821 Star Tulip St Single Family Residence	3	2	$2,950	No	No	No
3868 Castellina Way Single Family Residence	5	3.5	$3,995	No	No	No
1596 French Camp Rd Apartment	2	1	$1,800	No	No	Families of 6+
1084 Plumas Way Single Family Residence	3	2	$2,595	No	No	No
650 Daffodil Way Single Family Residence	3	2	$2,410	No	No	No
Note: *1. This table includes rental listings posted on Zillow.com in November 2022.* *2. Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 2-39* *Source: Zillow.com*						

As shown in Table 2-35, the median gross rent in Manteca was $1,734 in 2019, an increase of 41.1% from 2015. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn $5,780 per month or $69,360 per year to afford the average 2019 rental price in Manteca. Therefore, for households of one person, the average rent in 2019 in Manteca and currently available rental housing on Zillow.com would be unaffordable to the extremely low- (< $28,800 per year) and very low- $28,800 - $47,950 per year) households, but would be affordable to some low income $47,950 - $76,750 per year) and moderate income $76,750 - $105,500) households.

Affordability - Homeowners

As shown in Table 2-36, the median home value in Manteca was $407,600 in 2020, which was a 25.5% increase from $324,900 in 2010. Recent median sales data in Table 2-43 shows that the median list price of a single family detached unit in Manteca experienced a 5.9% decrease from 2022 to 2023, decreasing from $664,000 to $625,000. However, reviewing the median list data in Table 2-43 along with the affordable home purchase price amounts by income level and household size in Table 2-40 indicates that median home sales prices in Manteca are not affordable to lower income households. Table 2-43 identifies Manteca's housing list prices trends, showing changes in the median home price in recent years.

Table 2-43. Median Housing List Price Trend in Manteca					
	2019	2020	2021	2022	2023
Single Family Detached	$425,000	$502,950	$566,999	$664,000	$625,000
Single Family Attached (Condo/Townhome)	-	-	$349,950	$430,000	$255,000
Source: https://www.movoto.com, May 2023					

According to Zillow.com as of November 2022, there are currently 19 two-bedroom housing units for sale in Manteca listed between $139,900 to $835,000, 54 three-bedroom housing units listed from $399,000 to $1,295,000, and 47 four-bedroom housing units listed from $539,990 to $980,000. Comparing the current listing prices to Table 2-40 it appears that these single-family homes in Manteca are not affordable to most lower income households. A review of recent sale data for housing in Manteca reveals that among 20 housing units sold in November and October 2022, 14 were below the median sale price of $642,000, but only one of them was affordable to low income households and none of them was available to very low and extremely low income households. Table 2-44 identifies the recent homes sold in Manteca, type of housing unit, and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table 2-40.

Table 2-44. Affordable Homes Sold in Manteca (2022)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
310 W North St Single Family Residence	2/2	$359,000	11/10/22	No	No	No
939 Tokay Pl Single Family Residence	4/2	$687,000	11/10/22	No	No	No
1254 Stefano Way Single Family Residence	3/2	$540,000	11/07/22	No	No	No
1484 Marisol Pl Single Family Residence	4/3	$710,000	11/04/22	No	No	No
1546 Knollwood St Single Family Residence	2/3	$625,600	11/04/22	No	No	No
841 Edythe St Duplex	4/3	$475,000	11/04/22	No	No	No
1821 Star Tulip St Single Family Residence	3/2	$496,000	11/04/22	No	No	No
426 Cherry Ln APT H Apartments	2/1	$220,000	11/03/22	No	No	Families of 3+
848 Nottingham Dr Single Family Residence	3/2	$445,000	11/01/22	No	No	No
1842 Monaco Dr Single Family Residence	3/2	$625,000	11/01/22	No	No	No
848 Nottingham Dr Single Family Residence	3/2	$445,000	11/01/22	No	No	No
1510 De Barbieri Ct Single Family Residence	4/4	$804,500	10/31/22	No	No	No
623 Elm Ct Single Family Residence	3/2	$465,000	10/31/22	No	No	No
491 Albrecht St Single Family Residence	3/2	$585,000	10/31/22	No	No	No
818 E French Camp Rd Single Family Residence	2/3	$1,275,000	10/27/22	No	No	No

Table 2-44. Affordable Homes Sold in Manteca (2022)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
620 Lilac Way Single Family Residence	3/2	$410,000	10/27/22	No	No	No
525 Morgan St Single Family Residence	3/2	$415,000	10/27/22	No	No	No
241 Rogan Way Single Family Residence	4/2.5	$535,000	10/27/2022	No	No	No
1295 Benzinger Rd Single Family Residence	5/4	$960,000	10/27/22	No	No	No
995 Desio Ln Single Family Residence	4/2	$740,000	10/27/22	No	No	No
Note: [1.] Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 2-40 *Source: Zillow.com*						

As indicated by Table 2-40, extremely low, very low, and low income households regardless of household size cannot afford typical sales prices in Manteca. As shown in Table 2-44, among 20 housing units sold in Manteca in August 2022, there is only one housing unit affordable to low income households and no housing units affordable to very low and extremely low income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

Assisted Housing

Housing Authority of the County of San Joaquin

Manteca and the entirety of San Joaquin County are served by the Housing Authority of the County of San Joaquin (HACSJ). HACSJ provides and advocates or safe, affordable and attractive living environments for low income working families, elderly, and disabled residents of San Joaquin County. HACSJ administers 1,075 public housing units and 5,174 Housing Choice Vouchers (HCVs). HCVs include the standard mainstream voucher program, family unification program, veteran supportive housing vouchers, and homeownership vouchers.

Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant (CDBG) Program, or local in-lieu fees.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to California Housing Partnership, there are six subsidized projects located in Manteca. Table 2-45 identifies the total and subsidized units, type of project, the subsidy program that is in place for these projects, and the likelihood of the development

to convert to market-rate units that would not provide assistance to lower income residents. None of the assisted developments in Manteca are at risk of conversion during the next 10 years.

Table 2-45. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Housing Type	Source	Risk of Conversion
Almond Court 2030 N Union Road	40	39	Elderly	HUD PRAC/202	Low Risk (placed in service in 2009; affordable to 2064)
Eskaton Manteca Manor 544 Eastwood Avenue	84	83	Elderly	HUD 202/8 NC; 207/223(f)	Low Risk (placed in service in 1984; affordable to 2039)
Magnolia Court 774 N. Grant Ave	52	51	Seniors	9% LIHTC	Low Risk (placed in service in 2011; affordable to 2066)
Cottage Village Senior Apartments 510 Cottage Avenue	48	47	Seniors	4% LIHTC	Low Risk (placed in service in 2019; affordable to 2074)
Union Court Apartments 940 South Union Road	68	62	Family	4% LIHTC	Low Risk (placed in service in 2002; affordable to 2057)
Atherton Apartments E. Atherton & Spreckles Road	152	152	Family	4% LIHTC	Low Risk (placed in service in 2012; affordable to 2067)

Source: Affordable Housing Map & Benefits Calculator, California Housing Partnership.

Manteca takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

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. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Bee Street Housing, which have primarily 1-bedroom units.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Table 2-46 presents the estimated per unit preservation costs for the City of Manteca, based on recent Low Income Housing Tax Credit Projects in San Joaquin.

   This option would result in a cost of approximately $227,154 per unit for senior units ($18,853,782 for a project with 83 assisted units) and $270,504 per unit for family units ($16,771,248 for a project with 62 subsidized family units).

Table 2-46. Rehabilitation Costs		
Fee/Cost Type	Cost Per Unit (Senior)	Cost per Unit (Large Family)
Acquisition	$144,615	$139,389
Rehabilitation	$94,943	$116,975
Financing/Other (15% of Costs)	$114,461	$104,590
Total Per Unit Cost	$354,020	$360,954
True Cash Cost per Unit[1]	$227,154	$270,504
Total True Cash Cost (83 subsidized senior units)	$18,853,782	--
Total Cost (62 subsidized family units)	--	$16,771,248
Note: [1]Less Fee Waivers, Seller Carryback Loans, Deferred Developer Fees		
Source: De Novo Planning Group, 2023; CTCAC Staff Report CA-19-528, CTCAC Staff Report CA-21-436		

2. *New Construction/Replacement* – Due to the need for units to be subsidized and requirements of federal and state subsidy sources, affordable housing development requires financial assistance. Recent affordable housing projects in San Joaquin County demonstrate new construction/replacement costs. The 49-unit Victory Garden project in French Camp assists special needs households at very low income levels. This project had a total cost of $26,264,513, with a $536,010 per unit cost and $533,034 true cash per unit cost. The Grand View Village project, a recently funded 75-unit affordable development targeted toward family households, had a total cost of $37,219,530, with a $475,184 per unit cost and $448,002 true cash per unit cost. These recent costs would result in a new construction/ replacement cost of $44.2 million for 83 senior subsidized units and $27.8 million for 62 family subsidized units.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family that requires rental assistance earns $27,750 (approximately 30% of median income for a 4-person household), then that family could afford approximately $812 per month for shelter costs. The median rent in 2022 was approximately $2,380 (Table 2-42 rents). The difference between these figures would result in necessary monthly assistance of $922 a month or $18,816 per year per unit/household. For comparison purposes, typical affordable housing developments carry an affordability term of at least 55 years, which would bring the total cost to $1,034,880 per household per family.

Summary. As demonstrated above, the most cost-effective approach is to acquire and rehabilitate units, which would cost approximately $227,154 to $270,504 per unit. Providing rental assistance is the most expensive approach, with a 55-year cost of $1,034,880 for a 4-person household. New construction of units would range from approximately $448,002 to $533,034 per unit. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

Qualified Entities

HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing.

Qualified entities for San Joaquin County include:

- Stockton Shelter for the Homeless
- ACLC Dewey Housing, Inc.
- Eskaton Properties, Inc.
- Rural California Housing Corporation
- Housing Corporation of America
- ROEM Development Corporation

- Volunteers of American National Services
- L + M Fund Management LLC

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Manteca, as shown by Table 2-47 below, is allocated by SJCOG to address existing and future needs for the 6th Cycle.

Table 2-47. Regional Housing Needs Allocation – Manteca (2023–2031 Planning Period)

Income Group	Income Range[1](Family of Three)	Affordable Monthly Housing Costs[2]	Manteca Regional Share (units)
Extremely Low: <30% AMI[3]	< $27,750	< $694	1,123
Very Low: 30-50% AMI	$27,750 - $41,400	$694 - $1,035	1,123
Low: 50-80% AMI	$41,400 - $66,200	$1,035 - $1,655	1,409
Moderate: 80-120% AMI	$66,200 - $102,000	$1,655 - $2,550	1,381
Above Moderate: 120 + AMI	$102,000 +	$2,550 +	3,270
Total	n/a	n/a	8,306

Note:

1. HCD has established these income limits for San Joaquin County for 2021.

2. In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

3. 50% of the City's very low income housing needs (100 units) are for extremely low income households, which are defined as those families earning less than 30% of median income.

Source: Joaquin County Regional Housing Needs Plan - 6th Cycle Regional Housing Needs Allocation 2023-2031; HCD 2021 State Income Levels.

3. HOUSING CONSTRAINTS

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

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)). Manteca is undertaking many changes to its Zoning Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Manteca in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Manteca's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines that a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Manteca's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Manteca applies land use controls through its General Plan, Zoning Code, specific and master plans, and supplemental planning documents. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to households of various income levels.

General Plan Land Use Designations

Local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Manteca updated its General Plan in 2023. The General Plan is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce. In furtherance of this goal, the

update to the General Plan identified additional sites for multifamily housing and increased opportunities for residential densities in areas planned for multifamily and mixed-use development. As shown in Table 3-1, the land use designations in the General Plan provide for a wide range of residential development types and densities.

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.

The High Density Residential (HDR) and Commercial Mixed Use (CMU) designations allow densities up to 30 units per acre, which exceeds the density 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). See Table 3-1:

Table 3-1: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	**Minimum to Maximum Density (du/ac)**	**FAR**
Very Low Density Residential (VLDR) This designation provides for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Clustering is encouraged to allow continuation of agricultural uses or to provide common amenities for the development.	No minimum Up to 2.0	No maximum
Low Density Residential (LDR) This designation provides for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences.	2.1 to 8.0	No maximum
Medium Density Residential (MDR) This designation provides for smaller single family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks. The density range will accommodate small-lot single family homes that will typically be smaller in size and more affordable to residents.	8.1 to 20.0	No maximum
High Density Residential (HDR) This designation provides for multi-family townhome, condominium, and apartment style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Sites should be located near a neighborhood park, a neighborhood commercial center, or jobs centers and should provide pedestrian and bicycle connections to these amenities and services.	20.1 to 30.0	No maximum
Commercial Mixed Use (CMU) This designation provides for high density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices. Developments shall include community-serving amenities and connections that distinguish them from conventional multifamily, neighborhood commercial, or office development, with the intent that a recreational area and neighborhood serving uses will provide a local gathering place for recreation and socializing much as does a small town square. For example, a residential development could include a work center that provides on-site facilities that encourage telecommuting and entrepreneurship. Mixed uses may be integrated vertically or horizontally and shall be linked together through common walkways, plazas and parking areas, as well as linkages to the adjoining bicycle and pedestrian system. Where required, open space, detention facilities, and parks, will be designed as an amenity within the	20.1 to 30.0	Residential: No maximum Non-residential: Up to 1.0 Projects are required to include 25% commercial uses unless the Community Development Director determines

site. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible. Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.		the site has no commercial viability
Downtown (DW) This designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor apartment uses. Short-term rentals are not allowed in this designation, unless developed as part of a hotel. Multi-family residential uses are required to be permanent dwellings with each unit having separate restrooms, kitchens, and thermostats. The designation also provides for public/quasi-public uses, parks and urban open spaces, and similar and compatible uses.	CMU standards are used until updated standards are determined by Downtown Specific Plan or Zoning Code Update	CMU standards are used until updated standards are determined by Downtown Specific Plan or Zoning Code Update
Commercial (C) This designation provides for neighborhood, community and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.	20.1 to 30.0	Residential: No minimum Non-residential: Up to 0.6
Urban Reserve Overlay This designation is applied to select properties around the perimeter of the City, both within city limits and beyond in the Sphere of Influence, where the City intends expand its urbanized development pattern in the time horizon beyond the current General Plan. The overlay accompanies an underlying Agricultural, Very Low Density Residential, Low Density Residential, Business Industrial Park, or Industrial land use designation.	Based on underlying land use designation	Based on underlying land use designation
Policy Area This designation is applied to provide for flexibility in achieving the vision of the General Plan for select areas that either 1) have approved land use entitlements, or 2) require a comprehensive approach to planning to achieve a broad goal, such as providing a high-quality transit corridor and opportunities for expansion of necessary community services. See General Plan Land Use Goal 8 and implementing policies for guidance for individual policy areas.	Based on General Plan policies associated with the specific policy area	Based on General Plan policies associated with the specific policy area
Source: City of Manteca General Plan Update, April 2023		

Zoning Ordinance

The City of Manteca has 6 residential base districts that allow residential uses. Table 3-2 presents development standards for these districts including minimum lot area, maximum coverage/floor area, minimum setbacks, and maximum height.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special needs groups such as lower income households and senior citizens.

The City regulates the type, location, and scale of residential development primarily through the Zoning Ordinance. Table 3-2 shows the allowed densities, minimum lot sizes, and floor area ratios (FAR) of the various residential zoning districts and commercial zones that allow residential uses within the City.

Table 3-2. Residential Zoning Districts and Development Standards							
Zoning District Symbol	Max Floor Area Ratio	Min and Max Density (du/acre)	Building Height (feet)	Front Yard (feet) (Front Yard to Porch)	Side Yard (feet) (Street Side Yard) (feet)	Rear Yard (feet)	Minimum Open Space
A	No maximum	0-2.0	30	50 (N/A)	15 (15)	20	35%
R-E	No maximum	0.5-2.0	30	50 (N/A)	15 (15)	20	35%
R-1	No maximum	2.1-8.0	30	20 (10)	5 (10)	15	40%
R-2	No maximum	8.1-15.0	35	15 (10)	5 (10)	10	30%
R-3	No maximum	15.1-25.0	45	15 (10)	5 (10)	10	30%
CMU	1.0	15.1-25.0	45	0 (N/A)	0 (0)	0	No minimum
Small lot single family (all zones)	Based on zoning district	Based on zoning district	30	15 (10) 15 feet to garage	5 (10)	10	No minimum
Source: City of Manteca Municipal Code (Title 17 – Zoning), 2023							

Specific Plan Development Standards

Specific Plans are authorized by California Government Code Sections 65450 – 65457 for the systematic implementation of the General Plan in a defined portion of a community's planning area.

Yosemite Square Master Plan

The Yosemite Square Master Plan establishes the land uses, development concepts, guidelines and standards based on the goals and policies articulated in the City's General Plan. The land uses, development concepts, guidelines and standards together establish the vision and ensures a consistent quality and character for the Plan Area. Yosemite Square is situated at the eastern edge of the City, in the heart of the Central Valley. Areas with residential uses include:

- Low Density Residential (2.1-8.0 du/ac): The Low Density Residential designation accommodates production style, single-family detached housing. A mix of housing types and architectural styles create diverse neighborhoods with strong traditional and suburban qualities. Development standards are subject to those identified in Table 3-3. Where standards point back to the MMC, standards shall conform to the City's R-1 Zoning standards in effect at the time development applications are submitted.
- Medium Density Residential (8.1-15.0 du/ac): The Medium Density Residential designation provides for small lot conventional single-family housing, and also encourages the development of more affordable, innovative single-family attached housing, unit clustering and other compatible uses. This designation also provides a mix of housing types and architectural styles in order to create diverse neighborhoods with strong traditional and suburban qualities. Development standards are subject to those identified in Table 3-3. Where standards point back to the MMC, standards shall conform to the City's R-2 Zoning standards in effect at the time development applications are submitted for the medium density lots.
- High Density Residential (15.1-25.0 du/ac): The High Density Residential designation provides for affordable multi-family housing such as apartments, town-homes, and condominiums. Development standards are subject to those identified in Table 3-3. Where standards point back to the MMC, standards shall conform to the City's R-3 Zoning standards in effect at the time development applications are submitted for the high density lots.

Table 3-3. Yosemite Square Master Plan Development Standards1

Land Use	Zoning District	Density Range (du/ac)	Permitted Uses	Lot Area (square feet)	Lot Width (feet)	Setbacks (feet)	Building Massing – Primary Height, Secondary Height (feet)
Low Density Residential (LDR)	Single-Family Residential (R-1)	2.1 to 8	Refer to Manteca Municipal Code Section 17.22 for R-1	Refer to Manteca Municipal Code Section 17.22 for R-1	Refer to Manteca Municipal Code Section 17.22 for R-1	Front Living Space: 20 Porch: 10 Garage: 20 Side Interior: 5 Corner: 10 (street-side) Rear: 15 (10 for irregular lots) Distance between buildings: 3 or per building code	35, 25
Medium Density Residential (MDR)	Single-Family Residential Attached District (R-2)	8.1 to 15	Refer to Manteca Municipal Code Section 17.22 for R-2	3,750	Interior Lot: 37.5 Corner Lot: 37.5 Cul-de-Sac Frontage: 37.5	Front Living Space: 15 Porch: 10 Garage: 20 Side Interior: 5 Corner: 5 Rear: 10 Distance between buildings: 3 or per building code	35, 25

[1] *Design Guidelines are provided in the Yosemite Square Master Plan*

Source: Yosemite Square Master Plan

Union Ranch Specific Plan

The Union Ranch Specific Plan supports 1.922 single-family dwelling units in two distinct communities linked thematically with a common landscape, common bike and pedestrian trails, and a common materials palette for walls, fences and entry monuments. The Specific Plan is adjacent to the northern limits of the City. Areas with residential uses include:

- **Low Density Residential (2.1-8.0 du/ac)**: The Low Density Residential development portion includes 1,425 single-family active adult units, and 497 traditional single-family units. The Specific Plan envisions two unique primarily residential environments, each with a variety of architectural styles, and lot configurations. The overall single residential density average is 4.16 dwelling units per acre. A variety of single-family detached housing types are provided with varied lot sizes to provide a variety of housing product types. This includes modified setbacks in the single-family residential zone and provides a modified average lot size to accommodate a variety of housing types.
- **Commercial Mixed Use (15.1-25.0 du/ac)**: This land use is designated to maximize non-vehicular access from the surrounding land uses while facilitating vehicular access in an unobtrusive form. This designation does not preclude high-density housing, which may be accommodated on 25% of the CMU designated land area. The characteristics of the CMU development area includes a strong architectural connection between the different uses with a clear common design theme. Site design, architecture, and signage are intended to be harmonious with the neighborhoods and will conform to the design guidelines within the Specific Plan.

Austin Road Business Park and Residential Community Master Plan

The Austin Road Business Park and Residential Community area is located at the southeastern area of the General Plan and includes approximately 450 acres of residential development. Areas with residential uses include:

- **Commercial Mixed Use (15.1-25.0 du/ac)**: The Commercial Mixed Use designation accommodates a variety of purposes, including high density residential. The mixed use concept integrates a mix of compatible uses on a single site that includes sales, services and activities which residents may need on a daily basis. With pedestrian access, these sites enable residents to walk or bike for many local trips, instead of driving for convenience trips.
- **Low Density Residential (2.1-8.0 du/ac)**: The Low Density Residential land use establishes a mix of dwelling unit types and character determined by the individual site and market conditions. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suite particular site conditions and housing needs. The types of dwelling units anticipated in this density range includes small lots and clustered lots as well as conventional large lot detached residences.
- **Medium Density Residential (8.1-15.0 du/ac)**: The medium density residential use includes single family homes and smaller scale multi-family developments, including garden apartments, townhouses, and cluster housing. The density range accommodates small-lot single family homes that will typically be smaller in size and more affordable to residents.
- **High Density Residential (15.1-25.0 du/ac)**: The high density residential use includes multi-family apartment style housing. The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Most sites are near a neighborhood park or larger commercial facility.

Griffin Park Master Plan

The Griffin Park Master Plan is located southwest of the intersection of Woodward Avenue and Manteca Road and includes approximately 334 acres for development. Areas with residential uses include:

- **Griffin Park – Large Lot (0.5-4.0 du/ac):** The Large Lot designation provides for larger houses and allows development of single family homes, including semi-custom and custom homes. The Large Lot designation occurs on approximately 25.24 acres and includes the portion of the Project site along Woodward Avenue, South Tinnin Road, and Sedan Avenue, and may include a gated neighborhood.

- Griffin Park – Standard Lot (4.0-6.0 du/ac): The Standard Lot designation is intended for single-family homes and is anticipated to accommodate production style, single-family detached housing. A mix of housing types and architectural styles are expected to create diverse neighborhoods with traditional and suburban qualities. Duplexes may be permitted on corner lots with a minimum lot size of 6,000 square feet. The Standard Lot designation occurs on approximately 223.11 acres of the Project site.
- Griffin Park – Small Lot (5.0-8.0 du/ac): The Small Lot designation provides for small lot conventional single-family housing and also allows the development of more affordable single-family attached housing, unit clustering, and other compatible uses. This designation is also anticipated to provide a mix of housing types and architectural styles in order to create diverse neighborhoods with traditional and suburban qualities. Duplexes may be permitted on corner lots with a minimum lot size of 6,000 square feet. The Small Lot designation occurs on approximately 39.56 acres of the Project site.

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.

Fencing and Walls:

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. The City requires that 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 is also required when located adjacent to open space areas.

Landscaping Requirements:

- 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, 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.

Off-Street Parking Requirements:

The City's parking requirements are intended to ensure that adequate off-street parking is provided in proportion to the need created by single- and multifamily housing. State regulations impacting parking for specific uses, such as ADUs or emergency shelters, are discussed separately. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in Manteca are set forth in Section 17.52 of the Zoning Code, and identifies the number of spaces required for each use. Section 17.52.050.D. further states that the designated Approving Authority may increase these parking requirements if it is determined that these requirements are inadequate for a specific project. Table 3-4 below outlines parking requirements for residential uses by housing type:

Table 3-4. Required Off-Street Parking Spaces

Residential Use	Required Parking Spaces
Single-Family Dwelling Unit	2 covered spaces/dwelling
Secondary Residential Units	1 space/secondary unit
Small-Lot Single-Family	1 covered space/dwelling
Townhome, Condominium, and Apartment	1 covered space/dwelling unit plus 0.25 space per studio unit, 0.5 space per one bedroom unit, and 1 space per 2 or more bedrooms
Boardinghouses and Group Quarters	1 space/sleeping room or 1/100 sf sleeping area
Residential Care Home	1 space/3 beds

Source: City of Manteca Municipal Code (Title 17 – Zoning), 2023

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.

The City also, however, under Section 17.52.05.D considers required parking spaces as the *minimum necessary for each use*; and as such, may require a modification to off-street parking as part of the Site Plan and Design Review project if it is determined that parking requirements are inadequate for a specific project. This provision may constrain residential development and will be addressed by Program 12.

Permitted and Conditional Uses

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Code allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, townhouse/rowhouse, apartments/condominiums, multifamily, mixed use, secondary housing units, employee housing, mobile/manufactured housing, group residences, residential care facilities, residential care homes, homeless shelters, supportive housing, and transitional housing. Table 3-5 summarizes allowed uses by zoning district:

Table 3-5. Allowed Uses and Required Entitlements for Base Zoning Districts							
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	Other Zones
Caretaker Housing	A	A	A	A	A	C	M1, M2 and PQP: 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, 3]	--	--	--	--	--	--	CN & M1: C CG & CM: A
Employee Housing, Large	A	--	--	--	--	--	-
Employee Housing, Small	A	A	A	A	A	A	-
Group Residential	--	--	--	A	A	A	-
Home Occupations[4]	A	A	A	A	A	A	-
Live-Work Facility	--	--	--	--	--	M	-
Adult Day Care Home							CG & CN: C
Mobile Home Park	--	--	--	C	C	--	-
Residential Care Facility	--	--	--	C	C	C	-
Residential Care Home	A	A	A	A	A	A	-
Single-Room Occupancy (SRO) Facility	--	--	--	--	--	--	-
Supportive Housing	A	A	A	A	A	A	CG & CM: A
Transitional Housing	A	A	A	A	A	A	CG & CM: A M1: C

[1] Additional development standards for Second Dwelling Units in Section 17.82.

[2] Additional physical characteristics and operational standards for Emergency Shelters in Section 17.76.

[3] Emergency shelters are also allowed in the CN and M1 zones as conditionally permitted (C) and in the CG and CM zones as administrative/ministerial uses.

[4] Additional administrative zoning conformance approval required for Home Occupations per Section 17.78.

A = Administrative/Ministerial, C = Conditionally Permitted, M = Minor Use Permit Required

Source: City of Manteca Municipal Code (Title 17 – Zoning), 2023

Single-Family Dwellings are defined in Section 17.24.020 of the Zoning Code as a building designed exclusively for occupancy by one household on a single lot. This classification includes factory-built, modular housing units constructed in compliance with the City-adopted Building Code and mobile homes/manufactured housing on permanent foundations and model homes for the first sale of homes within the subdivision.

Two-Family Dwellings are defined as an attached building (e.g., duplex) designed for occupancy by two households living independently of each other, where both dwellings are located on a single lot. For the purposes of this Title, this definition also includes halfplexes (two attached units, each with a separate lot), but excludes second dwelling units. The Zoning Code does not address duplexes or two single family units allowed by right on eligible lots pursuant to SB 9. Program 12 of the Housing Plan will update the Zoning Code to be consistent with State law.

Multifamily Dwellings are defined as a building designed and intended for occupancy by three or more households living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium). In addition to the development standards established by Chapter 17.26, multifamily developments, regardless of zoning district, must provide a minimum of 30% of the project as improved or landscaped open space for general use and a minimum of 400 s.f. of private open space per dwelling unit. As this is a likely constraint to housing development, Program 12 of the Housing Plan will revise minimum required open space standards to ensure standards accommodate the maximum densities allowed in each district.

Second Housing Units are defined as an attached or detached dwelling unit which provides complex independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Government Code Section 65852.2 refers to secondary housing units as accessory dwelling units (ADUs). Section 22.12.085 stipulates that secondary housing units are subject to administrative review in all residential districts, subject to specific standards including, but not limited to the following:

- At no case shall more than a total of 2 dwelling units; 1 primary, the other secondary, be permitted on any such lot
- Secondary housing units may be attached to the primary single-family residence, or detached from the residence subject to separation requirements prescribed by the Zoning Code
- The secondary housing unit shall contain no less than the 150 square feet area minimum required for an efficiency dwelling unit
- A secondary housing unit may be no larger than 1,000 square feet
- A minimum of 1 independently usable off-street parking space shall be provided for the secondary housing unit, which shall be provided in addition to the required parking for the primary single-family dwelling
- A maximum of 1 secondary housing shall be permitted on any lot

Current City requirements for secondary housing units do not comply with Government Code Section 65852.2 (including revisions from Senate Bill (SB) 13, and Assembly Bills (AB) 68, AB 587, AB 670, AB 671, AB 881), which significantly limits a local jurisdiction's ability to restrict the development of ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict secondary dwelling units.

Program 5 of the Housing Plan will ensure that the City reviews and update Zoning Code Section 22.04.446 as necessary to reflect the current requirements of State law and work with HCD to ensure continued compliance with the law throughout the 6th Cycle. The City will also monitor trends pertaining to the extent of ADU production to ensure that the Housing Element goals can be met.

Mobile Homes and **Manufactured Housing** with permanent foundations are considered single family dwellings, but are not defined separately in the Zoning Code. Government Code Section 65852.3 requires that architectural requirements for mobile homes and manufactured housing are limited to roof overhang, roofing material, and siding material. At the discretion of the local legislative body, the city or county may preclude installation of a manufactured home in zones specified in this section if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. In no case however, can a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences. These requirements are not outlined in the current Zoning Code; therefore, Program 12 of the Housing Plan will ensure that the City reviews and updates this section as necessary to reflect the current requirements of State law.

Residential Care Facilities.

Residential Care Facilities are governed by both the California Health and Safety Code (HSC) and the Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code. HSC Section 1566.3 refers to group homes as residential care facilities and establishes requirements for the local zoning standards for residential care facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates "family dwelling" includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons. Further, fair housing law requires that the City remove constraints on and prevent discrimination against group homes.

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, residential care facility, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

The current Zoning Ordinance defines residential care *facilities* and residential care *homes* as one and the same; with one distinction being the amount of people who are being cared for. Per Section 17.24.040, residential care facilities provide 24-hour nonmedical care for more than six persons, and residential care homes provide 24-hour nonmedical care for six or fewer persons. Both designations serve people 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. These classifications include, but are not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of Medical Services, Extended Care.

Group residential is defined as shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boardinghouses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

The current Zoning Code is not consistent with the HSC; while residential care homes are allowed ministerially in all residential zones, residential care facilities are not addressed in the CG, CM, and M! zones, which allow residential uses as shown in Table 3-5. Residential care facilities are only conditionally permitted in in the R-2, R-3, and CMU districts. As discussed in Chapter 5, this limitation on residential care facilities may impede fair housing choice for persons with a disability. without provisions for permitting in other districts.

Program 12 of the Housing Plan will ensure residential care homes that operate as a residential use and do not provide licensable services shall be allowed in the same manner as housing units of the same type, that residential care homes that serve six or fewer residents and provide licensable services are allowed in the same manner as housing units of the same type, and to further revise the Zoning Ordinance to ensure that residential care facilities or similar uses that serve more than six people are accommodated in a range of zones that allow similar uses to ensure that such facilities may be located throughout the community and not concentrated in any one area or zone.

Employee Housing is defined as 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. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or on one or more sites, and the premises upon which they are situated, including areas set aside for parking of mobile homes or camping of employees by the employer. Employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle. Specifically, there are two types of employee housing, as follows:

1. Employee Housing, Large. Employee housing that serves more than six employees and consists of no more than 36 beds in group quarters of 12 units or spaces designed for use by a single family or household.
2. Employee Housing, Small. Employee housing that serves six or fewer employees.

The Zoning Ordinance does not specifically define employee or farmworker housing. HSC Section 17021.5 requires that employee housing serving six or fewer employees (regardless of industry/occupation) shall be deemed a single-family structure and shall be treated subject to the standards for a single-family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees.

Furthermore, HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces that is approved pursuant to HCS Section 17021.8 shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. The City does not have any provisions in the Zoning Ordinance addressing farmworker housing. Agricultural uses are allowed in the A-4, R-20 and R-40 Zones as well as the Controlled Industrial, Environmental Conservation, Open Space and Undesignated Districts.

To comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code), Program 12 in the Housing Plan will require the Zoning Code to be updated to define Employee Housing and to include provisions for qualified employee housing as an agricultural land use consistent with the requirements of State law.

Low Barrier Navigation Centers are housing or shelters in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. AB 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. Low barrier navigation centers are a "by right use" in areas zoned for mixed use and nonresidential zones permitting multifamily uses."

The Zoning Code does not currently address or define low barrier navigation centers; therefore, Program 12 of the Housing Plan will ensure that the City updates the Zoning Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Emergency Shelters. California HSC Section 50801(e) (effective June 27, 2019) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person" and Government Code Section 65583(a)(4)(C) (amended via AB 2339, effective January 1, 2023), expands the definition to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care. The Zoning Code similarly 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" but does not include other interim interventions.

Table 3-6 summarizes sections of the Government Code that govern emergency shelters, the City's current Zoning Code standards, and a consistency review that determines compliance as well as recommendations for the 6th cycle Housing Plan.

Table 3-6. Emergency Shelters

Gov. Code Section 65583	Consistency Analysis	Address in Housing Program
Emergency Shelters Definition: Health and Safety Code section 50801(e) and GC 65583(a)(4)(C)		
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. Emergency shelter includes other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care.	The Zoning 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. Program 12 will ensure that interim interventions cited in the Government Code are incorporated in the Zoning Code, including the criteria that no individual or household may be denied emergency shelter because of an inability to pay.	Yes
Permitted Zoning Designations - GC 65583(a)(4)(A)		
One or more zoning designations that allow residential uses are required, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.	The current Zoning Code allows emergency shelters in the CG and CM Districts with a ministerial permit. This use is also conditionally permitted in the CN and M1 Districts. While the CG and CM districts allow emergency shelters, transitional housing, and supportive housing, these districts do not allow single family residential, multifamily residential, or housing in a mixed use development. Program 12 in the Housing Plan requires emergency shelters to be allowed as a permitted use (nondiscretionary) in the CMU, subject only to the standards applied to other development in the zone and the written objective standards permitted under Government Code Section 65583(a)(4)(B). The CMU zone has multiple vacant sites ranging from 0.17 to 14.78 acres, as shown in Figure 4-1 and identified in Appendix A. These include sites located in close proximity to existing and planned services, including healthcare, supportive services, groceries, schools, and transportation.	Yes
Capacity Standards		
The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations 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	As discussed previously, the most recent count (2022) of unsheltered homeless persons identified 129 individuals experiencing homelessness in Manteca, which is a 40.8% decrease compared to 2018; the decline reflects the City's efforts to provide emergency shelter and connect the homeless population with shelter and services, assisting with a shift to transitional, supportive, and permanent housing. Despite the decline, the 2021 Housing Inventory report to the U.S. Department of Housing and Urban Development by SJCoC indicates that there are 87 existing emergency shelter beds, 35 transitional housing beds, but no permanent supportive housing units located in or provided by Manteca. This indicates a	

housing element. The local government may identify additional zoning designations 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 that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.	continued demand and need for housing to assist the unsheltered homeless population in Manteca. The 129 homeless persons require a minimum of 200 square feet per person based on Government Code Section 65583(a)(4)(I). This results in a need for a minimum of 25,800 square feet, or 0.59 acres, in site area to accommodate shelter space for the unsheltered population (129 x 200 = 25,800). The vacant sites in the CMU designation range from 0.17 to 14.78 acres and have adequate capacity to accommodate the unsheltered population. To address this, Program 22 (Homeless Continuum of Care) of the Housing Plan ensures the City will continue its agreement with San Joaquin County COH to provide ongoing homeless services and will continue participate in the San Joaquin County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population, and working to ensure that unsheltered persons are connected to resources and available beds on any given night. Program 12 of the Housing Plan will revise the Zoning Ordinance to accommodate, and remove constraints to, emergency shelters, low barrier navigation centers, and transitional and affordable housing.	
Objective Standards		
Emergency shelters are subject to specific objective standards, including number of beds, length of stay, parking, lighting, intake areas, onsite management, and proximity to other shelters. If a local government has adopted written, objective standards, the local government shall include an analysis of the standards in the analysis of constraints.	The Zoning Code includes objective physical and operational standards; while some are consistent with the Government Code, others are not. For example, the Zoning Code addresses adequate private living space, size of the facility in the context of the character of the surrounding neighborhood, minimum sizes for bedrooms and habitable rooms, and operational standards that exceed the written objective standards allowed for emergency shelters under State law. This is considered a constraint for the support of emergency shelters; Program 12 requires the Zoning Code to be amended to include standards outlined in the Government Code.	Yes
Standards for Emergency Shelter Sites		
The zoning designation or designations where emergency shelters are allowed shall include sites that meet at least one of the following standards: (i) Vacant sites zoned for residential use.	The designated sites by Program 12 are sites in the CMU zone and include multiple vacant sites, as shown in Figure 4-1 and identified in Appendix A. These include sites located in close proximity to existing and planned services, including healthcare, supportive services, groceries, schools, and transportation.	Yes

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near amenities and services that serve people experiencing homelessness, which may include, health care, transportation, retail, employment, and social services, or that the local government will provide free transportation to services or offer services onsite. (iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.		
Source: Government Code Section 65583, City of Manteca Municipal Code (Title 17 – Zoning), 2023		

Supportive and Transitional Housing. Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require 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." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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."

The City's Zoning Code defines transitional housing as the meaning set forth in HSC Section 50675.2(h) and defines supportive housing as the meaning set forth in HSC Section 50675.14(b). The Zoning Code addresses both transitional and supportive housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162, which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g., Use Permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development is only subject to the objective standards and policies that apply to other multifamily and mixed use developments within the same zone. The Zoning Code does not allow eligible supportive housing projects by right in multifamily and mixed-use zones as required by Government Code Section 65583(c)(3). Implementation of Program 12 would bring the City into conformance with the current requirements of state law related to supportive housing.

Additional Opportunities Through Flexible Development Standards and City Policies

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Code allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multifamily, mobile/manufactured homes, residential care facilities, supportive housing, transitional housing, and emergency shelters. As shown in Table 3-1, a number of zoning districts in Manteca allow a range of residential uses that are permitted by right while districts also allow additional residential uses with a Use Permit. Use Permits are discretionary permits that address whether a proposed use complies with applicable zoning standards and is compatible with surrounding uses.

The City provides several mechanisms to facilitate the provision of a diversity of housing types to address needs in the community. These mechanisms include the PD (Planned Development) District and density bonuses in accordance with

state law. The flexibility provides additional support for granting flexibility from development standards for projects that meet community objectives such as affordable and special needs housing. These policies and programs set forth financial and regulatory incentives, concessions, and allowances for development of housing for special needs populations in the city. All of these regulations allow flexibility from the base district development standards and are not considered to be constraints on housing development.

Planned Development Overlay Zone

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 an optional overlay for project applicants to request to provide flexibility in development standards. 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.

Density Bonus and Flexible Development Standards

Government Code Section 65915 (including AB 1763, approved in October 2019), establishes the State Density Bonus Law which is intended to support, among other incentives and concessions, the development of qualified housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range or donate land for such qualified housing. In general, when at least one of the criteria for affordability and/or populations specified by State law, the City shall grant one density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios as further defined and described by State Density Bonus Law.

Zoning Code Section 17.72.020 establishes eligibility for incentives and concessions and density bonuses in accordance with the provisions of state law (California Government Code Sections 65915 through 65918). Specifically, the City shall grant one density bonus, with concessions or incentives, as specified in Section 17.72.040 (Number and Types of Incentives and Concessions and Density Bonuses Allowed), when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this Chapter, that meets the affordability or age restrictions specified by State law.

In summary, some of the affordability criteria outlined in the Government Code are currently reflected in the City's Density Bonus provisions, while criteria housing for transitional foster youth, disabled veterans, homeless persons, lower income units, and 100% affordable projects are not addressed in the City's Zoning Code. Further, the Zoning Code needs to be updated to provide the incentives or concessions, waivers or reductions of development standards, and parking ratios described by State Density Bonus Law. Therefore, Program 14 in the Housing Plan will ensure the City's provisions are updated to provide density bonuses, incentives and concessions, waivers and reductions of development standards, and parking ratios consistent with State Density Bonus Law.

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 offsite). Voluntary inclusionary housing programs offer incentives to encourage developers to provide affordable units.

The City of Manteca does not have any inclusionary housing requirements. However, the use of an inclusionary housing fee, zoning for inclusionary housing, setting up an Infrastructure Financing District and Housing Trust Funds, are viable

alternatives to creating and promoting the development of affordable housing, and will be further considered in Program 12 of the Housing Plan.

Zoning and Land Use Provisions for a Range of Household and Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. One-family homes, multifamily homes, emergency shelters, transitional housing, supportive housing, secondary housing units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Code. As described under the Permitted and Conditional Uses discussion, Program 12 of the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Program 15 of the Housing Plan will ensure that the City monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and state legislation.

Persons with Disabilities

SB 520 became effective on January 1, 2002, and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code Section 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons.

As part of the Housing Element update process, the City reviewed the Zoning Ordinance, development standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with State accessibility standards. The City will determine whether these requirements are constraints to special housing accommodations for persons with disabilities (such as disabled access within required setbacks or yards), whether the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, and whether conditions of approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities to ensure that mentally and physically disabled persons are entitled to live in normal residential surroundings. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning.

The Zoning Ordinance defines "family" as 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 Zoning Ordinance defines "household" as one or more persons, whether or not related by blood, marriage, or adoption, sharing a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food costs, and utilities, as well as maintaining a single lease or rental agreement for all members of the household and other similar characteristics indicative of a single household. These definitions allow for residential care facilities and other familial and household living arrangements unconstrained by household size or the nature of the relationship between the members of the family or household.

As previously discussed, the current Zoning Ordinance defines residential care *facilities* and residential care *homes* as one and the same; with one distinction being the amount of people who are being cared for. Per Section 17.24.040, residential care facilities provide 24-hour nonmedical care for seven or more persons, and residential care homes provide 24-hour nonmedical care for six or fewer persons. Both designations serve people 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. These classifications include, but are not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court,

and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of Medical Services, Extended Care.

Group residential is defined as shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boardinghouses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

As discussed above under Residential Care Facilities, Program 12 of the Housing Plan will ensure that residential care facilities serving six or fewer persons are permitted consistent with the requirements of State law and that residential care facilities serving seven or more persons are permitted in a manner consistent with fair housing opportunities. will ensure that residential care facilities serving six or fewer persons are permitted consistent with the requirements of State law and that residential care facilities serving seven or more persons are permitted in a manner consistent with fair housing opportunities.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. Reasonable accommodations refer to flexibility in standards and policies to accommodate the needs of persons with disabilities. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodations are addressed in Section 17.10.050, which establishes procedures for making requests for reasonable accommodations in land use, zoning and building regulations, policies, practices and procedures to comply fully with the intent and purpose of fair housing laws. In summary:

1. In order to make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or rules, policies, practices, and/or procedures of the City.
2. If an individual needs assistance in making the request for reasonable accommodation or appealing a determination regarding reasonable accommodation, the Community Development Director will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative.
3. A request for reasonable accommodation with regard to City regulations, rules, policies, practices, and/or procedures may be filed on an application form provided by the Community Development Director at the time that the accommodation may be necessary to ensure equal access to housing.

A request for reasonable accommodation may be filed on an application form provided by the Community Development Director at the time that the accommodation may be necessary to ensure equal access to housing.

When a request for reasonable accommodation is filed with the Community Development Director, the request is reviewed and considered as a ministerial action unless determined otherwise by the Community Development Director. A request for reasonable accommodation shall be considered ministerial in nature when it is related to a physical improvement that cannot be constructed to conform to the City's setbacks or design standards. Typical improvements considered to be "ministerial" in nature would include ramps, walls, handrails, or other physical improvements necessary to accommodate a person's disability. The City's Engineering Departments and Building Division also reviews all proposed site plans, as well as areas surrounding proposed developments including but not limited to rights-of-way, curb cuts, sidewalks, and landscaping, to

ensure the proposed areas are compliant with Title 24, Housing Accessibility Regulations. The Community Development Director shall issue a written determination of his or her action within 30 days of the date of receipt of a completed application.

If necessary to reach a determination or action on the request for reasonable accommodation, the Community Development Director may request further information from the applicant specifying in detail what information is required. In the event a request for further information is made, the 30-day period to issue a written determination shall be stayed until the applicant fully and sufficiently responds to the request.

The City requires the following findings to be made for a reasonable accommodation request:

1. The housing which is the subject of the request for reasonable accommodation will be used for an individual protected under the Fair Housing Act.
2. The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the Fair Housing Act.
3. The requested reasonable accommodation does not impose an undue financial or administrative burden on the City and does not fundamentally alter City zoning, development standards, policies, or procedures.

While the process for submitting and reviewing a request, as well as the findings, do not constrain reasonable accommodation. The provisions for the determination on a request include:

1. Grant or deny the accommodation request; or
2. Grant the accommodation request subject to specified nondiscriminatory condition(s); or
3. Determine that the request for reasonable accommodation is nonministerial in nature and forward the request to the Planning Commission. The request will be considered by the Planning Commission in accordance with Section 17.10.130 (Conditional Use Permit) and shall be subject to the findings stated in Subsection 17.10.050(F) (Approval Findings).

The provision providing for a determination that the request for reasonable accommodation is nonministerial in nature is subjective as the procedure does not identify the specific conditions that would result in this finding. In particular, a request that imposes undue financial or administrative burden on the City or that fundamentally alters City zoning, development standards, policies, or procedures would be appropriate to consider ministerially. As such, the City's reasonable accommodation process should be revised to ensure fair access to housing consistent with the intent of the Federal Fair Housing Act and the California Fair Employment and Housing Act. Program 11 will ensure that the City's reasonable accommodation process is updated to clarify the provisions for a determination that the request would be nonministerial and to ensure that the Zoning Code reasonable accommodation provisions are consistent with the State's model reasonable accommodation ordinance.

Building Codes and Enforcement

Building codes are essential to ensure safe housing, though excessive standards can constrain the development of housing. The City enforces the 2022 California Building Standards Code, including the California Building Code (CBC), for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other that those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The City's building code also requires new residential construction to comply with the federal Americans with Disabilities Act (ADA), which regulates accessibility for disabled persons. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address the housing needs of all residents in the community.

The City also enforces CBC Chapter 11A, which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

As 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. Program 8 addresses referring property owners to available housing rehabilitation and home repair programs through the code enforcement process.

Universal Design

As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

Program 18 will promote the construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The objective of the program is to promote accessibility principals to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility.

Subdivision Ordinance

The City's Subdivision Ordinance (Title 16 of the Municipal Code) defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirements for adequate roads, lot size dimensions, provisions for water supply and sewage disposal, and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City-street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Building Department, Planning Department, and Fire Department.

Short-term Rentals

The City's Short Term Rentals and Lodging Municipal Code requires all operators of short-term rental within city limits to obtain a Short-Term Rental and Lodging Permit and a Business License in addition to following specific operating standards and requirements. A Short-term rental is defined as a lodging unit that is rented or leased as a single housekeeping unit for a period of less than thirty (30) consecutive days. This also includes home-sharing.

A significant number of short-term rentals in a community has the potential to impact the amount of housing stock available for permanent occupancy, and this will be an issue that Manteca continues to monitor to ensure that it does not negatively impact permanent housing options in the City.

Growth Controls/Growth Management

The City's Community Growth Management Program (Growth Program) (Zoning Code Section 18.04) was adopted in 1988 in an effort to alleviate development pressures by not allowing the residential growth rate to exceed 3.9 percent. Additionally, 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.

Following adoption of the General Plan in 2003, the City amended the Growth Program to be consistent with General Plan policies. Through the Growth Program, 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% 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.

Housing that is affordable to very low and low income households is exempt from the Growth Program. Projects that provide at least 75% of units affordable to very low and low income households are also exempt from the Growth Program.

Table 2-1, Population Statistics and Projections, depicts the annual percent change for Manteca as 4.0% in 2000, 1.8% in 2010, and 2.4% in 2020, and Manteca's 2023-2031 RHNA allocation is 8,306 units, or an average of 923 units per year. As very low and low income units are exempt, the Growth Program only applies to the moderate and above moderate income units. This represents 4,651 units or an average of 581 units per year. This average of 581 units per year is below the 3.9% growth cap. Further, the City has already entitled and permitted adequate above moderate income units to meet the RHNA. Therefore, over the eight-year 6th Cycle period, the Growth Program is not anticipated to prohibit the City from meeting its target housing needs allocation.

While the Growth Program would not constrain accommodating the RHNA, Government Code Section 66300(b)(1)(D) prohibits provisions that limit the number of land use approvals and permits for housing, that annually cap housing approval or construction, or that limit the population of the City. The only exception to the prohibition on residential growth limits is if limits were approved by voters prior to January 1, 2005 and the jurisdiction is located in a predominantly agricultural county. Since Manteca's Growth Program was not approved by voters, this exception does not apply. Housing Plan Program 10 will ensure the Growth Program is suspended for the time period that Government Code Section 66300(b)(1)(D) applies.

Code Enforcement

The Code Enforcement Division investigates violations of the Manteca Municipal Code and other State and Federal codes related to land use, building, business licensing and operation, health code, and various other non- criminal statutes. The Code Enforcement Unit is comprised of a Services Division Captain and two Code Enforcement Officers who handle all complaints and enforcement related to the enforcement of non-criminal statutes. They abate public nuisances and properties deemed to be a public health or safety hazard. Code Enforcement is complaint-driven. Code Enforcement's goal is to gain voluntary compliance for violations of state and local laws. When necessary, abatement measures are executed through coordinated and cooperative steps that include Notice of Violation, Notice and Order, and administrative penalties addressed upon those who fail to comply with municipal and state laws.

Residential Uses in Non-Residential Zoning Districts

The Commercial Mixed Use General Plan designation encompasses high-density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices. Mixed uses may be integrated vertically or horizontally and are linked together through common walkways, plazas and parking areas, as well as linkages to the adjoining bicycle and pedestrian system. Where required, open space, detention facilities, and parks, will be designed as an amenity within the site. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible. Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.

The Downtown General Plan designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor apartment uses. Short-term rentals are not allowed in this designation, unless developed as part of a hotel. Multi-family residential uses are required to be permanent dwellings with each unit having separate restrooms, kitchens, and thermostats. The designation also provides for public/quasi-public uses, parks and urban open spaces, and similar and compatible uses. A Downtown zoning district has not been established. The CMU district is used to implement the Downtown designation on sites with growth potential.

The Manteca Zoning Ordinance includes a CMU district 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.

2. Local Development Process

Entitlement Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home.

The City has procedures it requires developers to follow for processing development entitlements and building permits. The permit approval process is subject to the Permit Streamlining Act (Government Code Section 65920 (et seq.)) and development 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.

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 3-7 shows the typical processing times for different permitting procedures and Table 3-8 shows the typical procedures required for different types of residential projects and the total typical processing time for each project type. The entitlements listed below include the

range of approvals and permits that a residential or mixed use project may require; each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a design review for a multifamily condominium project would be processed concurrently with the subdivision map.

Table 3-7. Application Processing Times

Type of Approval or Permit	Typical Processing Time	Final Decision-Making Body
Annexation	52 weeks	City Council
Growth Management Point Rating	4 weeks	City Staff
Density Bonus	18 weeks	City Council
Specific Plan	52 weeks	City Council
Subdivision Map	12-16 weeks	City Council
Rezone	26 weeks	City Council
Zone Conformance	1 week	City Staff
Similar Use Determination	1 week	City Staff
Reasonable Accommodations	2 weeks	City Staff
Site Plan and Design Review (Minor)	8-12 weeks	City Staff
Site Plan and Design Review (Major)	12-16 weeks	Planning Commission
Minor Use Permit	4-6 weeks	City Staff
Conditional Use Permit (major use permit)	16 weeks	Planning Commission
Temporary Use Permit	1 week	City Staff
Master Sign Program	4-6 weeks	City Staff
Minor Zone Modification	4-6 weeks	City Staff or Planning Commission[1]
Minor Plan Modification	8-12 weeks	City Staff or Planning Commission[1]
Variance	6-8 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)	26-52 weeks	City Council

[1]Final decision-making body is the same as the original decision-making body for original plan proposed for modification

Source: City of Manteca Municipal Code (Title 17 – Zoning), 2023

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative subdivision map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs for a developer. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with the California Environmental Quality Act (CEQA), etc. Table 3-8 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 100-unit multifamily project, assuming that the land is zoned appropriately.

Table 3-8. Typical Processing Procedures by Type			
	Single-Family Unit, Duplex, Triplex	Single-Family Subdivision[1]	Multifamily Project[1]
Approval Requirements	Building Permit Plan Check	Tentative Subdivision Map Initial Study/Negative Declaration Final Map Development Agreement (Optional)	Site Plan and Design Review Categorical Exemption Initial Study/Negative Declaration Development Agreement (Optional)
Estimated Total Processing Time	2 weeks	Small projects: 1-4 Units – 6 months to 1 year Large Projects: 5 or more units – 1 to 2 years	6-12 weeks with CEQA Exemption + 6-8 months with IS/MND
[1]Infill and affordable housing developments are exempt from the Growth Management process			
Source: City of Manteca Municipal Code (Title 17 – Zoning), 2023			

Combined, these processes can easily add up to several months.

City staff avoids any unnecessary timing constraints on development by working closely with developers and property owners to expedite approval procedures. In addition, City staff will assist the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables 56 and 57 assume the following:

1. The applicant and staff meet and discuss the project before submitting the application;
2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the approving authority;
3. There are not significant environmental issues that would require an Environmental Impact Report; and
4. The approval of the project is not appealed to the City Council.

For most proposed projects, the City invites the developer to a pre-application meeting to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate).

The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Manteca's General Plan and Zoning Code, an Initial Study in accordance with CEQA may follow depending on the scope of the project. During the Initial Study period, many departments will review the project and provide comments. At the same time, Planning staff is likely to be preparing other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the Building Department performs plan checks and issues building permits. Administrative approval projects requiring minor permits are approved by City staff. Throughout construction, the Building Department will perform building inspections to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Processing Procedures

The City does not normally conduct discretionary design review for single-family units or duplexes. There is, however, design review for all multi-unit projects of more than two units. The following is a summary of the seven (7) steps involved with the planning entitlement and public hearing process for housing development:

Step 1 (Application filed) – The applicant submits a completed Planning Application form along with the necessary plans and materials and application fee as identified on the General Submittal Checklist and Guidelines to Planning Department staff.

Step 2 (Completeness review) – Upon receipt of a complete application, the Planning Department routes the project plans and materials to multiple City departments for their concurrent review and comment, and for recommended conditions of approval. Although the Planning Department is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works Department, Building Department, City Engineer, Police Department, and the Fire Department. Outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. For example, the State Department of Fish and Wildlife participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes to the right-of-way associated with local highways.

Step 3 (Incomplete notification) – If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this step varies and is determined by the applicant. If the application was initially found to be complete, this step is skipped.

Step 4 (Environmental review) – The application is reviewed to determine whether the project is exempt from the requirements of the California Environmental Quality Act (CEQA) or if an Initial Study is required. Projects in Manteca may be found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take up to six months.

Step 5 (Staff report and COAs) – Once all departments and agencies have reviewed the project, Planning Department staff prepares Conditions of Approval (COAs), which are included within the staff report that is forwarded to the approving authority for its review and consideration, and for public review.

Step 6 (Noticing) – The Planning Department will place the item on the approving authority's agenda and, if required, prepare a Public Hearing notice for the project (this notice will include the environmental determination).

Step 7 (Public Meeting) – At the public meeting, testimony is heard on the project and the approving authority takes final action on the project. Note: Permits for new development that include City Council approval of entitlements, such as General Plan Amendments or Rezoning, require two public hearings (one Planning Commission meeting and one City Council meeting). In these cases, the City Council is the final approving authority.

Site Plan and Design Review

Site Plan and Design Review (Design Review) includes Minor Design Review and Major Design Review and is limited to the design and layout of the project. Minor Design Review, with the Community Development Director as the Approving Authority, is required for changes in use or modifications to existing multifamily and nonresidential uses and structures that are exempt from CEQA. Major Design Review is considered by the Planning Commission and is required for new multifamily and nonresidential uses and structures, as well as changes in use or modifications to existing multifamily and nonresidential uses that are not exempt from CEQA.

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 findings for Design Review includes findings that are based on subjective elements, the compatibility of the site layout with the surrounding environment, the character of an area under the General Plan, and the compatibility of the architecture with the character of nearby buildings. These components have the potential to introduce uncertainty into the development review process. (compatible, complements, Program 12 in the Housing Plan will ensure that the City adopts objective design and development standards to ensure that residential development is subject to clear objective standards.

Conditional Use Permit Process

The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics, including the request to expand or modify a nonconforming use or structure. Conditional Use Permits are intended to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements or objectives of the General Plan. A use permit is typically processed in 8–16 weeks once the application is deemed complete.

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 (MMC Section 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.

The Approving Authority may impose conditions for the Conditional Use Permit to ensure compliance with the Zoning Code and to prevent adverse or detrimental impact to the surrounding neighborhood. The designated Approving Authority for a Conditional Use Permit is the Planning Commission. Conditional Use Permits are by nature “subjective,” which could be a

constraint. Program 12 of the Housing Plan will ensure that Chapter 17.10.130, Definitions, is expanded and updated to ensure that projects are objectively reviewed.

Minor Use Permit Process

Minor Use Permits provide a mechanism for administrative review. Minor Use Permits are for those uses that are exempt from CEQA review and that are expected to have minimal impacts and effects on surrounding uses. No public hearing is required for a Minor Use Permit. Whenever authorized by ordinance, the Approving Authority may issue a Minor Use Permit when the following findings (MMC Section 17.10.070) can be made:

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and the provisions of this Zoning Code.
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 residents 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.
5. Improvement Standards, and other applicable standards and regulations adopted by the City.

Whenever any Minor Use Permit is granted, the designated Approving Authority may impose such conditions as may be necessary to safeguard the public safety and the intent of the Zoning Code. The Community Development Director is the designated Approving Authority for Minor Use Permits. As shown in Table 3-X, single-family homes in the R-2 and R-3 zones are permitted with an approved Minor Use Permit. This may be a constraint since these zones are intended for higher-intensity residential uses; Allowing lower-density residential uses support underutilization of use in the R-2 and R-3 zones. Program 12 in the Housing Plan will ensure that the City amends the Zoning Ordinance to establish minimum densities consistent with the General Plan and to limit development of single family residences in the R-2 and R-3 zones.

Zoning Conformance Approval

The purpose of the Zoning Conformance Approval (Zoning Code Section 17.10.030) is to ensure that all new and modified uses and structures comply with applicable provisions of the Zoning Code, using simple administrative plan check procedures. This approval is required for all structures that require a building permit; all business license applications; all sign programs; all home occupation permits; and all large family day care home permits. The approval process is conducted by the Community Development Director as part of the building permit, land use entitlement, or other City application review. No public hearing is required. The Community Development Director is the designated Approving Authority.

Similar Use Approval

When a particular use is not specifically listed in the Zoning Code and it is unclear whether the use is permitted, the provisions established in Section 17.10.040, Similar Use Determination, allow the Approving Authority, by formal action, to determine whether or not a proposed use is similar to a permitted or conditionally permitted use and whether such proposed use may be permitted in a particular Zoning District. This process is conducted by the Community Development Director as part of building permit review, land use entitlement, or other City application review. No public hearing is required for a Similar Use Determination. In determining "similarity," the Approving Authority shall make all of the following findings:

1. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or population density than the uses listed in the Zoning District.
2. The proposed use will be consistent with the purposes of the applicable Zoning District.
3. The proposed use will be consistent with the General Plan, any applicable Specific Plan, and the Zoning Ordinance.

Determinations shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all such determinations on record for review by the general public upon request.

The notice of decision shall be provided, in writing, to the applicant and interested parties within five working days after the date of decision. The notice shall include:

1. A brief statement explaining the criteria and standards considered relevant to the decision.
2. A statement of the standards and facts relied upon in rendering the decision.
3. An explanation of appeal rights and appeal deadlines.

The Community Development Director is the designated Approving Authority.

Single-Family Residential Development

Developers seeking approval of a new for-sale single-family development consistent with applicable General Plan and Municipal Code requirements need to only file tentative map (if applicable). Smaller projects (four to 99 units) typically take two to 10 months to process depending on the complexity of the parcel map and the level of environmental analysis required for the project. Residential projects of 100 or more units require additional time, due to the processing of a major subdivision map and environmental review. These applications typically take six to 24 months to process and typically include concurrent design review of the project. It is essential to note, however, that a parcel map or subdivision map is only required if the development is being sold to the occupant such as for-sale single-family residential and multi-family residential development sold as condominiums.

For projects involving multiple entitlements (i.e., subdivision, design review, use permit, variance, or other entitlement) and environmental review mandated by CEQA, all entitlements and environmental analysis are processed concurrently.

Multi-Family Residential Development

Developers seeking approval of multi-family rental developments consistent with applicable General Plan and zoning requirements file a Major Site Plan and Design Review application that typically takes between two to eight months to process depending on the level of environmental review required for the project and whether the applicant is seeking multiple entitlements for the project (i.e., a use permit or variance). Whenever possible, planning staff seeks to exempt housing developments constructed on sites of less than 5 acres in size where the project will not result in an environmental impact from CEQA under CEQA's various exemptions, including CEQA Guidelines Sections 15332, Infill Development Projects, and 15194, Affordable Housing. Multi-family residences totaling no more than four dwelling units are also exempt under Section 15303, New Construction or Conversion of Small Structures.

Post-Planning Entitlement Procedures

Plan check review of construction level site development documents submitted to the Engineering Department after tentative map and/or design review approval may take up to four months and require review of grading and improvement plans, soils reports, hydrology calculations, compliance check with conditions of project approvals, and approval of final maps, when applicable. Plan check review of building permits by the Building Division typically take 1 to 2 weeks, but may take 30 days for complex projects, and entail review for compliance with conditions of approval and adopted building codes. Permits for large single-family subdivisions typically take less than two weeks.

SB 330 Application

SB 330 (Housing Crisis Act of 2019) provides for streamlined review and preliminary application for housing development projects in order to increase certainty in the development review process. The City utilizes its standard Housing Development Project, Preliminary Application and Uniform Application forms for processing SB 330 applications, which adequately address the SB 330 submittal requirements.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4) requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient

progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must meet specific requirements, including number of units, affordability, and locational criteria, identified at Government Code Section 65913.4(a).

A streamlined and ministerial review per State legislation requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Consistent with existing State law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

The City has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review process and has not established a procedure for review of projects pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 12 in the Housing Plan provides for revisions to the Zoning Code to identify a streamlined approval process and objective zoning and design standards for residential projects eligible for such review per Government Code Section 65913.4.

Planned Development

The purpose of the Planned Development (Zoning Code Section 17.10.140) is to provide a process to allow diversity in the relationship between buildings and open spaces to create interesting physical environments and to maximize the development potential of underutilized or problematic land areas. This land use entitlement is intended to demonstrate that the development plan with any proposed deviations is consistent with the General Plan and will result in a quality project that is compatible with surroundings, preserves site resources, minimizes hazards, and provides a public benefit.

The designated Approving Authority for a Planned Development is the City Council.

A Planned Development is required in conjunction with any rezone request for a Planned Development Overlay Zone designation. To qualify for rezoning, projects must include developed or undeveloped 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.

Approval of a Planned Development could take between 6 to 15 months to process depending on the number and complexity of required additional/concurrent entitlements (including but not limited to a tentative map, site plan, or other development project application) and environmental analysis.

In all instances, the proposed Planned Development must be found to be consistent with the General Plan, including density; however, all other development standards such as setbacks, parking, height limits, and lot coverage are determined by the developer in the creation of the site plan. This flexibility in development standards afforded through the Planned Development process allows developers to submit plans for small-lot single-family, attached townhouses, clustered development, and other site plans to support a variety of types of residential development.

The Approving Authority may grant requests to deviate from the development standards (e.g., minimum lot area, yard requirements, building heights), but shall not grant exceptions to the allowed land use or density of the base Zoning District. Physical development standards may be modified if the plan includes examples of superior design, environmental preservation and public benefit amenities, and the Approving Authority makes all of the required findings herein. The Approving Authority may also impose conditions for the Planned Development to ensure compliance with this Section and other applicable provisions of this Title and to prevent adverse or detrimental impact to the surrounding neighborhood.

CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970 or "CEQA", requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

Native American Consultation

Consultation with Native American Tribes (AB 52), took effect July 1, 2015 and seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Manteca consults with local tribes concerning projects on an as-needed basis, and thus far, these consultations have not resulted in any impediments to the development review process.

State and Other Requirements

Certain steps in the development process are mandated by the State rather than local law and may result in additional time and costs to developers. Accordingly, these costs are eventually passed on to the consumer. While builders often argue that local government delays and red tape factor into the high cost of housing, they may be unaware that these requirements are often outside of local control. Potential State-mandated development review requirements include but are not limited to:

- Enforcement of California Building Code including Title 24 Building and Energy Efficiency Standards.
- Filing and review of tentative parcel, tract, and final maps consistent with the requirements of the Subdivision Map Act. The act requires local jurisdictions to process completed applications for tentative maps within 50 days.
- Compliance with the CEQA. To fulfill required environmental analysis, the City must make a determination as to whether a project can be cleared with a Categorical or Statutory Exemption, or require additional environmental analysis through the preparation of an initial study and negative/mitigated negative declaration or environmental impact report (EIR). Each level of CEQA analysis contains minimum public review periods (ranging from 0 days for an exemption to over 45 days for an EIR) and minimum posting requirements.
- Adherence to Regional Water Quality Control Board and California Department of Fish and Wildlife regulations/opinions as they pertain to grading, drainage, and wildlife habitat.
- Implementation of regulations under the federal Clean Water Act and National Pollutant Discharge Elimination System (NPDES) Program.

Local governments are required by law (Assembly Bill 844) to complete the processing of most discretionary actions six months from the date the application is deemed complete and within one year if an EIR is required. Where applicable, the City allows parallel tracking of Engineering Department and Building Division permit review of projects during the Planning Department entitlement process. Developers may submit plans to the Engineering Department and Building Division for plan check prior to a Planning Commission decision subject to the discretion of the City Engineer. These concurrent applications are considered "at risk," and developers are not provided refunds in plan check fees if the project is not approved as proposed. Therefore, the practice is only recommended for projects that are noncontroversial and small in scale.

3. Fees and Exactions

The City of Manteca collects various fees and exactions from developers to cover the costs of processing permits and providing necessary services and infrastructure related to new development. 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.

The City requires various permit and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are needed to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County, and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development.

Other types of exactions include land dedication, which may be required of residential development for rights-of-way or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety, and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction, and traffic control device installations that are reasonably related to a project.

Building permit fees are based on the total valuation of the project improvements. 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."

Table 3-9 details the City's current planning, engineering and building fees for project entitlements.

Table 3-9. Development Project – Planning, Engineering, and Building Fees

Fee Title	Fee
Planning	
Annexation (excluding LAFCo fees)	$13,695[1]
Prezone/Rezone 0-5 acres	$9,301
Prezone/Rezone greater than 5 acres	$15,724
General Plan Amendment	$13,454
Condo Conversion	$9,947
Planned Development – 0-10 Acres	$13,782[1]
Planned Development – Greater than 10 acres	$15,512[1]
Planned Development Amendment (Administrative Decision)	$4,580[1]
Planned Development Amendment (Public Hearing)	$8,925[1]
Sewer Allocation – Point Rating Application – Residential	$1,084
Site Plan Review – Preliminary Site Plan Review (Amount Credited to Project Application)	$2,242[1]
Site Plan Review – Residential (2-4 Units)	$7,750[1]
Site Plan Review – Residential (5+ Units)	$13,395[1]
Specific Plan/Master Plan Amendment – Major (Public Hearing)	$12,833[1]
Specific Plan/Master Plan Amendment – Minor (Administrative Decision)	$49,007[1]
Specific Plan/Master Plan – Staff Admin Fee Only (does not include consultant cost)	$9,648[1]

Use Permit	$9,648[1]
Minor Use Permit	$4,075[1]
Minor Zone Modification	$2,907
Variance	$10,786
Zoning Text Amendment	$11,820
Engineering	
Plan Check	$929
Construction Inspection	$1,938
Planned Development Planning Review	$1,008
Tentative Parcel Map	$7,972[1]
Tentative Subdivision Map – 5 to 50 Lots	$16,240[1]
Tentative Subdivision Map – 51+Lots	$20,643[1]
Final Map / Improvement Plan Review	$929
Building	
Multi-Family and Mixed Use – Plan Check and Inspection	$1,094
Residential – Plan Check and Inspection (Addition – Minor)	$128
Single Family Dwelling – Plan Check and Inspection (Tract – Plot Plan)	$51
Residential Master Plan – Plan Check and Inspection	$409
Environmental	
EIR – Mitigation Monitoring and Reporting Program	$4,812
EIR – Staff Admin Fee Only (does not include consultant cost)	$24,899[1]
ND/MND – Initial Study – Staff Admin Fee Only (does not include consultant cost)	$14,757
ND/MND – Initial Study – Staff Prepared (does not include consultant cost of supporting studies)	$22,179
Environmental Determination (documents not listed above)	$607
[1]Includes Planning and Engineering fees *Source: City of Manteca Entitlement Fee Schedule, July 17, 2023;City of Manteca Development Fee Schedule, Effective July 17, 2023*	

In addition to entitlement fees, residential developments are also subject to development impact mitigation fees.

Table 3-10 below summarizes the typical development impact fees in the City of Manteca. 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 offer fee waivers, reductions, or deferrals for affordable housing. Additional fees, such as sewer and water connection fees, are addressed in Table 3-12.

Table 3-10. Development Impact Fees

Impact Mitigation Fees	Single-Family Residential (1,600 s.f. unit) Fee per Unit	Multi-Family Residential (per 925 s.f. unit) Fee per Unit
Fire - Facilities Fee ($0.60/sq. ft. for single family and $1.02/sq. ft. for multifamily)	$960.00	$943.50
Government Building Facilities	$5,806.04	$4,357.58
Major Equipment Purchase Fee	$350	$350
Park Acquisition and Improvement Fee	$4,747.00	$3,313.00
Phase 3 Sewer Connection Charge	$3,961	$3,301
WQCF Phase 3 Completion Charge	$2,003	$1,802
Storm Drainage PFIP Fee	$167 - $3,088 (based on zone)	$725 - $13,392 per acre (based on zone)

	$806 (32)	$8,741 (32)
Solid Waste Service Initiation	$454.62	$454.62
Well Water PFIP Fee	$4,355	$72,583 (assumes 4" meter)
Sewer PFIP Fee	$389 - $2,417 (based on zone) $1,843 (24)	$285 - $1,770 (based on zone) $1,346 (24)
PFIP Transportation Development Impact Fee	$10,129.00	$7,079.00
Agricultural Mitigation Fee	$3,418.02 per acre	$3,418.02 per acre
San Joaquin County Regional Transportation Impact Fee	$4,440.78	$2,664.44
San Joaquin County Facilities Fee	$1,947.00	$2,408.00
Manteca Unified School District Impact Fees - Mello Roos Districts (Level I) ($4.08 per sq. ft.)	$6,528.00	$3,774.00
Manteca Unified School District Impact Fees - Non-Mello Roos Districts (Level II) ($4.45 per sq. ft.)	$7,120.00	$4,116.25
Source: City of Manteca Development Fee Schedule, Effective July 17, 2023		

Projects that will have a significant impact on wildlife species have the option of mitigating impacts directly or participating in the San Joaquin Council of Governments-administered San Joaquin County Multi-Species Habitat and Open Space Conservation Plan, which has established fees to mitigate the loss of important habitat and open space. The fees address 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 3-11 shows the current Multi-Species Habitat Conservation and Open Space Plan fee schedule for open space and natural/agriculture habitats, which are typical of habitat types encountered by large-scale developments in Manteca.

Table 3-11. San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Fees

Habitat Type	Fee Per Acre
Multi-Purpose Open Space	$9,629.00
Natural/Agriculture	$19,255.00
Source: City of Manteca Development Fee Schedule, Effective July 17, 2023	

Table 3-12 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit (both stand-alone and within a subdivision) and multi-family unit. For estimation purposes, the highest fee is identified where fees vary by zone. Additionally, the calculations assume that the single-family residential homes average 1,600 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Manteca would be required to pay fees ranging from approximately $64,653 for a single-family unit (built on an existing lot), $70,166.25 per unit in a single family 100-unit subdivision, and $48,306.88 per unit in a 100-unit multifamily project.

As part of this Housing Element Update, the City has considered all fees incurred by the development community and considered these fees as a potential constraint on housing supply and affordability. The City continues to see applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or waiver (see Housing Program 2). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City's fees are higher and may constrain housing supply or affordability.

Table 3-12. Total Fees for Typical Single- and Multifamily Units			
Development Type	Single Family Residential (1,600 s.f. unit on 6,000 s.f. lot)	Single Family Subdivision (1,600 s.f. unit on 6,000 s.f. lot)	Multifamily Project (1,000 s.f. unit, 3 acres)
Development Assumptions			
Number of Units	1	50	100
Square Feet per Unit	1,600	1,600	925
Total Square Feet	1,600	80,000	92,500
Planning & Engineering Fees			
Site Plan Review (Planning Fees)	$48.00	$13,395.00	$13,395.00
Tentative Subdivision Map	$0.00	$20,643.00	$0.00
Sewer Point Rating Application[1]	$0.00	$1,084.00	$1,084.00
Engineering Final Map/Improvement Plan Review	$0.00	$930.00	$0.00
Building Plan Check & Inspection	$48.00	$5,509.00	$1,094.00
Subtotal Fees	*$48.00*	*$41,560.00*	*$16,502.00*
Building Fees			
Building Permit Fee	$2,560.00	$256,000.00	$220,000.00
Building Plan Review Fee	$2,176.00	$217,600.00	$187,000.00
MWELO Landscape Fee	$239.36	$23,936.00	$20,570.00
CBSC Green Building Fund Fee[2]	$10	$1,280.00	$1,100.00
Earthquake - Strong Motion Instrumentation Program Fee[2] (	$25.95	$2,595.00	$1,718.00
Subtotal Fees	*$5,011.31*	*$501,411.00*	*$430,388.00*
Environmental			
ND/MND – Initial Study – Negative Declaration - Staff Prepared	$0.00	$21,737.00	$21,737.00
Mitigation Monitoring and Reporting Program	$0.00	$4,812.00	$4,812.00
Subtotal Fees	*$0.00*	*$26,549.00*	*$26,549.00*
Utilities			
Sewer Connection	$3,961.00	$396,100.00	$330,100.00
Water Quality Control Facility, Phase 3	$2,003.00	$200,300.00	$180,200.00
Sewer PFIP (Zone 24)	$1,843.00	$184,300.00	$134,600.00
Storm Drain Facilities (Zone 32)	$806.00	$80,600.00	$38,004.35
Solid Waste Service Initiation	$454.62	$45,462.00	$45,462.00
Well Water PFIP	$4,355.00	$435,500.00	$72,583.00
Subtotal Fees	*$13,422.62*	*$1,342,262.00*	*$800,949.35*
Transportation			
PFIP Transportation Development Impact Fee	$10,129.00	$1,012,900.00	$707,900.00
Subtotal Fees	*$10,129.00*	*$1,012,900.00*	*$707,900.00*
Parks and Recreation			
Parks and Recreation - Park Acquisition and Improvement Fee ($3,313.00/multifamily unit)	$4,747.00	$474,700.00	$331,300.00
Subtotal Fees	*$4,747.00*	*$474,700.00*	*$331,300.00*

Other Development Fees			
Long Range Planning Surcharge ($0.18/square foot)	$288.00	$28,800.00	$16,650.00
Major Equipment Purchase	$350.00	$35,000.00	$35,000.00
Agricultural Mitigation Fee	$0.00	$56,496.20	$14,860.96
Government Building Facilities Use Fee	$5,806.04	$580,604.00	$435,758.00
Subtotal Fees	*$6,444*	*$700,900*	*$502,269*
Other Agency Fees			
Manteca Unified School District Impact Fees - Mello Roos Districts	$4,736.00	$473,600.00	$273,800.00
San Joaquin County Regional Transportation Impact Fee	$4,440.78	$444,078.00	$444,078.00
San Joaquin County Facilities Fee ($1,826.00/single family unit, $1,564.00/multi-family unit)	$1,826.00	$182,600.00	$156,400.00
Fire - Facilities Fee ($0.60/sq. ft. for single family and $1.02/sq. ft. for multifamily)	$960.00	$96,000.00	$94,350.00
San Joaquin Multi-Species Habitat Conservation	$0.00	$318,264.46	$41,865.22
Subtotal Fees	*$24,851*	*$2,916,343*	*$2,015,031*
Total Fees	$64,653	$7,016,625	$4,830,888
Total Fees Per Unit	$64,653	$70,166.25	$48,308.88

[1]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.
[2]Based on valuation: $4 per $100,001 and up: add $1 for each additional $25,000.
Valuation assumptions: Single-family unit: $320,000; Multifamily unit: $275,000
Acre assumptions: single family unit - 6,000 s.f. lot; single family subdivision - 16.5 acres, multifamily – 4.3 acres
Source: City of Manteca Entitlement Fee Schedule, July 17, 2023;City of Manteca Development Fee Schedule, Effective July 17, 2023

Table 3-13 compares the development fees for a single-family unit and multifamily unit in Manteca to San Joaquin County and the cities of Escalon, Tracy, and Stockton. Development fees throughout San Joaquin County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The City of Manteca's fees, which include planning, development impact, and outside agency fees, are higher than many of the other local jurisdictions as shown below, which may constrain the development of housing. While these fees are necessary to ensure access to services and opportunities for all persons in Manteca, Program 9 in the Housing Plan addresses methods to reduce potential constraints associated with the City's fee schedule.

Table 3-13. Comparison of Development Fees within San Joaquin County

Jurisdiction	Single-Family Unit Development Fee	Multifamily Unit Development Fee
City of Manteca	$64,653 - $70,166	$48,309
City of Escalon[1]	$49,857	$32,751
City of Lathrop	To be added	To be added
City of Tracy[1]	$50,000	$25,000
City of Stockton	$61,725	$33,028

[1] Fees are cited from the City's 5th Cycle Housing Element

Source: San Joaquin County, City of Manteca, City of Escalon, City of Tracy, City of Stockton

4. TRANSPARENCY

Government Code Section 65940.1 requires the City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

To provide financial transparency, the City provides an archive of annual budgets from 2010 through 2023 as well as its most recent annual comprehensive financial report. While AB 1600 requires the City to provide an archive of the annual development impact fee reports, these reports are not currently available online. The City provides links to the Zoning Ordinance, General Plan, Planning Application Forms, and the Development Fee Schedule on its website. Program 13 in the Housing Plan ensures that the City will make all required information available on its website, consistent with the transparency requirements of State law.

B. NON-GOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an 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. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events.

The influence that City government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in San Joaquin County, relative to other Northern California's Central Valley counties, has been considered moderate.

1. DEVELOPMENT COSTS

Land Costs

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. As shown in Table 3-14, a Zillow review of for sale and recently sold lots indicates that land prices ranged from approximately $173,567 to $909,091 per acre for unentitled land of 0.5 or more acres that would require planning entitlements and permit processing prior to development. Smaller infill lots of 5,859 s.f. to 0.32 acres in size range from $65,000 to $190,000, with a typical infill lot costing approximately $139,000.

Table 3-14. Price of Land – For Sale and Recently Sold in Manteca Area

Address	Sale Price	Sale Date	Lot Size	Price per Acre
508 S. Veach Avenue	$145,000	6/17/2022	5,859 sq. ft.	$1,078,034
20475 Ash Lane	$65,000	4/7/2023	5,998 sq. ft.	$472,057
818 Marion Street	$130,000	11/10/2022	5,998 sq. ft.	$944,115

119 Almond Avenue	$165,000	4/12/2023	8,625 sq. ft.	$833,322
769 E. Willow Avenue	$190,000	5/3/2022	10,001 sq. ft.	$827,557
405 Grand Prix Avenue	$300,000	Currently for sale	0.25 acres	$857,143
14750 State Route 99	$195,000	Currently for sale	0.32 acres	$609,375
5722 Northland Road	$195,000	Currently for sale	0.32 acres	$609,375
16244 Cottage Avenue	$1,100,000	Currently for sale	1.21 acres	$909,091
9776 S. Airport Way	$260,000	9/22/2022	1.26 acres	$206,349
1241 N. Main Street	$1,850,000	4/14/2023	3.53 acres	$524,079
475 E. Quintal Road	$2,100,000	11/16/2021	9.18 acres	$228,758
12690 S. Airport Way	$5,995,000	Currently for sale	34.54 acres	$173,567
Source: www.zillow.com (May 2023)				

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

Homeblue.com provides estimates for the average cost of labor and materials for various levels of construction. In Manteca, the cost to build a house ranges from $150 to $340 per square foot (excluding land and site work costs), depending on the grade of construction. Standard grade construction ranges from $150 to $210 per square foot. 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.

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Manteca. Following the 2020 COVID-19 pandemic, supply chain issues have increased construction costs, which is anticipated to continue in the near-term.

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

Cost and Availability of Financing

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

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

Homebuyer Financing

On April 28, 2023, the reported average rate for a 30-year mortgage was 7.26% (Freddie Mac, 2022). For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. Market Conditions

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single-family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take approximately 2 weeks for small-scale projects, projects with production homes take 30 days, and more complex projects may take 30-60 days, assuming 2 plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. Building activity has increased and it is anticipated that projects will continue to be quick to request building permits if the current residential demand and stronger housing market continues. It has also been observed that affordable projects often take longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. Affordable housing projects will often need to go through several funding rounds in order to procure adequate tax credits and/or project-based rental assistance and may request building permits years after receiving project approval.

The timing for entitled projects to request building permits varies greatly, with much of the timing based on the developer or property owner preferences for market timing, site preparation, and, for large-scale subdivision projects, development of infrastructure improvements. In general, building permits have taken from 1 to 4 years to request.

Approved and Built Densities

As discussed in previously, Land Use Controls, the General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the City and result in an overall lower contribution to the City's RHNA. In recent years, developments in Manteca have occurred at a range of densities from below to exceeding maximum permitted densities, as shown in Table 3-15. Based on project type, multifamily projects in the CMU zone average 22.1 units per acre and average 89% of maximum permitted density and multifamily projects in the R3 zone average 19.5 units per acre and 78% of maximum density, single family projects average 5.1 units per acre and average 64% of maximum permitted density. Maximum densities in Manteca are not an obstacle to development, as demonstrated by the majority of projects requesting entitlements at or below permitted densities. Further, many projects develop near maximum densities, indicating that the City's sites and zoning have the capacity to accommodate maximum allowed densities.

Table 3-15. Building Permit Timing and Densities

Project / Address	Project Description	Zoning/Permitted Density	Project Density	Entitlement Approved	Building Permit Issued
Entitled					
320 N Airport - Kiper	121 duplex and 2 single family units on 13.3 acres	R-2: 8.1 – 15.0	9.2 units/acre (62%)	2022/2023	-

Center Street Duplex	2 units on a 0.1-acre site	CMU: 15.1 – 25.0	20 units/acre (80%)	2022//2023	2022/2023
Cottage Village Senior Apartments	48 very low income senior units on 3.19 acres	R-3: 15.1 to 25.0 units	15.38 units/acre (62%)	2017	7/14/2022, 8/17/2022, 9/26/2022, 11/15/2022. 12/13/2022
Diamond Villa Townhomes	43 units on 2.2 acres	HDR/PD: 15.1 – 25.0	19.5 units/acre (78%)	9/15/2022	-
Dutra Subdivision	197 single family lots on 39.49 acres	R-1: 2.1 – 8.0	5.7 units/acre (71%)	9/15/2022	
Griffin Park	1,592 units (25.2 acres Large Lot, 223.11 acres Standard Lot, 39.56 acres Small Lot), multifamily/mixed use lot (5.0 acres CMU), and open space uses on 333.67 acres	R-1: 2.1 – 8.0 CMU: 15.1 - 25.0	R-1: 5.53 units/acre (69%) CMU: Development not yet proposed	5/19/2019	1/5/2022-12/19/2022
Haven Villas at Sundance	35 units acres	Specific Plan:		11/7/2017	1/12/2022-4/26/2022
Lumina Ranch	827 lots on 147.5 acres plus park, non-development areas with existing residential lots, and right-of-way	R-1: 2.1 – 8.0	5.6 units/acre (70%)	4/21/2022	-
Madan Das Apartments 458 E. Alameda	9 units on 1.58 acres with 10 existing units	R-2: 8.1 to 15	12.0 units/acre (80%)	2/25/2020	?12/28/2021
Manteca Luxury Apartments 1279 W. Lathrop Rd 201-10-023	136 units on 5.64 acres	CMU/SP: 15.1 t-25.0	24.1 units/acre (96%)	10/27/2018	7/14/2022 - 12/13/2022
North Main Commons	178 single family residential units on 21.22 acres plus park lot and designated remainder (CMU) lot	R-1: 2.1 – 8.0 CMU: 15.1 – 25.0	7.26 units/acre (91%)	1/15/2019	1/11/2022-11/10/2022

Oakwood Landing - Cerri and Denali Subdivisions	290 high density residential units (11.6 acres), 975 low density residential units (226.9 acres), and commercial and open space uses on 83.5 acres	R-1: 2.1 – 8.0 R-3: 15.1 – 25.0	R-1: 4.30 units/acre (54%) R-3: 25 units/acre (100%)	6/5/2018	1/13/2022-12/28/2022
Paradise Villas Townhomes	59 multifamily units on 3.14 acres	R-3: 15.1 – 25.0	18.8 units/acre (75%)		
Prose Manteca (SPA-22-014)	420 units on 18.64 acres	CMU: 15.1 – 25.0	22.53 units/acre (90%)	9/15/2022	
Shadowbrook	492 units on 122 acres	R-1: 2.1 – 8.0	4.0 units/acre (50%)		5/7/2019-7/14/2022
SOMA Apartments	210 apartments on 10.32 acres	CMU: 15.1 – 25.0	20.3 units/acre (81%)	2/16/2023	
Stewart St Apartments 649 Stewart St 223-23-007	12 multifamily units on 0.5 acres (1 existing home)	R-3: 15.1 – 25.0	24.0 units/acre (96%)	9/25/2018	8/19/2020
The Address Townhomes 445 N. Walnut	13 units on 0.89 acres	R-2: 8.1 – 15.0	14.6 units/acre (97%)	11/17/2022	
Thomas Street Subdivision (SDJ-20-39)	49 units on 6.5 acres	R-1: 2.1 – 8.0	7.54 units/acre (94%)	1/21/2021	6/6/2022-8/8/2022
Union and Woodward 224-02-202	9 units on 1.69 acres	R-1: 2.1 – 8.0	5.32 units/acre (67%)	12/1/2020	?
Union Crossing Apartments	300 units on 12.78 acres	CMU/PD: 15.1-25	23.47 units/acre (94%)	7/21/2022	
Valencia Place Apartments (SPA-18-134)	428 units on 19.58 acres	CMU: 15.1 – 25	21.9 units/acre (88%)	Phase 1: 5/28/2019 Phase II: ?	Phase 1: 04/21/2020 – 08/20/2020 Phase 2: 3/19/2021
Villa Ticino	760 single family units on 185.0 acres, 12.4 acres of R-3, and commercial, parks, and public/quasi-public uses on 229 acres	R-1: 2.1 – 8.0 R-3: 15.1 – 25.0	R-1: 4.10 units/acre (51%) R-3: Development not yet proposed	7/21/2015	1/3/23
Vintage II	69 units on 16.0 acres	R-1: 2.1 – 8.0	R-1: 4.31 units/acre (54%)	9/1/2020	1/11/2022-12/1/2022
Wackerly	67 units on 13.08 acres	R-1: 2.1 – 8.0	5.12 units/acre (64%)	2/4/2020	1/13/2022-10/17/2022
Woodward Park IV & V	IV: 66 units on 46.25 acres, 81 units	R-1: 2.1 – 8.0	IV: 1.4 units/acre (18%)		6/27/2019 – 12/30/2020
Woodbridge Apartments (2019-00003991)	172 units acres			12/9/2014	12/30/2019

Yosemite Greens	99 units on 12.14 acres	R-2: 8.1 – 15.0	8.15 units/acre (54%)	2/4/2020	4/14/2022-12/27/2022
Yosemite Square	814 units on 110.8 acres	Master Plan: No density range, minimum lot area 3,200 s.f.	7.3 units/acre	3/21/23	-
Pending Approval					
Airport Apartments	24 multifamily units on 3.43 acres	R-3:	7.0 units/acre (28%)	-	-
LMC / Quintal Development	816 units on 62.1 acres	CMU: 15.1 – 25.0	13.1 units/acre (	-	-
Principio	100 multifamily units on 3.53 acres	C:	28.3 units/acre	-	-
Terra Ranch, Unit ??	60 single family units on 10.26 acres	R-3: 15.1 – 25.0	5.8 units/acre (23%)	-	-
Wawona Apartments	472 multifamily units on 19.7 acres	CG:	24.0 units/acre	-	-
Source: City of Manteca APRs, 2019-2021; City of Manteca, 2023					

3. Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years with State requirements for housing increasing significantly, with only modest changes in funding. Further, limited amounts of housing funds are available, and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

C. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for public safety, recreation, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Manteca. However, whenever a developer advances the costs for improvements not located on the development project, which may be required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number, or length for the benefit of property not within the development project. In

each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure improvements needed to make development feasible. Manteca requires the payment of fees for the provision of off-site extensions of water, sewer, storm drain systems, roads, and other public infrastructure improvements or construction.

Requiring developers to construct site improvements and/or pay fees toward other infrastructure costs, the provision of public services, and needed utility systems increases the cost of housing; however, it is a necessary cost of development that ensures residential development is properly served with services and facilities. The cost of constructing frontage improvements is passed on to the developer as a result of limited public resources due in part to the passage of Proposition 13 in 1978, which significantly compromised a jurisdiction's ability to raise property taxes to finance infrastructure and public improvements.

The vast majority of multi-family residential developments is single-parcel, infill developments and can take advantage of existing roadways, utilities, and other improvements that serve the sites. This reduces the total cost to developers who are developing high-density infill projects. The City provides incentives for these types of projects such as reductions in minimum parking standards and credits for previous development when calculating fees for water and sewer connections. When a project, such as a large-scale subdivision on previously undeveloped land, is accepted, frontage improvements would include, but not be limited to:

- Construction of streets, curbs, gutters, and sidewalks
- Installation of water, sewer, and storm drain facilities
- On-site drainage and compliance with National Pollutant Discharge Elimination Requirements (Provision C.3).
- Parkland dedication requirements or fees.
- Installation of necessary utilities and dedication of utility easements.
- Landscaping improvements.

While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements represents a significant share of the cost of producing housing on previously undeveloped land.

In addition to the site-specific improvements identified above, developers of multi-family residential developments must also pay Facility Reserve Charges (monthly payments for water, sewer, and fire assistance) for each unit. School fees are also calculated at the time of building permit issuance and are based on the total square footage of residential development. See Table 3-12 above for the estimated costs of these fees for a single-parcel, multi-family development and a multi-parcel subdivision.

Roadway System

- The Manteca General Plan and engineering standards depict the City's roadway system, which is based around a conventional suburban hierarchy of streets (Table 4-3). The top of the hierarchy consists of arterial streets that carry large volumes of traffic, while the bottom consists of low-volume local streets intended to provide access to adjacent property.

Table 4-3. Typical Roadway Standards

Roadway Classification	Right-of-Way Width	Roadway Width	Sidewalk Width	Parking
Arterial Streets	104'	64'	5' on both sides within 20' parkway	Both sides
Major Collector	70'	54'	5' on both sides	Both sides
Minor Collector	60'	44'	5' on both sides	Both sides
Residential Streets	50'	36'	5' on both sides	Both sides

One-Way Street	35’	28’	5’ on one side	One side
Note: Parkway and Main Street Arterial Roadway Standards are not identified in the Street Standards Plan.				
City of Manteca, Street Sections				

Water Service

The City of Manteca is located in the western portion of the South San Joaquin Irrigation District (SSJID). Per SSJID, the City’s population was 84,800 in 2020 and includes a combination of groundwater pumped by 15 city-owned wells and treated surface water purchased from the South County Water Supply Project (SCWSP). To mitigate local groundwater overdraft conditions, Manteca uses the SCWSP water to supplement its groundwater supply and to meet projected future water demands. SSJID delivered an average of 8,484 acre-feet/year (AFY) to Manteca between 2016 and 2020.

Water supplies available to meet future demands include surface water purchased from SSJID, City produced groundwater, and recycled water. The City’s available water supply is projected to increase by about 37 percent from 2015 to 2040, primarily due to implementation of Phase 2 of the SCWSP. Future City groundwater pumping is estimated based on the safe yield considering all groundwater pumping within the City’s planning area.

The City’s RHNA of 8,306 units would yield a population of approximately 25,998 (based on the housing needs assessment average household size of 3.13 persons). The City’s 2020 UWMP shows a surplus in water supply versus demand in normal dry year conditions for all study years (2025, 2030, 2035, 2040, and 2045). The reliability of SSJID’s surface water supply is estimated to be reduced during a single dry year, resulting in water supply being projected to be less than the projected demands for SCWSP water. The difference is anticipated to be met individually by the SCWSP agencies using groundwater supplies, transfers, and/or other alternate supplies. During multiple dry years, the sufficiency of SSJID’s water supply to meet the projected SCWSP demand depends on the drought year. During the first, second, and fifth year of drought, SSJID is projected to have sufficient supply. However, during the third and fourth year, the projected SCWSP water demand is estimated to exceed total supply. In these situations, the difference is anticipated to be met individually by the SCWSP agencies using groundwater supplies, transfers, and/or other alternate supplies. Thus, the City’s planned water supply is adequate to accommodate the RHNA.

Sewer Service

The City’s sewer service area is contiguous with City limits, and is divided into north, south and central sewer sheds. The municipal wastewater collection system includes 242 miles of sewer mains and 19 pump stations. The collection system includes gravity flow pipes ranging from 6-inch to 60-inch diameter, and force mains from 6-inch to 24-inch diameter.

The existing collection system generally serves the developed portions of the City, with major trunk sewers located in the core of the City (the central sewer shed), approximately bounded by State Route 120 to the south, Austin Road to the east, Lathrop Road to the north, and Airport Way to the west.

Municipal wastewater is treated at the City’s Wastewater Quality Control Facility (WQCF), which treats municipal sanitary sewage from the City of Manteca, portions of Lathrop, and Raymus Village, just northeast of Manteca.

The WQCF is located southwest of downtown Manteca on 22 acres owned by the City. The WQCF treats municipal wastewater from the City of Manteca and the City of Lathrop, and seasonally accepts industrial food processing waste effluent from Eckert Cold Storage. Per contractual agreement, 8.42 mgd of plant capacity is allocated to the City of Manteca and 1.45 mgd is allocated to the City of Lathrop. The WQCF treats an average dry weather flow (ADWF) of about 7.2 mgd and had an original average dry weather design capacity of 9.87 mgd. However, historic water use reductions in the community combined with population growth have drastically increased the concentration of biological oxygen demand (BOD) and total Kjeldahl nitrogen (TKN) in the influent wastewater. This essentially makes the incoming wastewater higher strength and makes the overall biological and nitrogen loading on the plant higher even with lower wastewater flows. As a result of these changes, the actual plant capacity is limited by biological and nitrogen loading and equates to an influent flow capacity substantially less than 9.87 mgd. Since wastewater loading to the WQCF is directly related to the population served, independent of actual water flow, the total population planned to be served by the original Phase III expansion is unchanged due to the sewer strength issue. Development that occurred up through 2021 has

used the Phase III capacity. In order to provide WQCF capacity for the growing population until the Phase IV expansion is completed, interim improvements are currently underway to improve plant operations which will provide temporary additional capacity. The facility's current NPDES permit is currently shared between the City and Dutra Farms, Inc. and is effective until April 2026. The anticipated buildout ADWF within areas served by the WQCF was originally 27 mgd but may be adjusted downward in future wastewater master plans to account for higher sewer strength.

The WQCF has recently completed expansions to the solids handling streams to provide increased capacity to meet permitted requirements and new State regulations. Improvements include new facilities for receiving Fats, Oils, and Greases (FOGs), and receiving food waste separated from the solid waste streams. The separation of these materials is required by State regulations and is anticipated to provide transportation fuel for City garbage trucks. Because of high nitrogen loadings at the WQCF the City has paused directing food waste to the WQCF until sufficient nitrogen treatment capacity is in place at the WQCF.

Historically, wastewater flows to the Manteca WQCF have increased as the population and commercial and industrial activity has grown. ADWF was 4 mgd in 1991, 5.81 mgd in 2003, and 6 mgd in December 2005. Since 2007, average daily influent flow to the WQCF has increased, ranging from 6.1 mgd (2008) to 7.2 mgd in 2020. In consideration of these factors, it is anticipated that wastewater treatment will be adequately available to serve development as anticipated in the City's General Plan. Therefore, wastewater will not be a constraint to residential development during this Housing Element planning period.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints affecting residential development in Manteca include geologic and seismic conditions, habitat conservation, flooding, and hazardous materials. Apart from the larger issues discussed below, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity Sites.

1. GEOLOGIC AND SEISMIC HAZARDS

The San Joaquin Valley is located in the central portion of the Great Valley Geomorphic Province. The Great Valley, also known as the Central Valley, is a topographically flat, northwest-trending, structural trough (or basin) about 50 miles wide and 450 miles long. It is bordered by the Tehachapi Mountains on the south, the Klamath Mountains on the north, the Sierra Nevada on the east, and the Coast Ranges on the west.

Seismic hazards include both rupture (surface and subsurface) along active faults and ground shaking, which can occur over wider areas. Ground shaking, produced by various tectonic phenomena, is the principal source of seismic hazards in areas devoid of active faults. All areas of the state are subject to some level of seismic ground shaking.

According to the California Geological Survey's Probabilistic Seismic Hazard Assessment Program, San Joaquin County is considered to be within an area that is predicted to have a 10 percent probability that a seismic event would produce horizontal ground shaking of 10 to 20 percent within a 50-year period.

The U.S. Geological Survey identifies potential seismic sources within 5 miles of the City. The closest known faults classified as active by the U.S. Geological Survey include an unnamed fault east of the City of Tracy, located approximately 5 miles to the west of Manteca, and the San Joaquin fault, located approximately 15 miles to the southwest of Manteca. The Midway fault is located approximately 20 miles to the west. Other faults that could potentially affect the Manteca include the Corral Hollow-Carnegie fault, the Greenville fault, the Antioch fault, and the Los Positas fault.

The City of Manteca could also be subject to major earthquakes along currently inactive or unrecognized faults. In order to minimize potential damage to the buildings and site improvements associated with geologic hazards, including seismic activity, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical

investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Manteca and addresses risks associated with seismic activity.

2. Habitat Conservation

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) provides a strategy for balancing the need to conserve Open Space and the need to Convert Open Space to non-Open Space uses while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the CESA; providing and maintaining multiple-use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and accommodating a growing population while minimizing costs to Project Proponents and society at large.

San Joaquin County's past and future (2001-2051) growth has affected and will continue to affect 97 special status plant, fish and wildlife species in 52 vegetative communities scattered throughout San Joaquin County's 1,400+ square miles and 900,000+ acres, which include 43 percent of the Sacramento-San Joaquin Delta's Primary Zone. The SJMSCP, in accordance with ESA Section 10(a)(1)(B) and CESA Section 2081(b) Incidental Take Permits, provides compensation for the Conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan, hereinafter referred to as "SJMSCP Covered Species". In addition, the SJMSCP provides some compensation to offset the impacts of open space land conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial Open Space uses.

The SJMSCP is administered by a Joint Powers Authority consisting of members of the San Joaquin County Council of Governments (SJCOG), the CDFW, and the USFWS. Development project applicants are given the option of participating in the SJMSCP as a way to streamline compliance with required local, State and federal laws regarding biological resources, and typically avoid having to approach each agency independently. According to the SJMSCP, adoption and implementation by local planning jurisdictions provides full compensation and mitigation for impacts to plants, fish and wildlife. Adoption and implementation of the SJMSCP also secures compliance pursuant to the state and federal laws such as CEQA, the National Environmental Policy Act (NEPA), the Planning and Zoning Law, the State Subdivision Map Act, the Porter-Cologne Act and the Cortese-Knox Act in regard to species covered under the SJMSCP.

Applicants pay mitigation fees on a per-acre basis, as established by the Joint Powers Authority according to the measures needed to mitigate impacts to the various habitat and biological resources. Different types of land require different levels of mitigation; i.e., one category requires that one acre of a similar land type be preserved for each acre developed, while another type requires that two acres be preserved for each acre developed. The entire County is mapped according to these categories so that land owners, project proponents and project reviewers are easily aware of the applicable SJMSCP fees for the proposed development.

The appropriate fees are collected by the City and remitted to SJCOG for administration. SJCOG uses the funds to preserve open space land of comparable types throughout the County, often coordinating with other private or public land trusts to purchase conservation easements or buy land outright for preservation. Development occurring on land that has been classified under the SJMSCP as “no-pay” would not be required to pay a fee. This category usually refers to already urbanized land and infill development areas. Although the fees are automatically adjusted on an annual basis, based on the construction cost index, they often cannot keep pace with the rapidly rising land prices in the Central Valley.

3. Flooding

The City is subject to flooding problems along the natural creeks and drainages that traverse the area. The primary flood hazard is the San Joaquin River and its tributaries, notably Walthall Slough. A levee running from Williamson Road east to Airport Way provides flood protection for the land north and east of Walthall Slough. The 100-year flood plain is largely confined to the southwestern portion of the City limits and sphere of influence (SOI). Similarly, the 500-year flood plain is located in the southwestern and western portions of the City limits and SOI.

Both State policy and recently enacted State legislation (Senate Bill [SB] 5) call for 200-year (0.5% annual chance) flood protection to be the minimum level of protection for urban and urbanizing areas in the Central Valley. SB 5 requires that the 200-year

protection be consistent with criteria used or developed by the Department of Water Resources. SB 5 requires all urban and urbanizing areas in the Sacramento and San Joaquin Valleys to achieve 200-year flood protection in order to approve development.

The City's 2013 Public Facilities Implementation Plan (PFIP) Update notes several stormwater control improvements aimed to protect the City from flooding during storm events. The 2013 Storm Drain Master Plan evaluates drainage from the General Plan lands within the City's Primary Urban Service Area through build out. Five planning zones have been identified to define the capital improvements needed to serve future growth: Zones 30, 32, 34, 36 and 39. With the exception of drainage Zone 39, all drainage zones are located in the SSJID service area. For development within Zone 39, separate facilities will be constructed to convey runoff to one regional pump station that will discharge to the San Joaquin River. The outfall is in close proximity to the confluence of Walthall Slough and the San Joaquin River. These facilities would be required as new development within Zone 39 occurs.

Additionally, as individual development projects occur and as funds are available, the City will construct water level monitoring facilities in the various Public Facilities Implementation Plan (PFIP) zones and in the French Camp Outlet Canal to monitor water elevations in real-time to prevent flooding caused by additional drainage flows. Each zone's proportionate share of the water level monitoring stations is included the various PFIP zone fees. It is noted that the City and SSJID are jointly updating a master plan for improvements to the French Camp Outlet Canal that will provide the nexus for the timing of improvements. The master plan is estimated to be complete by the second quarter of fiscal year 2022/2023.

Earthquakes centered close to a dam are typically the most likely cause of dam failure. Dam Inundation maps have been required in California since 1972, following the 1971 San Fernando Earthquake and near failure of the Lower Van Norman Dam. The Planning Area has the potential to be inundated by four dams: Tulloch Dam, San Luis Dam, New Exchequer Dam (Lake McClure), and New Melones Dam. These dams do not have a history of failure; however, they are identified as having the potential to inundate habitable portions of the City in the unlikely event of dam failure. The dam owners/operators, Oakdale and South San Joaquin Irrigation Districts, the Bureau of Reclamation, and the State of California, are responsible for the management, monitoring, and improvements to these dams to reduce the risk of dam failure and inundation.

Portions of the 100-year floodplain would be subject to inundation in the event of dam failure. Although the likelihood is remote, the area subject to inundation within the City is not specifically defined, but would generally coincide with the area delineated as the 100-year floodplain.

Despite the number of dams near San Joaquin County, the risk of dam failure inundating portions of the County is considered low, and the degree and nature of risk for each dam is unknown. Dam failure can occur under three general conditions: as a result of an earthquake, an isolated incident due to structural instability, or because of intense rain in excess of design capacity.

Section 8589.5 of the California Government Code requires local jurisdictions to adopt emergency procedures for the evacuation of populated inundation areas identified by dam owners. The local Office of Emergency Services has prepared a Dam Failure Plan. This plan includes a description of dams, direction of floodwaters, responsibilities of local jurisdictions, and evacuation plans.

4. Hazardous Materials

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of. Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials.

Senate Bill 1082 was enacted in 1993 and required the establishment of a unified hazardous waste and hazardous materials management program, resulting in Cal EPA's United Program, which consolidates the actions of DTSC, the SWRCB, the RWQCB's, OES, and the State Fire Marshall. DTSC oversees the implementation of the hazardous waste generator and onsite treatment program, one of six environmental programs at the local level, through Certified Unified Program Agencies (CUPAs). CUPAs have

authority to enforce regulations, conduct inspections, administer penalties, and hold hearings. San Joaquin County implements the CUPA that has enforcement authority over the City of Manteca.

Hazardous waste programs are managed and implemented locally through the County of San Joaquin CUPA. The County hosts a variety of hazardous waste collection events throughout the County in an effort to deter improper disposal of hazardous wastes. Household Hazardous Waste (HHW) Collection Facilities receive hazardous waste that comes from homes and, in some cases, from small business hazardous waste generators. Household wastes include pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals that should not go into a regular municipal landfill.

The California Department of Toxic Substances Control (DTSC) maintains the *Envirostor Data Management System*, which provides information on hazardous waste facilities (both permitted and corrective action) as well as any available site cleanup information. There are 21 locations within Manteca that are listed in the Envirostor database, consisting of ten school investigation sites with no action required, two school investigation sites which require further evaluation, two certified State Response sites, four tiered permit sites, two evaluation sites referred to other agencies, and one voluntary cleanup site that has land use restrictions.

GeoTracker is the California Water Resources Control Board's data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense, Site Cleanup Program) as well as permitted facilities such as operating USTs and land disposal sites. There are 60 locations within Manteca that are listed in the GeoTracker database for Leaking Underground Storage Tanks (LUST). Fifty-eight of the locations have undergone LUST cleanup and the State has closed the case. There are two locations in Manteca, Frank's One Stop at 2071 W. Yosemite Avenue and Rainwater Car Wash at 420 W. Yosemite Ave., with an open case. There are 38 additional locations within Manteca that have Underground Storage Tanks (UST) that are permitted through the California Water Resources Control Board. There are also 11 locations in Manteca that are listed in the GeoTracker database for Water Board Cleanup Sites. Six of the locations have undergone cleanup and the State has closed the case. There are five locations in Manteca with an open case, including the Former Suprema Cheese Wastewater Pond north of Lathrop Road and East of Airport Road, the Tri-Ag Service, Inc. site at 2112 South Main Street, the 99 Auto Recycling site (De Rose Property) at 430 Moffat Boulevard, the French Cleaners at 416 Yosemite Avenue, and the ISE Labs Incorporated site at 400-560 Industrial Park Drive.

4. Inventory of Residential Sites and Housing Resources

A. INVENTORY OF RESIDENTIAL SITES

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Manteca. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

Availability of Sites for Housing

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Manteca's 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Manteca will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Residential projects with development entitlements with occupancy post June 30, 2023
- Sites with zoning in place
    - Vacant and underutilized sites with a proposed project
    - Vacant sites and underutilized sites with zoning in place:
        - Residential sites are assumed to develop at the following levels of maximum capacity: VLDR - 75%, LDR – 80%, MDR – 75%, and HDR – 80%,
        - Mixed use (CMU) sites and Downtown (DW) sites are anticipated to development with residential uses at 20.1 du/ac and 30.1 du/ac, respectively, and
        - Realistic capacity assumptions are consistent with approved and built densities shown in Table 3-15 and are discussed in greater detail under 'Realistic Capacity' in this chapter.
    - Projected accessory dwelling units

Table 4-1 summarizes the residential unit potential from the above methods and provides a comparison with Manteca's RHNA and inventory. Inventory sites, including vacant sites, underutilized sites, pending and approved projects, are shown on Figures 1 and 2. Parcel-specific site inventories are included in Appendix A. As shown in Table 4-1, Manteca has a total realistic capacity for 17,377 units, based on its inventory of vacant sites, approved projects, and pending projects. There is capacity to accommodate the RHNA at all income levels.

Table 4-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs

Category	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 2-II-39)	2,246	1,409	1,381	3,270	8,306
Approved Projects					
Approved Projects with occupancy post June 30, 2023	0	0	148	8,117	8,265

Table 4-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
Category	Very Low	Low	Moderate	Above Moderate	Total
Pending Projects					
Pending Projects with occupancy post June 30, 2023	311	68	168	1,510	2,138
Vacant Sites by General Plan / Zoning District					
VLDR / R-E	0	0	0	3	3
LDR / R-1	0	0	0	250	250
LDR / PD	0	0	0	2	2
MDR / R-2	0	0	511	0	511
MDR / PD	0	0	3	0	3
HDR / R-3	321	213	19	0	553
CMU / CMU	764	510	7	0	1,281
CMU / PD	188	126	0	0	314
CMU / MP	0	0	250	0	250
CMU / SP	142	95	0	0	237
DW / DW	28	18	147	0	193
Subtotal Vacant Sites	*1,443*	*962*	*937*	*255*	*3,590*
Underutilized Sites by General Plan / Zoning District					
LDR / R-1	0	0	0	373	373
LDR / PD	0	0	0	14	14
MDR / R-2	0	0	676	0	676
HDR / R-3	145	97	0	0	242
CMU / CMU	547	364	0	0	911
CMU / MP	79	53	224	0	356
CMU / SP	47	31	0	0	78
DW / DW	0	0	42	0	42
Subtotal Underutilized Sites	*818*	*545*	*942*	*387*	*2,692*
Accessory Dwelling Units					
ADUs	7	7	14	44	72
Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)					
TOTAL CAPACITY	2,579	1,582	2,209	10,394	17,377
Shortfall	0	0	0	0	0
Excess Capacity	*333*	*173*	*828*	*7,124*	*9,071*

Approved Projects with Entitlements

The City has 30 projects with development entitlements that will have permits and/or occupancy post June 30, 2023 and will contribute towards addressing its 6th Cycle RHNA, as described below. The projects are described in Table 4-2. The approved projects are either under construction or require issuance of building permits, timing of which is at the developer's discretion. Where other entitlements or approvals are required, those are described in Table 4-2 below. There are several subdivisions that included a multifamily or mixed-use parcel but did not propose any specific development on such parcel. These parcels are anticipated to be sold to multifamily developers, will be available for development during the 6th Cycle, and are included in the inventory of vacant sites as there is not an approved multifamily project on these sites. All approved projects are under construction or anticipated to be under construction during the 6th Cycle.

Pending Projects

The City has 9 pending residential projects that will have occupancy post June 30, 2023 and contribute toward addressing its 6th Cycle RHNA, as summarized below. Sites with deed-restricted units are identified.

Table 4-2: Approved Projects

Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
320 N. Airport Way – Kiper	123 residential units: 2 single family and 121 duplex units on 13.3 acres zoned R2.	Approved	Tentative Subdivision Map approved. Final map, improvement plans, and building permit: to be submitted at developer's discretion, anticipate in 2023/2024.	0	0	12	111
Center Street Duplex	2 units on a 0.10 acre site zoned CMU.	Approved		0	0	0	2
Cyrus Lane	10 single family units on 1.0 acre site zoned R-2.	Approved		0	0	1	9
Diamond Villa Townhomes	43 units on 2.2 acres zoned PD (GP HDR).	Approved		0	0	0	43
Dutra Subdivision 4699 E Peach Ave 226-17-008	197 units on 39.49 acres zoned R-1.	Approved (9/15/2022)		0	0	0	197
Griffin Park Master Plan	Project includes 1,592 single family units and approximately 4.5 acres zoned CMU to accommodate future multifamily or mixed use development.	Approved (approximately 49 units complete)	Project is under construction, with Final Subdivision Maps approved for Phases 1, 2, 3, and 4 (313 total units), building permits have been issued, and phases are under construction. Subdivision Map approved for Phase 5 (1,220 units), building permits have not yet been requested. Final Subdivision Maps for the remaining single family component to be submitted at builder's discretion; anticipate subdivision maps to be submitted ongoingly until completion throughout the 6th Cycle. Multifamily component has not yet been submitted and is included in the Vacant Sites category of the inventory of sites provided in Table 4-1.	0	0	0	1,456
Lewis Estates	53 unit subdivision. 51 single family units remaining on 9.9 acres zoned R-1.	Approved	Tentative Subdivision Map approved. Final map, improvement plans, and building permit: to be submitted at developer's discretion, anticipate in 2023/2024.	0	0	0	51
Madan Das Apartments 450 & 456 E. Alameda 223-12-007,-008	9 units on 1.58 acres zoned R-2. Site has existing multifamily development; units are in addition to existing units on underdeveloped portion of site.	Approved (2/25/2020)	Site plan and improvement plans approved. Building permits to be submitted at builder's discretion. Anticipate permit submittal and project completion during 6th Cycle.	0	0	1	8

Table 4-2: Approved Projects

Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
Manteca Luxury Apartments	136 multifamily units on 5.8 acres zoned CMU.	Approved	Site plans have been approved. Building permits to be submitted at builder's discretion. Anticipate permit submittal and project completion during 6th Cycle.	0	0	14	122
No name (APN #)	12 units on 0.5 acres zoned (GP DW).	Approved		0	0	1	11
North Main Commons	Single family subdivision and CMU remainder lot. 171 units remaining, 108 multifamily units on 5.34 acres zoned CMU and 63 single family units on 6.0 acres zoned R-1.	Approved	Single Family: Final Subdivision Map approved. Project is under construction. 91 units are complete; 63 units remain to be completed. Remaining units anticipated to be completed in 2023/2024. Multifamily: Multifamily component has not yet been submitted and is included in the Vacant Sites category of the inventory of sites provided in Table 4-1	0	0	0	63
Oakwood Landing – Denali & Cerri	Partially constructed. Remaining 319 single family units on 51.0 acres zoned R-1.	Approved (2018)	Oakwood Landing project approved in 2018. Final subdivision maps have been approved (Cerri and Denali). Both subdivisions are under construction, with 310 units remaining in Denali and 442 units remaining in Cerri.	0	0	0	319
Oakwood Trails	Single family subdivision – 676 single family units on 206.7 acres zone R-1.	Approved (12/15/2015)	Large Lot Final Map approved (4/21/2020). Final maps for the first several of 8 phases have been approved. Project is under construction, with 676 single family units remaining to be completed. Anticipate remaining final maps to be submitted in 2024-2026 and remaining units to be permitted during 6th Cycle.	0	0	0	676
Paradise Villas Townhomes	59 multifamily units on 3.14 acres zoned R-3.	Approved		0	0	6	53
Prose Manteca 1563 W. Yosemite Ave 200-15-027	420 multifamily units on 18.2 acres zoned CMU.	Approved (9/15/2022)		0	0	42	378
Shadowbrook	Age-restricted senior community, zoned R-1.	Approved	Partially constructed. Remaining 207 units on 45.1 acres zoned R-1.	0	0	0	207
Single family homes	11 single family units on assorted individual lots zoned R-1.	Approved	Assorted in-fill single family homes by various property owners/developers. Building permits have been issued and construction is anticipated to be completed in 2024.	0	0	0	11
SOMA Apartments	220 units on 10.2 acres zoned CMU	Approved		0	0	22	198

Table 4-2: Approved Projects

Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
The Address Townhomes 445 N. Walnut Ave 217-59-003	13 units on 0.89 acres zoned R-2.	Approved (11/17/2022)		0	0	0	13
Thomas Street Subdivision	Single family subdivision	Approved	Partially constructed. Remaining 48 single family units on 4.69 acres zoned R-1.	0	0	0	48
Trails of Manteca	Single family subdivision – 1,813 units on 299.4 acres zoned R-1.	Approved		0	0	0	1,813
Union/Woodward Subdivision	9 single family units on 1.7 acres zoned R-1.	Approved (9 units – 12/1/2020)		0	0	0	9
Union Crossing Apartments 1308 W. Atherton Dr. 226-16-044	300 multifamily units on 12.8 acres zoned PD (GP CMU).	Approved (7/21/2022)		0	0	30	270
Valencia Apartments Phase II	192 multifamily units on 9.0 acres zoned CMU.	Approved (Phase II ? – 192 units; Phase I – 428 units 5/28/2019)	Phase I complete. Phase II has been approved and building permits are anticipated in 2023/2024.	0	0	19	173
Veach Acres	1 single family unit on 0.13 acres zoned R-1.	Approved	Building permit issued.	0	0	0	1
Villa Ticino West	Partially constructed. Remaining 928 single family units on 181.1 acres zoned R-1 and 200 multifamily units on 8.4 acres zoned R-3.	Approved (4/2/2008)	Project was approved in 2008. Final map (large lot for phasing) approved on 4/3/2018 and created large lots for the residential subdivisions and lots for the multifamily and commercial component. Single family component: final maps have been submitted for initial phases. Single family units are under construction. Final maps for the remaining phases are anticipated to be submitted 2024-2026 and remaining units completing during the 6th Cycle. Multifamily component has not yet been submitted and is included in the Vacant Sites category of the inventory of sites provided in Table 4-1.	0	0	0	928

Table 4-2: Approved Projects

Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
Vintage II 1272, 1380, 1436 E. Woodward 224-05-008, 009, 010	Partially constructed. Remaining 31 single family units on 4.6 acres zoned R-1.	Approved (69 units – 9/1/2020)	Project is entitled and approved. Final map has been issued. Development is partially constructed and building permits are anticipated to be requested for remaining units during 2023/2024 period.	0	0	0	31
Wackerly	Partially constructed. Remaining 25 units on 3.5 acres zoned R-1.	Approved (60 units 0 2/4/2020)	Project is entitled and approved. Final map has been issued. Development is partially constructed and building permits are anticipated to be requested for remaining units during 2023/2024 period.	0	0	0	25
Yosemite Greens 380, 410, 472 N. Airport Way 200-133-001, 002, -003	Partially constructed. Remaining 77 units on 6.5 acres zoned R-2.	Approved (101 units – 4/21/2020)	Project is entitled and approved. Final maps have been issued. Development is partially constructed and building permits are anticipated to be requested for remaining units during 2023/2024 period.	0	0	0	77
Yosemite Square	Master Plan – 814 units on 137.5 acres.		Master plan and tentative subdivision map approved on March 21, 2023. Final map anticipated in 2024/2025 and building permits anticipated in 2026.	0	0	0	814
TOTAL				0	0	148	8,117

Table 4-3: Proposed Projects

Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
4-C Ranch	81 units zoned R-1.	In application/under review.	Tentative Subdivision Map/Improvement Plans. Final Map. Building Permits.	0	0	0	81
Airport Apartments	24 multifamily units on 3.4 acres zoned R-3.	In application/under review.	Site Plan Review/Improvement Plans. Building Permits.	0	0	2	22
Joshua Street Apartments	245 multifamily units on 11.2 acres zoned R-3.	In application/under review.	Site Plan Review/Improvement Plans. Building Permits.	0	0	25	221
LMC 490 Quintal Road 224-040-110	96 single family units, 48 duets, and 672 multifamily units on 62.1 acres zoned CMU.	In application/under review.	Tentative Subdivision Map/Improvement Plans. Final Map. Building Permits. Affordability is based on site size and density appropriate to accommodate very low/low income development.	43	28	77	691

Table 4-3: Proposed Projects							
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL	L	M	AM
Principio Apartments 1195 N. Main 32+-34-060	100 multifamily units (rent-restricted very low and low income) on 3.5 acres zoned C.	In application/under review.	Site Plan Review/Improvement Plans. Building Permits. Affordability is based on proposed deed-restricted.	60	40	0	0
PSS Apartments	108 units on 4.3 acres zoned M-1 (GP MDR).	In application/under review.	Site Plan Review/Improvement Plans. Building Permits.	0	0	11	97
Terra Ranch Unit 1	60 single family units on 10.3 acres zoned R-3.	In application/under review.	Tentative Subdivision Map/Improvement Plans. Final Map. Building Permits.	0	0	6	54
Wawona Apartments	472 multifamily units on 19.5 acres zoned CG.	In application/under review.	Site Plan Review/Improvement Plans. Building Permits.	0	0	47	425
Mixed-Use and Community Navigation Center	Mixed use project	In application/under review.	City-initiated project. Anticipate approval of conceptual site plan in 2023/2024 and construction of project in 2025/2026. 192 affordable/supportive housing units, 16 transitional tiny home units, 3 dormitories with a total of 283 beds. City-initiated project will have affordability restriction.	208	0	0	0
TOTAL				311	68	168	1,591

Affordability and Realistic Capacity

Affordability

To evaluate the adequacy of the inventory of sites to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of "default densities" to assess affordability. Based on its population and location in San Joaquin County, the City of Manteca falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

Sites suitable for very low and low income households are sites designated HDR, CMU, and DW by the General Plan. These sites are zoned R-3, CMU, and DW. Suitable sites also included approved and pending projects that include deed-restricted low-income units. Sites adequate to accommodate lower income households were assumed to have 60% very low and 40% low income units. Sites anticipated to accommodate very low and low income units are identified in Appendix A.

Sites suitable for moderate income households can be provided at 15 or more units per acre, on HDR, CMU, and DW sites that were not within the 0.5 to 10 acre size criteria for lower income sites, and as a portion (10%) of market-rate multifamily units (consistent with a 2022 rent study of recently constructed multifamily units).

The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Tables 4-1 through 4-3 and detailed by site in Appendix A.

Realistic Capacity

As discussed in Chapter 3, the City's development standards accommodate development at 100% of permitted densities. As shown in Table 3-15, approved and proposed multifamily (HDR and CMU) projects in the City tend to be at the upper end of the permitted density range, while single family projects have a broader range of densities. Realistic capacity was calculated based on historic development trends in the City, at amounts consistent with trends shown in Table 3-15. The following assumptions were used:

- VLDR - 75%
- LDR – 60%
- MDR – 75%
- HDR – 80%
- CMU – 67%
- DW – 75%

Sites in the inventory do not include significant constraints, such as streams, slopes, presence in an airport safety zone, known hazardous materials issues, or other limitations that would require a further reduction in realistic capacity.

The City's capacity to accommodate new residential development exceeds the minimum RHNA required within each income category, which will help offset any sites that may be developed with fewer units or at less affordable levels than assumed in the inventory of residential sites.

Nonvacant Sites

The City's inventory includes nonvacant sites with existing uses. In identifying nonvacant sites for inclusion in the inventory, the City considered the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

The nonvacant sites included in the inventory are limited to sites with either: 1) one or two residential units or 2) sites larger than 5 acres with 50% or more of the site in undeveloped condition. Sites with one or two residential units are commonly redeveloped with more intensive uses in the City based on development trends. These sites have capacity to accommodate more units and are consistent with development trends of nonvacant sites in the City. The City is not aware of any leases or contracts that would prevent redevelopment of the site with higher intensity residential uses during the planning period. While there continues to be market demand for the existing uses, the demand for more intense housing in Manteca has led to a strong demand for residential projects as evidenced by Table 4-2. It is anticipated that this demand will continue throughout the 6th Cycle. There continues to be a housing crisis in California, with a shortage of housing for all income levels, and market conditions in Manteca as well as the State as a whole continue to support the redevelopment of sites with existing low intensity residential uses and sites with large undeveloped areas with more intensive residential uses.

Incentives for Affordable Residential Development

The City's recently adopted General Plan increased allowed densities on sites designated MDR, HDR, and CMU to further promote development of affordable units on these sites and to continue to encourage a greater variety of housing types.

Program 1 of the Housing Plan provides for assistance to affordable housing developers, including regular coordination and outreach to ensure affordable housing and special needs housing developers are aware of the City's inventory of sites and additional residential and mixed use opportunities and to identify the City's incentives, including priority processing, support with procuring funding, and concessions and incentives. Program 2 will assist affordable housing developers and non-profits in obtaining financial assistance and addresses reducing City fees for affordable and special needs projects. Program 14 will update the City's density bonus program to provider greater density bonuses for a broader range of projects and to provide incentives for eligible projects, consistent with State density bonus law.

Accessory Dwelling Units

From 2019 through 2022, an average of 7.5 ADUs were permitted annually:

- 2022: 27 units
- 2019 through 2021: 3

The City did not track affordability of ADUs during the 5th Cycle. It is anticipated that a portion of ADUs will serve lower and moderate income households, based on ADU surveys completed in other regions of the State for 6th Cycle Housing Elements. Due to the lack of data for the 5th Cycle ADUs, it is conservatively assumed that 40% of ADUs will be affordable to very low (10%), low (10%), and moderate (20%) income households, and the remaining 60% of ADUs will be affordable to above moderate income households. Program 5: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in the Housing Plan includes measures to promote ADUs, including an ADU Streamlining Guide and pre-approved ADU plans, and requires the City to track affordability of ADUs, which will ensure accurate reporting of 6th Cycle progress and will assist the City in refining affordability assumptions for ADUs for the 7th Cycle.

Size of Sites

As shown in Appendix A, the City has sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of 0.05 up to 0.3 acres in existing and approved subdivisions, to infill lots from approximately 0.3 to over 5 acres to vacant lots in growth areas from 1 to 60+ acres. Higher density (20 or more units per acre) sites suitable for lower income units include lots in the 0.5-10 acre range in the HDR, CMU, and DW designations. Higher density sites suitable for moderate income households include sites of all sizes across the MDR designation as well as sites less than 0.5 acre or greater than 10 acres in the HDR, CMU, and DW designations.

PRIOR GENERAL PLAN (2003)

Appendix D includes a summary of the prior General Plan's capacity to accommodate the City's RHNA.

B. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Manteca and the County are summarized below.

California Rural Legal Assistance (CRLA): CRLA provides legal assistance to low-income persons in education, employment & labor, rural health, and housing/landlord-tenant issues including eviction and foreclosure defense. CRLA is committed to fight for justice and individual rights alongside the most exploited communities. CRLA provides a variety of community education and outreach programs including leadership development. CRLA also protects Indigenous Mexican communities, LGBT communities, and farm worker communities.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in San Joaquin County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Catholic Charities – Diocese of Stockton: Catholic Charities provides advocacy and social services for families and individuals. Programs include senior services, transportation, immigration services, health and dental care access, food access, and support to families, including counseling, parent education tools, and mentoring.

CDBG Funds: The CDBG program provides 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.

Children's Advocacy Centers of California (CACC): CACC is a membership organization dedicated to helping local communities respond to allegations of child abuse in ways that are effective and efficient – and put the needs of child victims first. CACC provides training, support, technical assistance and leadership on a statewide level to local child advocacy centers and multidisciplinary teams throughout California responding to reports of child abuse and neglect.

Community United Against Violence (CUAV): Founded in 1979, CUAV works to build the power of LGBTQ (lesbian, gay, bisexual, transgender, queer) communities to transform violence and oppression. CUAV supports the healing and leadership of those impacted by abuse and mobilize our broader communities to replace cycles of trauma with cycles of safety and liberation. As part of the larger social justice movement, CUAV works to create truly safe communities where everyone can thrive.

Council for the Spanish Speaking: The Council for the Spanish Speaking offers a wide range of immigration services, including individual and family consultations, as well as preparation of documents for adjustment of status, consular processing and citizenship. The organization also holds community workshops for citizenship, know their clients' rights and perform other community outreach and education.

Disability Resource Agency for Independent Living (DRAIL): DRAIL believes each individual deserves equal access to support, resources, and full inclusion in society and welcomes clients of all diverse backgrounds and communities. The organization provides assistance (housing referrals, peer support, personal assistant services, independent living skills training, disability income advocacy/benefits advising, work incentives planning and assistance, community center programs and activities, transition youth services, and community resources directories for all necessary adjustments in a house that will ease the movement of the disabled person throughout the house.

El Concilio: El Concilio is a community-based, nonprofit, social service provider serving California's Central Valley and is dedicated to empowering California's diverse low-income, minority and marginalized communities. El Concilio provides family wellness, preschool

centers, behavioral health, financial assistance, immigration services, senior services, jobs readiness, adult education, and transportation services.

GAP Loan Program (administered through San Joaquin County Neighborhood Preservation Office): 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.

Home Investment Partnership Act (HOME) Program Funds: 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.

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.

Hope Ministries (H.O.P.E): H.O.P.E. Ministries is a non-profit, faith based organization in Manteca that is dedicated to providing shelter and services to homeless and low-income families that cultivate self-respect, self-reliance, and spiritual direction in order to strengthen families, individuals, and the community. The Raymus House was a former nursing home that was converted into a home serving homeless women and children with the help of a grant from the City of Manteca. H.O.P.E. Family Shelter provides temporary housing for displaced families.

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.

Human Services Agency of San Joaquin County – Home Energy Assistance Program (HEAP): HEAP's Weatherization Program assists renters or owners by installing energy saving measures and through repairs to homes, multi-unit dwellings, and mobile homes. These dwellings qualify for weatherization measures if the household income does not exceed a certain amount determined by the U.S. Department of Health and Human Services. Residences may qualify for repair or replacement of a refrigerator, stove, water heater, or microwave; insulation; minor home repair, LED light bulbs; smoke and carbon monoxide detectors; shade screens; and weather-stripping; and much more.

Love INC of Manteca: This organization interacts directly with households who are seeking resources while struggling with meeting basic needs for themselves and their families. Through the contact center, experienced and trained volunteers interact with those in need. When clients contact Love INC requesting help, their situations are assessed and Love INC does all they can do to connect them with the appropriate ministries and agencies where help is available. Some examples of household connections for support include helping families and individuals with crisis in pregnancy, sheltering, hunger, and financial relief.

Manteca Service Center: The Manteca Senior Center is a 10,000-plus square-foot, multi-purpose Senior Center serving and involving adults and seniors age 50 and above throughout the greater Manteca area. There are no membership fees to participate at the center; however, some classes and activities have nominal fees.

Mediation Center of San Joaquin County: The Mediation Center of San Joaquin County provides mediation, education and training services in San Joaquin County as an alternative to using the legal system and educates the public of the availability of the services. The organization specializes in conflict resolution, effective communication, and stress and anger management.

San Joaquin County 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.

San Joaquin Fair Housing: The San Joaquin Fair Housing Inc. was incorporated in 1983 as a nonprofit to fulfill the Federal Government's Department of Housing and Urban Development's (HUD) requirements under CDBG funding to further Fair Housing in the community. The organization provides education, mediation, housing assistance, complaint investigation, and resolution. This is done by working alongside property managers, property owners, City and County Code Enforcement, Public Health, Human Services Agency, and Housing Authority of San Joaquin. The Program has evolved to include education and testing in Fair Housing practices to fulfill the national and local CDBG objectives to affirmatively further Fair Housing within the community. The mission of the organization is to ensure that all community members have equal access to safe affordable housing and to eliminate discrimination in housing.

San Joaquin Valley Health Fund: The San Joaquin Valley Health Fund promotes community health and wellbeing and includes programs to address health, homelessness, education, and justice.

Visionary's Homeownership and Rental Center: A division of Visionary Home Builders of CA, this program intends to create and advocate for healthy, vibrant, safe communities through development of affordable housing and educational opportunities for families, seniors, and individuals of low and moderate income, and provides financial education, homebuyer education, rental counseling, foreclosure prevention or loan modification, and homebuyer education services.

C. INCENTIVES AND FINANCIAL RESOURCES

With respect to landowners and developers seeking to provide housing or retain affordable housing in Manteca, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 4-4.

Table 4-4. Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grant program funded through HUD on a formula basis for entitlement communities. The City of Manteca is an entitlement community and participates in the Contra County Consortium to receive CDBG entitlement funds directly from HUD. CDBG funds may be used for housing rehabilitation and community development, including public facilities and economic development.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services

Table 4-4. Financial Resources		
Program Name	**Description**	**Eligible Activities**
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Manteca, with the other cities and San Joaquin County, participate in the County -administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	- Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance
Housing Choice Voucher Program	Rental assistance payments from HACP to owners of private market rate units on behalf of very low income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Homebuyer Assistance
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. San Joaquin County implements this program countywide.	- Homebuyer Assistance
Section 202	Grants through HUD to non-profit developers of supportive housing for the elderly.	- New Construction - Acquisition - Rehabilitation
Section 203(k)	HUD provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	- Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Debt
Section 811	Grants through HUD to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- New Construction - Acquisition - Rehabilitation - Rental Assistance
2. State Programs		
Affordable Housing and Sustainable Communities	Funding for housing, transportation, and land preservation projects that support infill and compact development in proximity to transit to reduce greenhouse gas (GHG) emissions.	
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- New Construction - Rehabilitation - Homebuyer Assistance

Table 4-4. Financial Resources		
Program Name	**Description**	**Eligible Activities**
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for administration of mutual self-help housing projects.	- New Construction - Home Buyer Assistance
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Solutions Grants Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services - Emergency shelter - Transitional housing - Homeless prevention - Permanent housing
Joe Serna Jr. Farmworker Housing Grant	Grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.	- New Construction - Rehabilitation
Multifamily Housing Program (MHP)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
3. Local Programs		
Housing Rehabilitation program	Low-interest rehabilitation loans to lower income households. Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.	- Rehabilitation - Energy Efficiency - Accessibility
Rental, Mortgage and Utility Assistance Program	Assists residents that have experienced financial hardship due to COVID-19. Program is managed by Shelter Inc.	- Rental assistance - Mortgage Assistance - Utility Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation

Table 4-4. Financial Resources		
Program Name	Description	Eligible Activities
	Low down-payment mortgages for single-family homes in underserved low income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance
San Joaquin Valley Impact Investment Fund	Fund invests in organizations that increase access to capital, build capacity, and deliver services that foster health and prosperity for San Joaquin Valley communities. Focus areas include affordable and supportive housing.	- Provision of affordable and supportive housing

CITY OF MANTECA
6th CYCLE HOUSING ELEMENT

Figure 1
Inventory of Sites
General Plan Land Use Map

Map ID	Project Name	Map ID	Project Name
A	Manteca Luxury Apartments	N	The Address
B	Principio Apartments	O	Diamond Villas Townhomes
C	North Main Commons	P	Madan Das Apartments
D	Shadowbrook	Q	Center Street Duplex
E	Villa Ticino	R	Apartment Complex
F	Yosemite Greens	S	Paradise Villas Townhomes
G	320 Airport Way	T	Yosemite Square
H	Airport Apartments	U	Oakwood Trails
I	Prose Manteca	V	Joshua Street Apartments
J	PSS Apartments	W	Denali
K	Thomas Street Subdivision	X	Trails of Manteca
L	Wawona Apartments	Y	Cerri
M	Cyrus Lane	Z	Terra Ranch
		AA	Wackerly (Freestone)
		BB	Union Crossing Apartments
		CC	Lewis Estates
		DD	Union and Woodward Subdivision
		EE	Valencia Apartments (Phase II)
		FF	Soma Apartments
		GG	LMC
		HH	Vintage II
		II	Griffin Park
		JJ	Veach Acres
		SPD-1 to 11	Single Parcel Development

L E G E N D

- Manteca City Limits
- Residential Project

Inventory Site

- Vacant Parcel
- Underutilized Parcel
- Parcel within a Project

General Plan (Adopted 2023)

- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR -Medium Density Residential
- HDR - High Density Residential
- C - Commercial
- CMU - Commercial Mixed Use
- DW - Downtown
- BIP - Business Industrial Park
- BP - Business Professional
- I - Industrial
- AG- Agriculture
- OS - Open Space
- P - Park
- PQP - Public/Quasi-Public
- Master/Specific Plan Overlay
- Policy Area

0 ½ 1 Miles

Prepared for the City of Manteca by De Novo Planning Group
August 17, 2023

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Map ID	Project Name	Map ID	Project Name
A	Manteca Luxury Apartments	N	The Address
B	Principio Apartments	O	Diamond Villas Townhomes
C	North Main Commons	P	Madan Das Apartments
D	Shadowbrook	Q	Center Street Duplex
E	Villa Ticino	R	Apartment Complex
F	Yosemite Greens	S	Paradise Villas Townhomes
G	320 Airport Way	T	Yosemite Square
H	Airport Apartments	U	Oakwood Trails
I	Prose Manteca	V	Joshua Street Apartments
J	PSS Apartments	W	Denali
K	Thomas Street Subdivision	X	Trails of Manteca
L	Wawona Apartments	Y	Cerri
M	Cyrus Lane	Z	Terra Ranch
		AA	Wackerly (Freestone)
		BB	Union Crossing Apartments
		CC	Lewis Estates
		DD	Union and Woodward Subdivision
		EE	Valencia Apartments (Phase II)
		FF	Soma Apartments
		GG	LMC
		HH	Vintage II
		II	Griffin Park
		JJ	Veach Acres
		SPD-1 to 11	Single Parcel Development

CITY OF MANTECA
6th CYCLE HOUSING ELEMENT

Figure 2
Inventory of Sites Aerial View

LEGEND

- Manteca City Limits
- Residential Project

Inventory Site

- Vacant Parcel
- Underutilized Parcel
- Parcel within a Project

0 ½ 1 Miles

DeNovo Planning Group
A Land Use Planning, Design, and Environmental Firm

Prepared for the City of Manteca by De Novo Planning Group
August 17, 2023

Image source: ArcGIS Online World Imagery Map Service

CITY OF MANTECA
6th CYCLE HOUSING ELEMENT

Figure 3
Inventory of Sites Constraints Map

Map ID	Project Name
A	Manteca Luxury Apartments
B	Principio Apartments
C	North Main Commons
D	Shadowbrook
E	Villa Ticino
F	Yosemite Greens
G	320 Airport Way
H	Airport Apartments
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W	Denali
X	Trails of Manteca
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Z	Terra Ranch
AA	Wackerly (Freestone)
BB	Union Crossing Apartments
CC	Lewis Estates
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EE	Valencia Apartments (Phase II)
FF	Soma Apartments
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HH	Vintage II
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JJ	Veach Acres
SPD-1 to 11	Single Parcel Development

LEGEND

- Manteca City Limits
- Residential Project

Inventory Site

- Vacant Parcel
- Underutilized Parcel
- Parcel within a Project

Stockton Airport Land Use Compatibility Plan

- Zone 7b - Traffic Pattern Zone
- Zone 8 - Airport Influence Area

Flood Hazard Zones

- FEMA 100-year Flood Zone
- USACE 200-year Flood Zone

Hazardous Sites

- SWRCB Cleanup Program Site
- SWRCB LUST Cleanup Site
- DTSC Evaluation Site

0 ½ 1 Miles

Prepared for The City of Manteca by De Novo Planning Group
August 17, 2023

Sources: Federal Emergency Management Agency (FEMA); Department of Water Resources (DWR); State Water Resources Control Board (SWRCB); Department of Toxic Substance Control (DTSC); Airport Land Use Compatibility Plan Update for Stockton Metropolitan Airport, 2016, amended 2018.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
    - Key Data and Background Information
    - Fair Housing Enforcement and Outreach Capacity
    - Integration and Segregation Patterns and Trends
    - Racially or Ethnically Concentrated Areas of Poverty
    - Disparities in Access to Opportunity
    - Disproportionate Housing Needs in the Jurisdiction
    - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Manteca, several other sections of the Housing Element address the issue and are included in this section by reference.

A. OUTREACH

The City of Manteca deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Manteca community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

PROJECT WEBSITE

A dedicated project website (https://manteca.generalplan.org) serves as the main conduit of information for individuals who can access material online. The project website is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Contact/sign-up information
- Links to other relevant resources

General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Workshop flyer (in English and Spanish)
- Social media posts via Facebook, Twitter, Nextdoor, etc. (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

Workshops, Pop-Up, and Public Hearings

Housing Workshops

As part of the community outreach, two Housing Workshops were conducted to educate the community about housing issues and opportunities facing Manteca and to gather input on housing-related topics. The workshops were held on May 3, 2023 at 6:00 p.m. and May 4, 2023 at 1:30 pm. The Housing Workshops included an overview describing Housing Elements and why they are important, existing conditions in Manteca, and the City's Housing Element Update process. Workshop participants were given the opportunity to ask questions throughout the workshop and were also asked to respond to a series of questions regarding housing needs and priorities. Workshop participants included local residents, people who work in Manteca, service providers to the community, and other stakeholders. Workshop residents identified the need for more affordable and workforce housing opportunities.

Draft Housing Element Public Review and Open House

The Draft Housing Element was made available for public review from August 18 through September 18, 2023. The City hosted a stakeholder meeting and held two community workshops to receive comments on the Draft Housing Element. Comments on the Housing Element provided at the meetings included:

- [List comments]

In addition to the comments received at the meetings, the City received written comments on the Draft Housing Element. Responses to written comments received on the Draft Housing Element are provided in Appendix C. Following the close of the public review period, the Housing Element was updated to address comments.

Housing Needs and Priorities Survey

The City hosted an online Housing Element survey which was available from April 25 through September 17, 2023. The survey was available in English and Spanish. The City reopened and extended the survey period through the Draft Housing Element Public Review to promote additional comments and input regarding local housing issues. The surveys asked for input on the community's housing priorities and strategies to address Manteca's future housing growth needs. A total of 19 individuals, including 16 residents of Manteca (84%), responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B. The City received the following feedback [Note: the feedback will be updated following the close of the Housing Element Public Review period to reflect any additional surveys received.]:

- 82% of respondents rated their housing as sound (very good to excellent condition), 12% as showing signs of minor deferred maintenance; 4% as needing moderate repairs or upgrades, and none identified the need for substantial repair or dilapidated.
- 65% of respondents said they are very satisfied with their current housing situation, 18% are somewhat satisfied, and 12% are somewhat dissatisfied, and 6% are dissatisfied
- Reasons respondents chose to live in Manteca included: 56% for its affordability and 44% for proximity to job/work

- Regarding household type, 29% of respondents are in a couple (two adult) household, 24% are a couple with children under 18, and 24% in a multi-generational household
- 21% of respondents indicated they would like to buy a home in Manteca and cannot find a home in their price range and 7% indicated they do not have the financial resources for a down payment
- 8% of respondents indicated they wish to rent a home in Manteca and cannot find a home within their rental cost range
- 79% of respondents indicated the range of housing options in the City meet their needs while the other 21% indicated that the range of housing options does not meet their needs
- 57% indicated that the range of housing options do not meet the needs of the community and the most needed housing types in the City include single family (1,600 s.f. or smaller) – 50%, duplex, triplex, and fourplex – 43%, and townhomes/condominiums (43%)
- The top identified housing priorities included providing housing to meet Manteca's social and economic needs, housing affordable to working families, ensuring that children who grow up in Manteca can afford to live here, rehabilitating existing housing, and promoting sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts
- Populations that need additional housing types or dedicated policies/programs to access housing include: seniors, persons with a disability, and single parent heads of household
- 28% of respondents identified as 54% as White, 31% as Asian, 8% as Hispanic, 8% as other, and none as African American or Native American
- All respondents (100%) indicated they have not encountered housing-related discrimination
- 23% of respondents indicated they are concerned with their rent increasing to an amount they cannot afford
- 23% of respondents indicated they are concerned that if they ask their property manager or landlord to make repairs their rent will increase or they will be evicted
- 23% of respondents indicated their home is not big enough for their family and household

Stakeholder Input

The City invited 76 community stakeholders to provide input on housing-related issues in Manteca; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders invited to participate included representatives from:

- HOPE Ministries
- Love INC
- Manteca Chamber of Commerce
- Greater Manteca Ministerial Association
- Manteca Interfaith Community
- Punjabi American Association
- Second Harvest Food Bank
- Women's Center Youth & Family Services
- Sikhs for Humanity
- Wellness Center of San Joaquin County
- Boys & Girls Clubs
- Agape Villages Foster Family Agency
- Kaiser Permanente
- Manteca Development Group
- Raymus Homes
- Manteca Unified School District
- Local schools
- First 5 San Joaquin
- San Joaquin County Commodity Program
- San Joaquin Regional Transit
- Alcoholics Anonymous-Delta Central
- San Joaquin Fair Housing
- Catholic Charities Nutrition Assistance
- Catholic Charities San Joaquin Senior Services
- Catholic Charities Health Care Access
- El Concilio
- San Joaquin Cunty Behavioral Health Services
- San Joaquin County Mental Health
- Housing Authority of San Joaquin
- Valley Mountain Regional Center
- San Joaquin County Human Services Agency
- Gospel Center Rescue Mission
- Stockton Shelter for the Homeless
- San Joaquin Farm Bureau
- San Joaquin County Agricultural Commissioner
- Seeno Homes
- 3Leaf
- Taylor Morrison
- Richmond American
- Kiper Homes

- KB Home

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Manteca. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Manteca, and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

Key Data and Background Information

In 2020, the County of San Joaquin prepared the San Joaquin County's Analysis of Impediments to Fair Housing Choice (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Manteca. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI is a significant source of information regarding fair housing issues in Manteca and the region. HCD's Affirmatively Furthering Fair Housing (AFFH) Data Viewer provides regional and local information for all fair housing topics addressed in this section.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Manteca that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFHH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Manteca is comprised of 15 census tracts. Figure 5 shows the Tract and Block Group boundaries.

Fair Housing Enforcement and Outreach Capacity

Several organizations provide fair housing services in San Joaquin County and are funded through the Urban County's CDBG program. Manteca's fair housing and enforcement services are provided by the San Joaquin Fair Housing Association (SJFHA). SJFHA services are funded through CDBG funds provided by San Joaquin County and the cities of Stockton, Tracy, Lodi, Manteca, Lathrop, Ripon and Escalon. Fair housing services include providing outreach and education to tenants, property owners, and landlords to ensure the community is aware of fair housing rights and requirements and providing tenants and homebuyers with assistance in addressing fair housing issues, including discrimination.

The California Department of Fair Employment and Housing (DFEH) accepts, investigates, conciliates, mediates, and prosecutes complaints under the Fair Employment and Housing Act (FEHA), the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, gender expression, religious creed, color, national origin, familiar status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation. DFEH established a program in May 2003 for mediating housing discrimination complaints. California's program is among the largest fair housing mediation programs in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full DFEH investigation and potential litigation.

Complaints alleging housing discrimination can be filed at either the state or federal level. Federal housing discrimination complaints are filed with the HUD Office of Fair Housing and Equal Employment Opportunity (FHEO). The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and works with lawmakers to develop and refine fair housing legislation. Formal complaints can be filed either with the central HUD office, or at any of the field offices located within each state.

FHEO data from 2015 to 2020 (YTD) shows there were 24 total housing complaints in the San Joaquin Urban County, although there were no complaints from households living in Escalon, Lathrop, or Ripon. Four complaints, or 16.7 percent of all complaints received, were conciliated or settled, while 15, or 62.5 percent, were determined to have no cause. Other complaints were dismissed because the office was unable to locate the complainant, there was a lack of jurisdiction, or the complaint was withdrawn without or after resolution. There were no complaints for incidents in the Urban Counties filed with FHEO in 2019.

Housing discrimination complaints can also be filed with the California Department of Fair Employment and Housing (DFEH), which receives and investigates complaints filed under the California Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and the Ralph Civil Rights Act. The DFEH has jurisdiction over both private and public entities operating in California. The department investigates discrimination complaints through five district offices which handle all employment, housing, public accommodations, and hate violence cases, along with special investigations associated with systemic discrimination. The department also conducts outreach and advocacy through a variety of channels.

DFEH Fair Housing Complaint data from 2015 to 2020 (YTD) included 23 complaints, 43 reports of discriminatory practices, and 24 complaints that were resolved for the Urban County. The number of complaints and reports of discriminatory practices exceeds the number of resolutions because each complaint can span more than one basis or discriminatory practice. The most common basis for complaints was disability-related, accounting for 43.5 percent of complaints in the Urban County, while Race/Color accounted for another 21.7 percent of complaints. The most common discriminatory practice is the denial of reasonable accommodation, followed by evictions. The denial of a rental/lease/sale and the denial of equal terms and conditions each account for 16.3 percent of complaints. Notably, 83.3 percent of all complaints were resolved either because of insufficient evidence or because no cause was determined. This may be evidence of relatively low rates of discrimination, but also of insufficient enforcement. Finally, the reports of complaints, discriminatory practices and the corresponding resolutions have declined over the past five years, peaking at eight resolutions in 2015, to just one resolution in 2019.

During the 5th Cycle, the City did not receive any fair housing complaints. The City referred housing assistance questions, such as legal issues, foreclosure concerns, and similar requests to SJFHA, which was contracted to provide housing assistance services. From 2013-2022, there were 18 FHEO inquiries reported for Manteca, including 16 with no basis given, 1 based on national origin, and 1 based on family status. During the same time period, there were 12 FHEO cases, including 1 color basis, 1 disability basis, 5 family status basis, 3 national origin basis, 4 race basis (some of the cases had overlapping bases).

The City of Manteca complies with fair housing laws and regulations as described in Table 5-1.

Table 5-1: Compliance with Fair Housing Laws

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The City encourages implementation and enforcement of the FEHA related to housing through SJFHA, which provides comprehensive fair housing services to the community. Compliance with employee-related requirements is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff.

Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915 et seq.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Manteca Municipal Code Chapter 17.72, Density Bonuses and Other Incentives, which provides for compliance with Government Code Section 65915 et seq and will be updated by Housing Plan Program 14.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate-income households.	The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient	Compliance is achieved through adoption of the City's comprehensive General Plan (2023) and the implementation of Housing

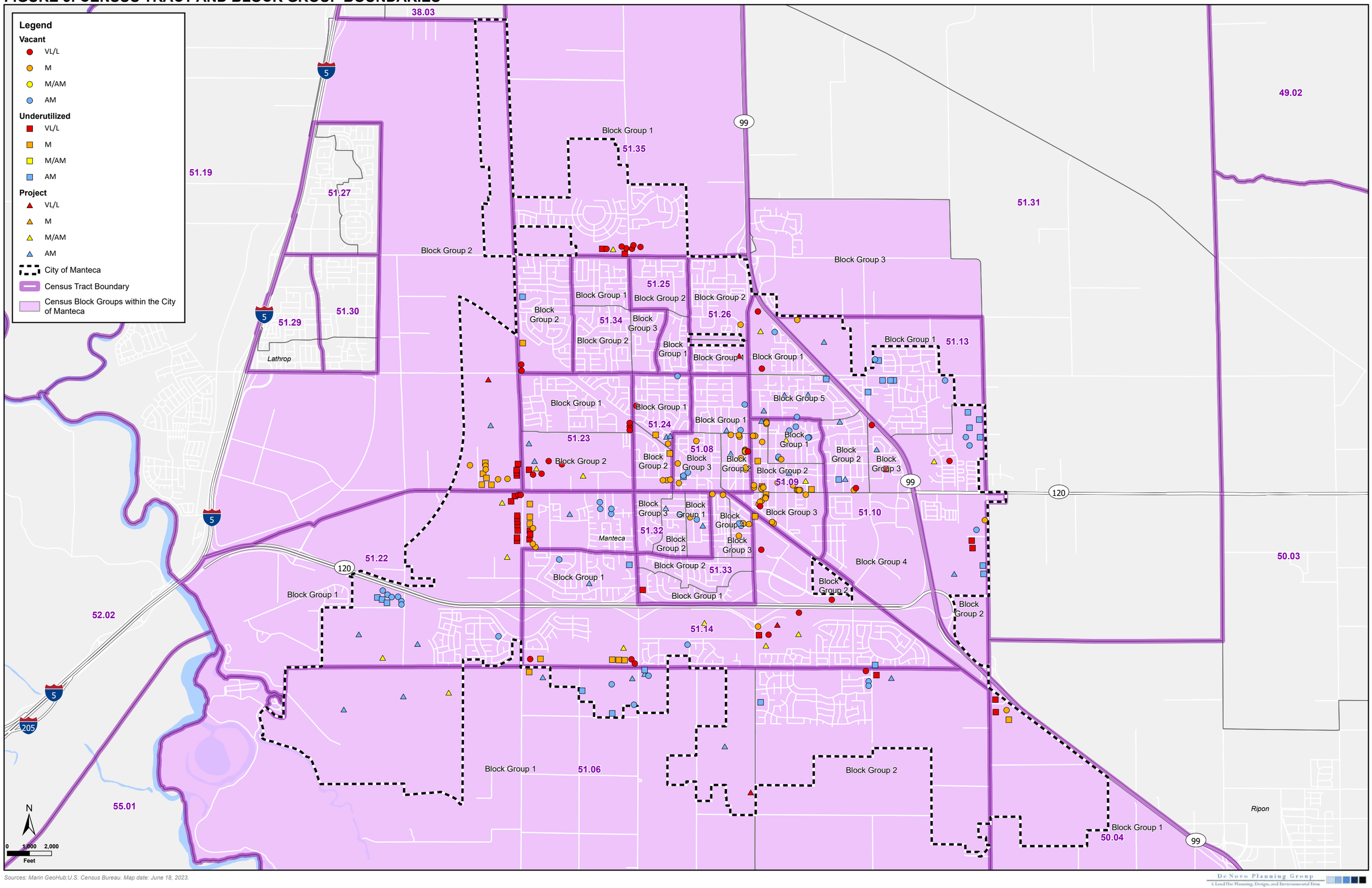
	vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Element Housing Plan programs which commit the City to maintaining adequate sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Chapter 4 and Appendix A.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following: (a) A description of the city's or county's appropriate share of the regional need for housing. (b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302. (c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment. (d) The fiscal and environmental resources available to the local jurisdiction	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

	for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	

Finding

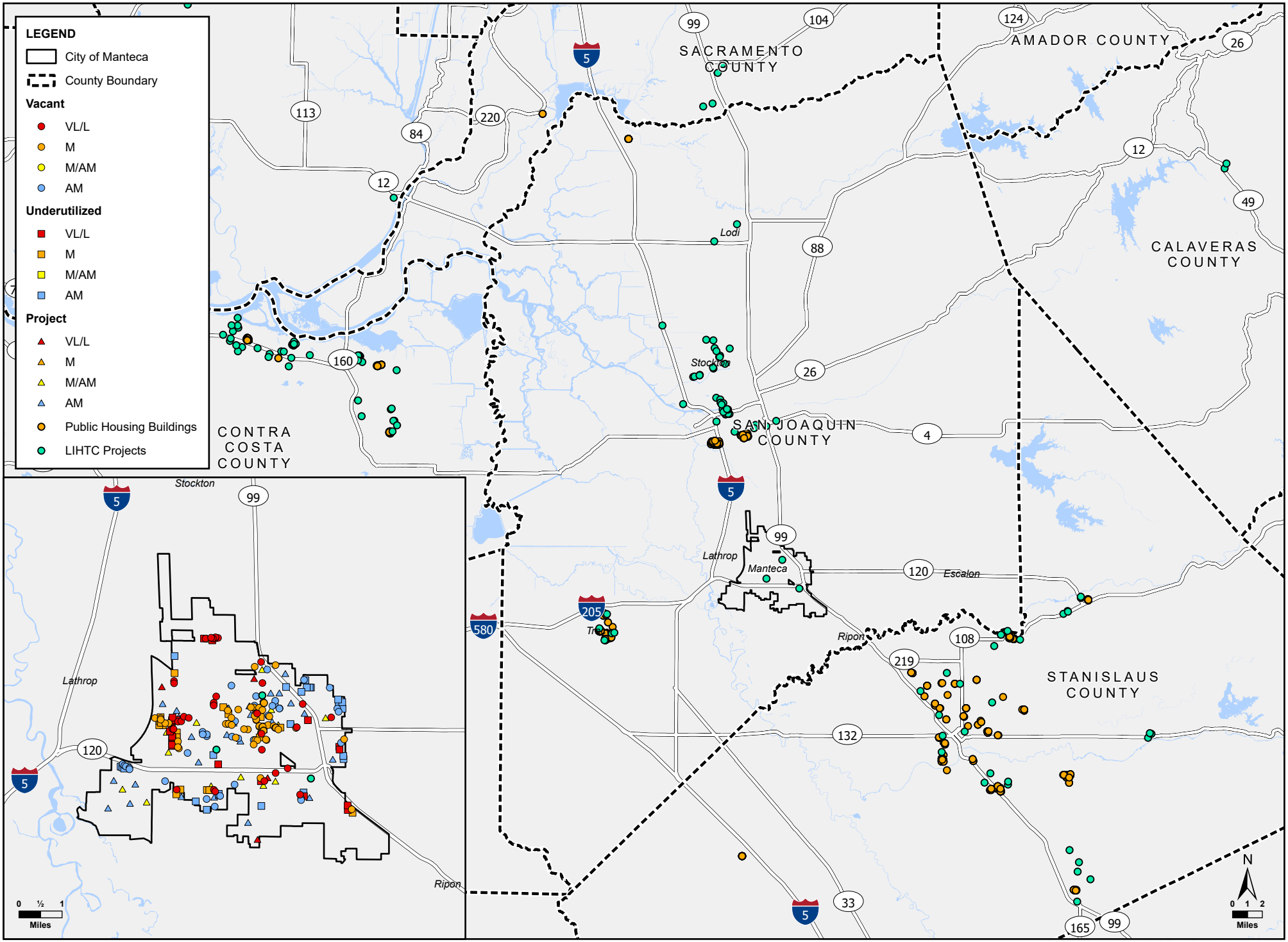
The City has the capacity to provide education, outreach, and enforcement of fair housing laws through its CDBG funds, which fund its agreement with a fair housing service provider (currently SJFHA). City staff is available to refer inquiries to SJFHA. However, the number of complaints received by California FHEO, despite lack of complaints to the City, indicates that the community needs to be better informed and educated regarding local available resources to assist residents with understanding their rights and providing assistance fair housing complaints. It is particularly noted that there were complaints were dismissed because the office was unable to locate the complainant. Programs 16 and 23 in the Housing Plan identify community education and outreach efforts to assist Manteca residents with understanding their fair housing rights and being aware of local resources available for assistance.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES



Sources: Marin GeoHub;U.S. Census Bureau. Map date: June 18, 2023.

FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019."; California Tax Credit Allocation Committee. Map date: June 18, 2023.

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ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Manteca. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Manteca and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Local Knowledge and Other Relevant Factors

Local knowledge of housing issues was developed through input from City residents and stakeholders through the community outreach process (see issues discussed above), as well as local and regional sources of information that highlight housing needs of Manteca, San Joaquin County, and the San Joaquin Valley.

Analysis of Impediments

The purpose of the Analysis of Impediments to Fair Housing Choice (AI) includes analysis of public and private policies, practices, and procedures that influence housing choice within San Joaquin County to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Manteca. Below are some key findings related to Manteca from the 2020 AI. The findings from the 2020 AI are also reflected in the discussion of individual topics below.

- The 2020 AI identifies that affordable housing projects not operated by HACSJ account for 1,234 units in the Urban County, and the majority of these are in Manteca and Tracy;
- According to the 2020 AI, the central areas of Manteca have notable concentrations of minority residents. The Pacific Islander community is notably concentrated in and around Manteca, and the American Indian population is mainly in the areas to the south of Manteca;
- Block Groups where more than 50 percent of households are Low and Moderate Income are most highly concentrated in parts of central Manteca;
- In Tracy and Manteca, there were 45 homeless individuals in emergency shelters and 16 in transitional housing. Among these sheltered homeless individuals, 38 people, or 62.3 percent, were children and either White or multi-racial.
- Manteca had lower than average percentages of units in sound condition and higher than average percentages of units in need of major repair.

Housing Report for San Joaquin Valley

Below are some key findings related to San Joaquin County from the Housing Report, and these findings are also reflected in the discussion of individual topics below.

- San Joaquin County has the highest median household income at $64,432; however, that is still only 86 percent of the statewide median;
- San Joaquin County having the highest cost of living at $50,797;
- A tenth of San Joaquin County workers commute over 90 minutes;
- San Joaquin County has the highest median home value in the region ($522,211), which is still only about 72.8 percent of the statewide median; and
- San Joaquin County had the greatest recent increase in home values, rising nearly $150,000 since January 2020.

Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, many restrictive covenants continue to remain in property deeds throughout San Joaquin County.

In 1980, Article 2 Housing Discrimination was added to the State Government Code, which included Section 12956.2 that allows a person who holds or is acquiring an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant in violation of subdivision (l) of Section 12955 may record a document titled Restrictive Covenant Modification (RCM).

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Clerk Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, the Office of the Recorder-County Clerk of San Joaquin County helps people whose property's Covenants, Conditions, and Restrictions (CC&Rs) contain racially or otherwise unlawfully restrictive covenants prepare and record a Restrictive Covenant Modification. San Joaquin County has developed the RCM to identify and address unlawfully restrictive covenant language pursuant to GC Section 12956.3(b)(1). The RCM addresses the following:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recorders Association of California

Redlining

Separate from racially restrictive covenants, the Home Owners Loan Corporation (HOLC) mapped regions and “redlined” areas, depicting “best” areas in green, “still desirable” in blue, “definitely declining” in yellow, and “hazardous” in red. This practice was known as “redlining”. Known HOLC mapping for San Joaquin County includes mapping of the Stockton area, which shows diverse grades from “best” to “hazardous”. The City is not aware of any HOLC maps for Manteca or surrounding area.

Housing Authority of the County of San Joaquin (HACSJ)

The City of Manteca works cooperatively with the Housing Authority of the County of San Joaquin (HACSJ), which administers the Housing Choice Voucher Program. The program assists very low income, elderly, and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LIHTC-assisted housing by census tract. As shown in Figure 6, there are no public housing buildings but three LIHTC-assisted housing in census tracts located in Manteca. The closest public housing is located in Stockton and Tracy.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Manteca has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Manteca that experience the highest levels of segregation.

Regional Patterns

In San Joaquin County, the region, and the cities of Stockton, Lathrop, Tracy, Ripon and Escalon, segregation is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions), noting that:

- There are notable clusters of Block Groups located along State Highways 4 and 28 where more than 70 percent of the population is Hispanic or Latino. There are also similar concentrations of Hispanic and Latino residents in French Camp and in the unincorporated area to the west of Lodi.
- Relatively high levels of segregation for Hispanic and Latino residents compared to other minority groups, and an isolation score that is comparable to Non-Hispanic White residents. The areas with concentrations of minority residents also correspond somewhat with concentrations of lower-income households, although there are not racially and ethnically concentrated areas of poverty;

Diversity

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figure 9, there generally appears to be moderate to higher diversity index scores throughout the City of Manteca (compared to its neighbors), with the highest diversity index score (40-55) located at the central and southern portions of the City, including the census block group 2 of the census tract 51.23, the census block groups. From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated in Figure 10. As shown in Figures 8 and 9, communities in San Joaquin County with 3-group, 4-group, and diverse neighborhood concentrations and higher diversity scores are somewhat more likely to be located in the more developed portions of the County than they are in the less developed portions of the County.

Table 5-2 shows the demographic trends over time for the City and San Joaquin County. Since 2000, the percentage of population that are Hispanic residents has increased in the City from 32.2% to 42.3% at an increase rate of 10.1% compared to the County which has increased from 17.7% to 27.0% at a slightly slower rate of 9.3%. The percentage of population that are Asian residents has increased in the City from 12.4% to 19.3% at an increase rate of 6.9% compared to the County which has increased from 10.8% to 18.4% at an increase rate of 7.6%. The percentage of population that are White residents has decreased in the City from 31.2% to 15.6% at an decrease rate of 15.6% compared to the County which has decreased from 57.9% to 39.1% at an decrease rate of 18.8%. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 2000 to current population.

Table 5-2: Demographic Trends

Racial/Ethnic	2000	2010	2020
Manteca			
White	31.2%	20.0%	15.6%
Black or African American	18.4%	17.0%	16.3%
American Indian and Alaska Native	0.4%	0.3%	0.3%
Asian	12.4%	15.3%	19.3%
Native Hawaiian and Other Pacific Islander	0.8%	1.0%	1.1%
Some other race	0.3%	0.3%	0.7%
Two or more races	4.3%	3.7%	4.6%
Hispanic or Latino	32.2%	42.4%	42.3%

San Joaquin County			
White	57.9%	47.8%	39.1%
Black or African American	9.2%	8.8%	8.4%
American Indian and Alaska Native	0.4%	0.2%	0.2%
Asian	10.8%	14.6%	18.4%
Native Hawaiian and Other Pacific Islander	0.3%	0.5%	0.5%
Some other race	0.3%	0.2%	0.7%
Two or more races	3.4%	3.5%	5.7%
Hispanic or Latino	17.7%	24.4%	27.0%
Source: U.S. Census Bureau, Census, 2000, 2010, 2020.			

The City's areas exhibiting higher diversity generally correspond with high and highest resource areas (Figure 20) and the moderate to higher levels of median household income. However, areas of the City with less diversity - predominantly Latinx/White population - do correspond to several of the lower median household income areas (Figure 16) and low resource opportunity areas (Figure 20), as discussed in association with these topics below.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Population with a Disability

As shown in Figure 11, the central portion of the City has a higher percentage of persons with a disability. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 10.9% of Manteca's population in 2020 had at least one disability. For persons ages 0 to 64, the most common disabilities are Ambulatory Difficulty (25.8%) and Cognitive Difficulty (22.9%). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (33.7%) and Independent Living Difficulty (18.7%).

Looking beyond Manteca's boundaries, the census tracts in the City exhibit similar concentrations of persons with disabilities compared to neighboring jurisdictions, as shown in Figure 11. One census tract, 51.32, in the City has a rate of disability that is between 20 - 30% and two census tracts, 51.14 and 51.19 have a rate of disability less than 10%. Other census tracts within the City have a rate of disability between 10 – 20%. Other San Joaquin County jurisdictions have similar proportion of population with disabilities indicating that the City of Manteca does not have a disproportionate concentration of persons with disabilities nor a smaller percentage of persons with disabilities (compared to the region) that might indicate barriers to this population.

Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Manteca. Nonetheless, the higher concentration of persons with disabilities in census tract 51.32 can be correlated with the community's older resident profile and also corresponds to a low median income area (Figure 16) and low access to opportunities (Figure 20).

Percent of Population 18 Years and Over in Households Living with Spouse

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Manteca. As shown in Figure 12, all census tracts in Manteca have 40 to 60% of their population over the age of 18 years and over in households living with spouse, except census tract 51.09 which has 20% - 40% of its population over the age of 18 years and over in households living with spouse. Countywide, the areas with higher concentrations of population over the age of 18 years and over in households living with spouse are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of population over the age of 18 years and over in households living with spouse. Based on this analysis, it appears that there are no significant patterns of segregation, including patterns based on income levels

or access to resources, impacting population over the age of 18 years and over in households living with spouse in Manteca. Other cities in San Joaquin County have different percentages of population over the age of 18 years and over in households living with spouse. Tracy, Lathrop, Ripon, and Escalon have majority of their census tracts that have 40% - 60% of their population over the age of 18 years and over in households living with spouse. Stockton and Lodi have more census tracts that have 20% - 40% or less than 20% of their population over the age of 18 years and over in households living with spouse.

Based on this analysis, the City finds that there are no significant patterns of segregation impacting children in married households in Manteca, given that the concentration of married households has no correlation with the degree of diversity throughout the City.

Percent of Children in Married Households

As shown in Figure 13, the percentage of children in married couple households varies across different census tracts in Manteca. Citywide, the areas with higher concentrations of children in married couple households are located in the northern portion of the City. Census tracts 51.32 and 51.26 have 40-60% of their children in married households. Census tracts 51.22 and 50.04 that have over 80% of its children in married households. Other census tracts within the City have 60% - 80% of their children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County.

Based on this analysis, the County finds that there are no significant patterns of segregation impacting children in married households in San Joaquin County, given that the concentration of married households has no correlation with the degree of diversity throughout the County a. Countywide, the areas with higher percentage of children in married couple households are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of children in married couple households and this pattern is consistent throughout San Joaquin County. Census tracts within other cities and communities in San Joaquin County have similar percentage of children in married couple households as census tracts in Manteca, with Stockton has slightly more census tracts that have 20 -40% of children in married couple households. Census tracts with lower percentages of married households with children in Manteca do not have a significant correlation to areas with lower median household incomes (Figure 16) and lower access to opportunities (Figure 20).

Female-headed Households

Manteca is also home to a number of female-headed households located throughout the community, with census tracts 51.33, 51.25, and 51.26 exhibiting higher proportions than the rest of the City (20-40% vs. <20%). Compared with other cities within the County, such as Stockton, Lodi, Tracy, and Escalon, Manteca has less census tracts with higher percentage of female-headed households, as shown in Figure 14.

Based on this analysis, the County finds that there are no significant patterns of segregation impacting female-headed households, given that the concentration of married households has no correlation with the degree of diversity throughout the County. Countywide, the areas with higher percentage of female-headed households are located in more densely developed areas of the County, as illustrated in Figure 14. Dense communities have a higher percentage of children in married couple households and this pattern is consistent throughout San Joaquin County. Census tracts with higher percentages of female headed households in Manteca do not have a significant correlation to areas with lower median household incomes (Figure 16) and lower access to opportunities (Figure 20).

Persons 65 Years of Age or Older

The City's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 15. The highest concentrations of senior residents are located in the north portion of the City, with census tract 51.35 has 25 - 30% of its population over the age of 65 years. In contrast, census tracts 51.08, 51.22, and 51.14 have less than 10% of its population over the age of 65 years. As members of the community age-in-place (remain in their residence as they get older), it is possible that some areas of the City will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum

household income. Areas with higher rates of seniors do not correlate to patterns based on income levels (Figure 16) or access to resources (Figure 20).

Based on this analysis, the City finds that there are no significant patterns of segregation impacting senior residents, given that the concentration of senior residents has no correlation with the degree of diversity throughout the City. Compared with some other cities and communities in San Joaquin County, such as Tracy and Escalon, Manteca is the home of a higher percentage of senior residents. However, compared with cities in the northern portion of the County, such as Stockton and Lodi, Manteca has less proportion of its population as senior residents.

Median Household Income

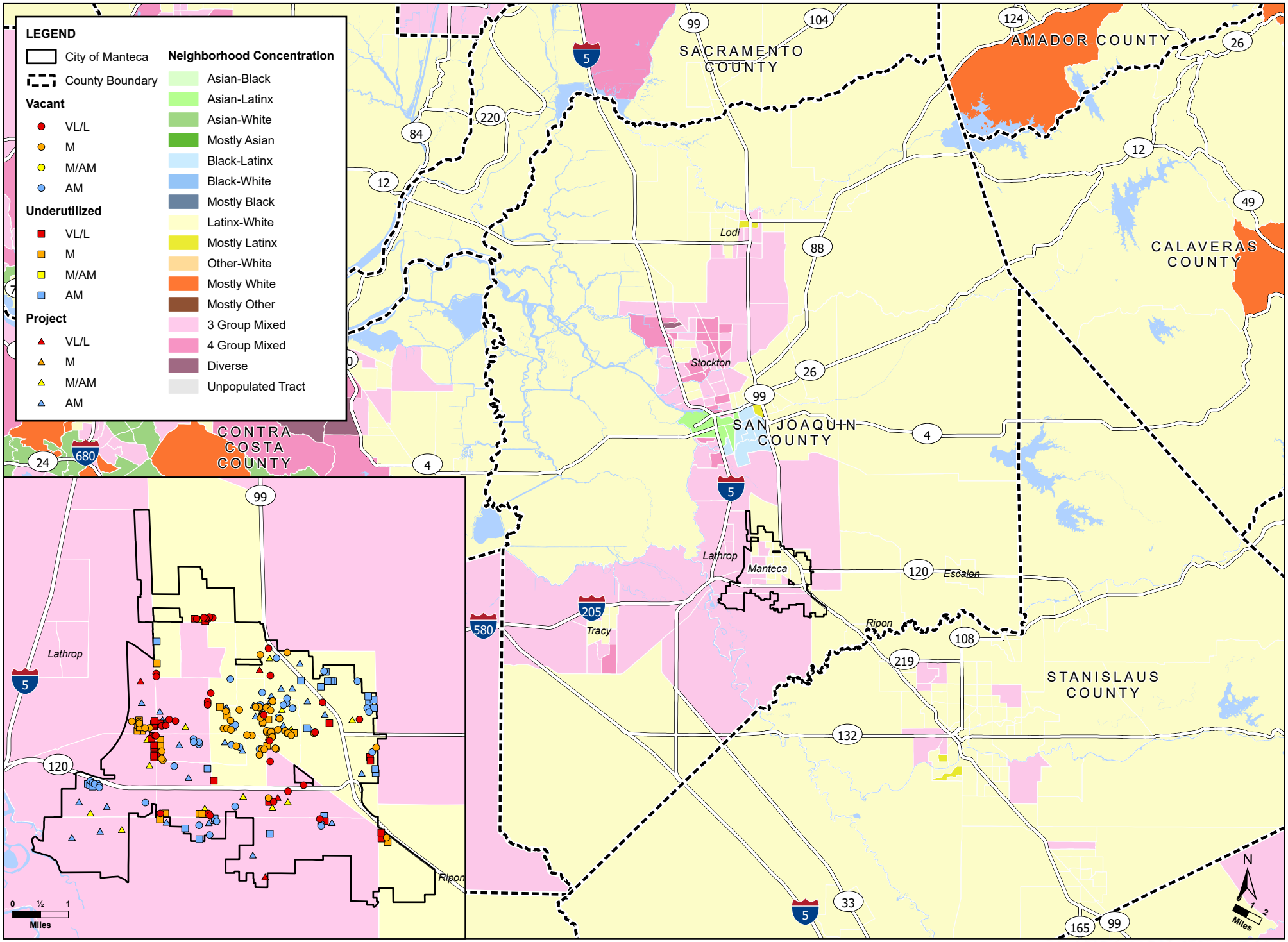
Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Manteca, as illustrated on Figure 16. In general, those areas with lower median household incomes are located in the center of the City.

Based on this analysis, the City finds that there are no significant patterns of segregation impacting low income residents, given that the concentration of median household income has no correlation with the degree of diversity throughout the City. Compared with other cities in San Joaquin County, such as Tracy, Lathrop, and Escalon, Manteca has similar median household income. However, Stockton and Lodi have relatively lower median household income. As shown in Figure 16, communities in San Joaquin County with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the County. However, the more diverse areas of Manteca correspond generally with higher income levels. Areas with lower median household incomes do correspond with some of the low resource areas shown on Figure 20, but also are located in areas designated moderate and high resource. However, none of the lower median household income areas in Manteca correspond with the highest resource areas (Figure 20) As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout Manteca and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

Findings

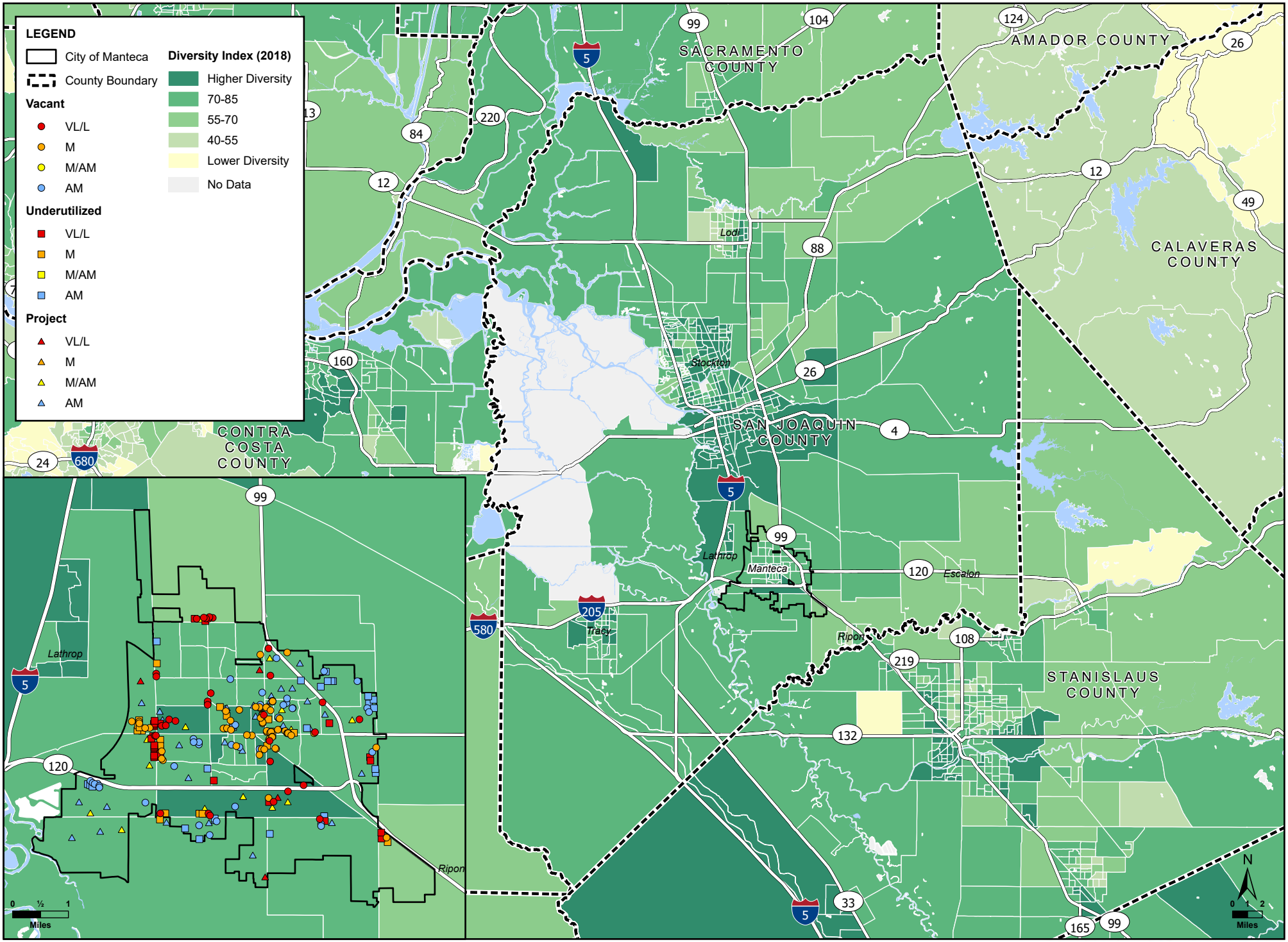
As previously discussed, there generally are higher diversity index scores throughout Manteca. The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. In some cases, as in the case with racial and ethnic integration, female-headed households, family status, and the distribution of persons with disabilities, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent when considering the other characteristics, such as households with the highest rates of disability, areas with predominantly Latinx/White households, and lower median household incomes. As part of the City's regular participation in the County AI, the City will continue to consider these patterns to determine any changes from current conditions. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a balanced and integrated pattern of race, ethnicity, age, disability, household type, and income.

FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: June 18, 2023.

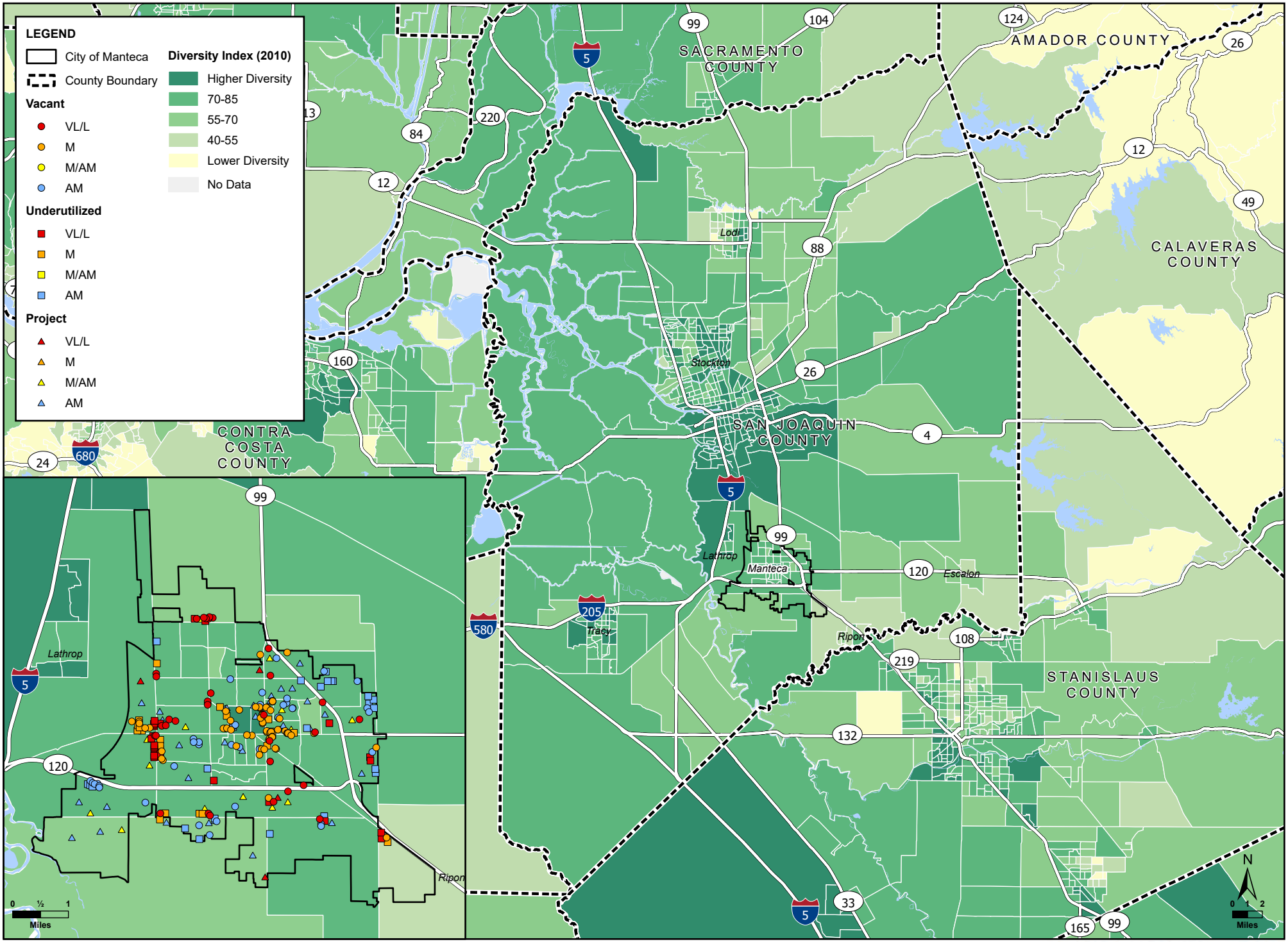
FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: June 18, 2023.

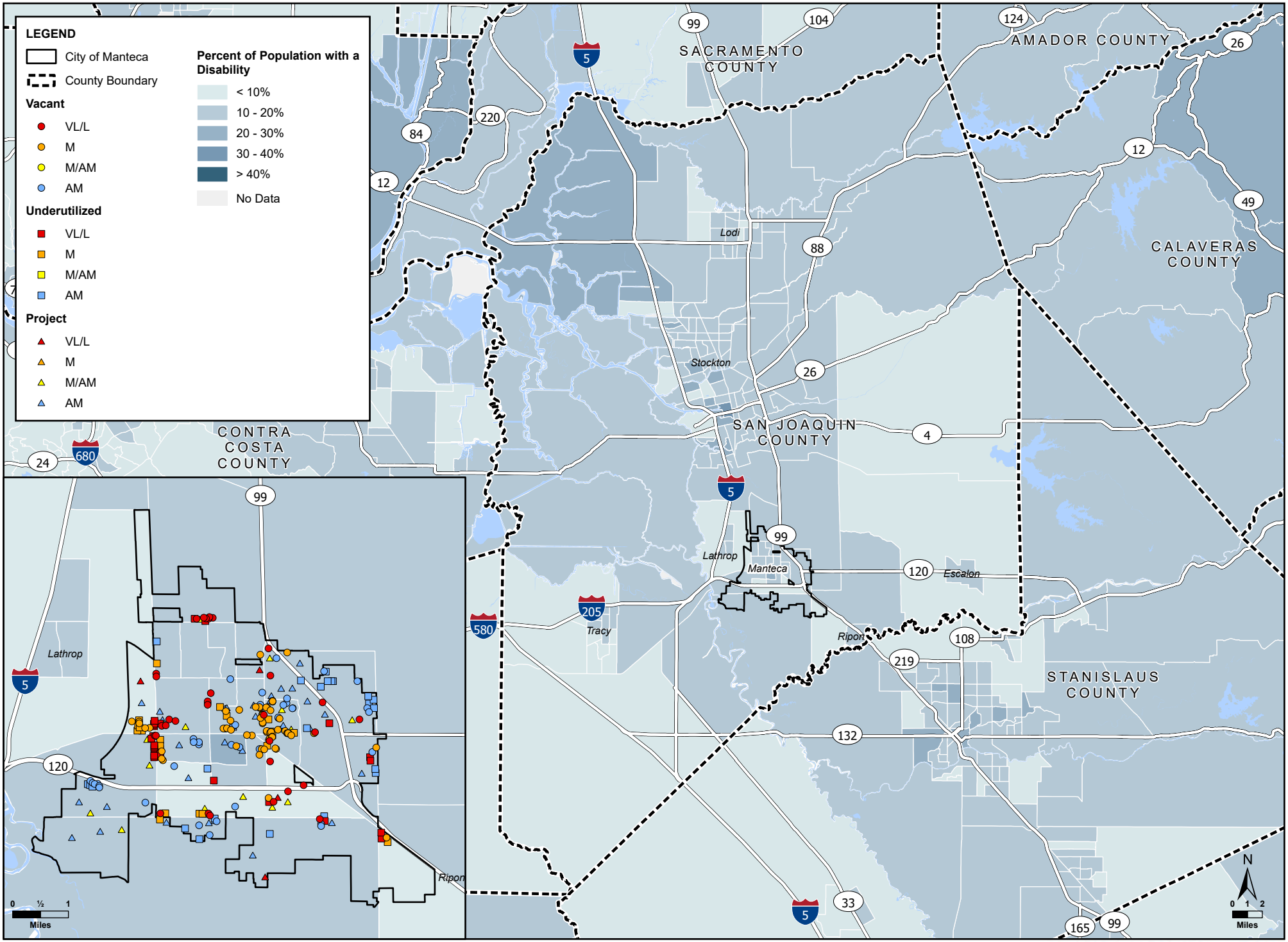
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010



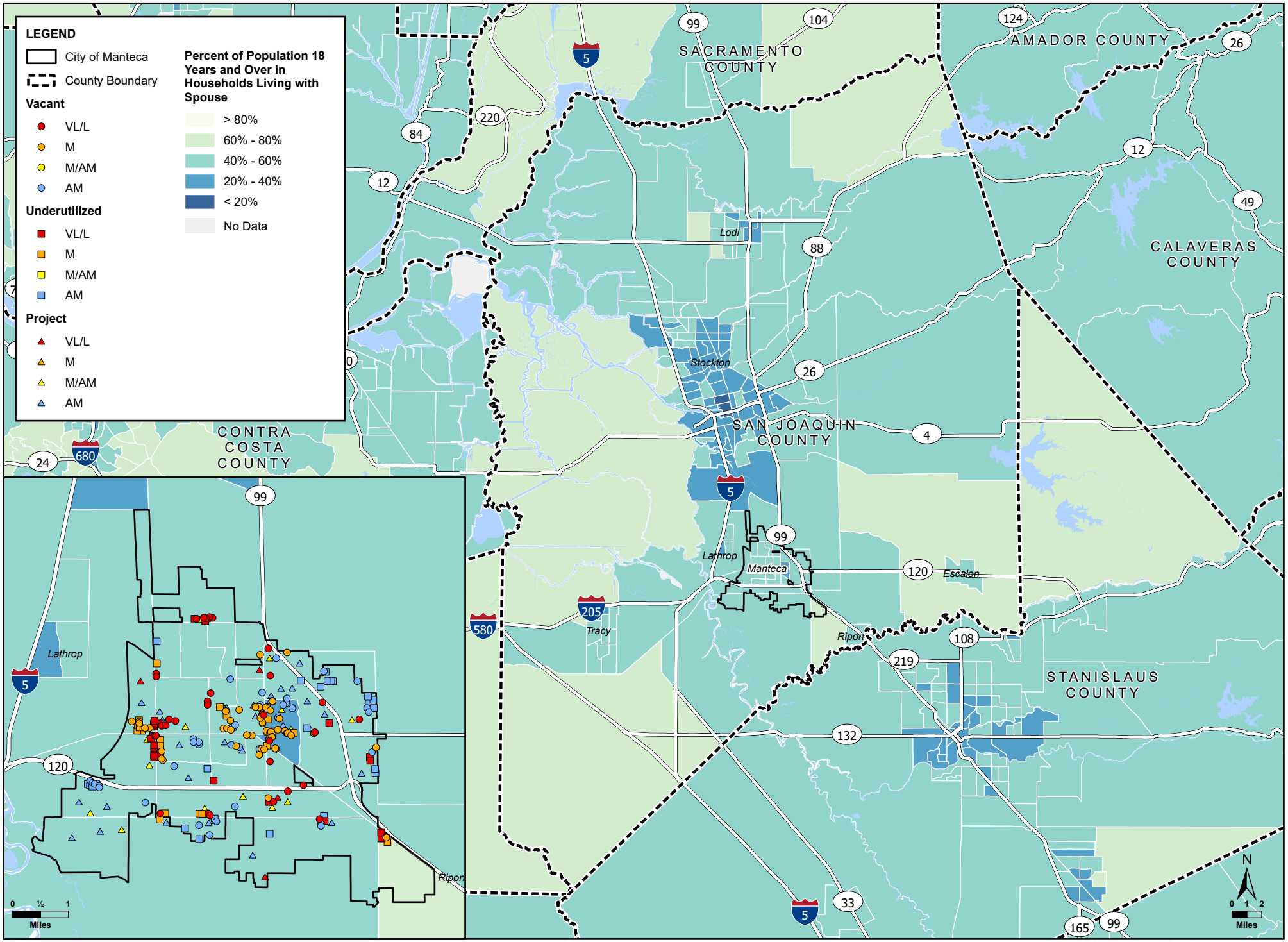
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: June 18, 2023.

FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT



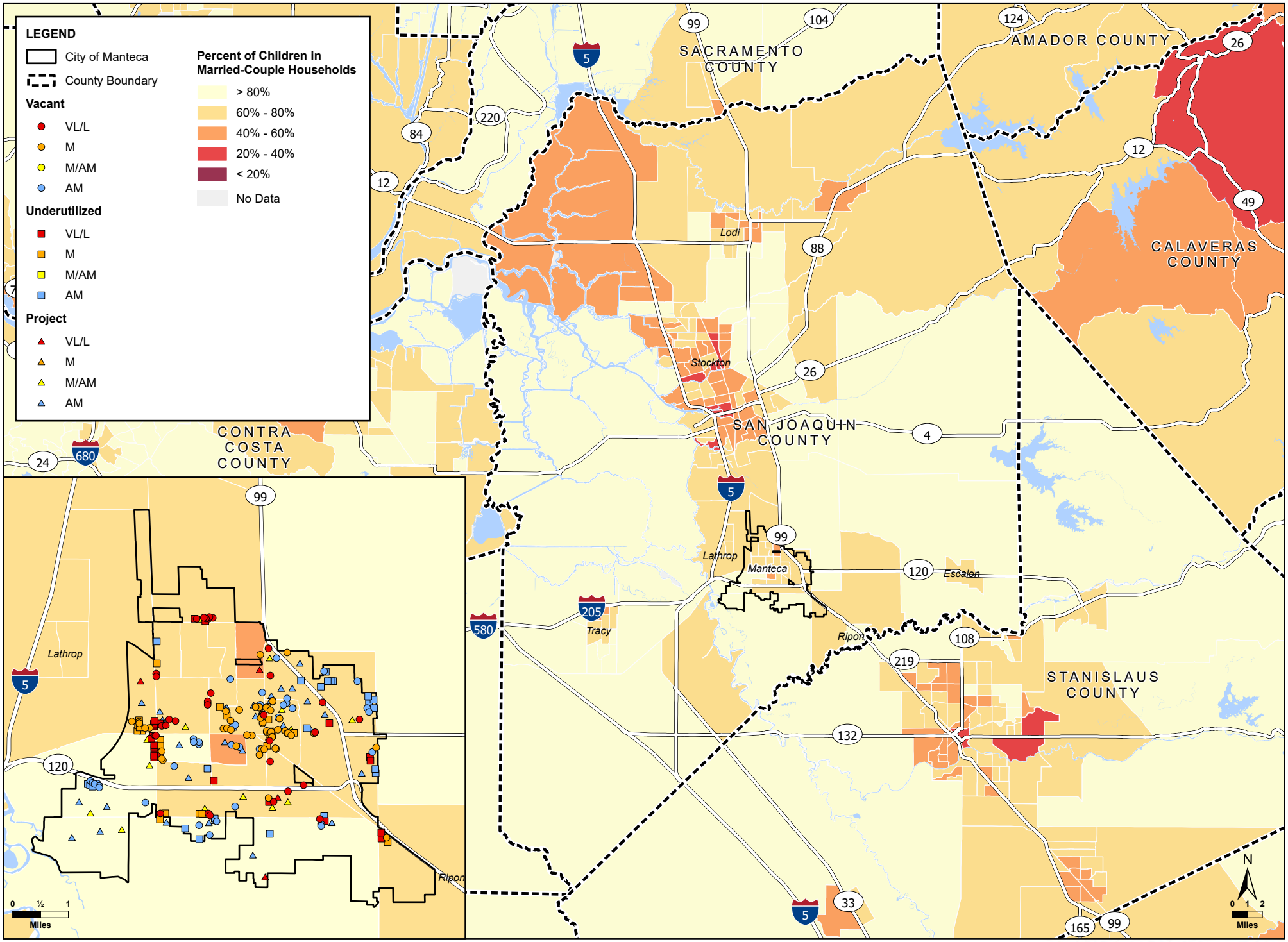
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: June 18, 2023.

FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE



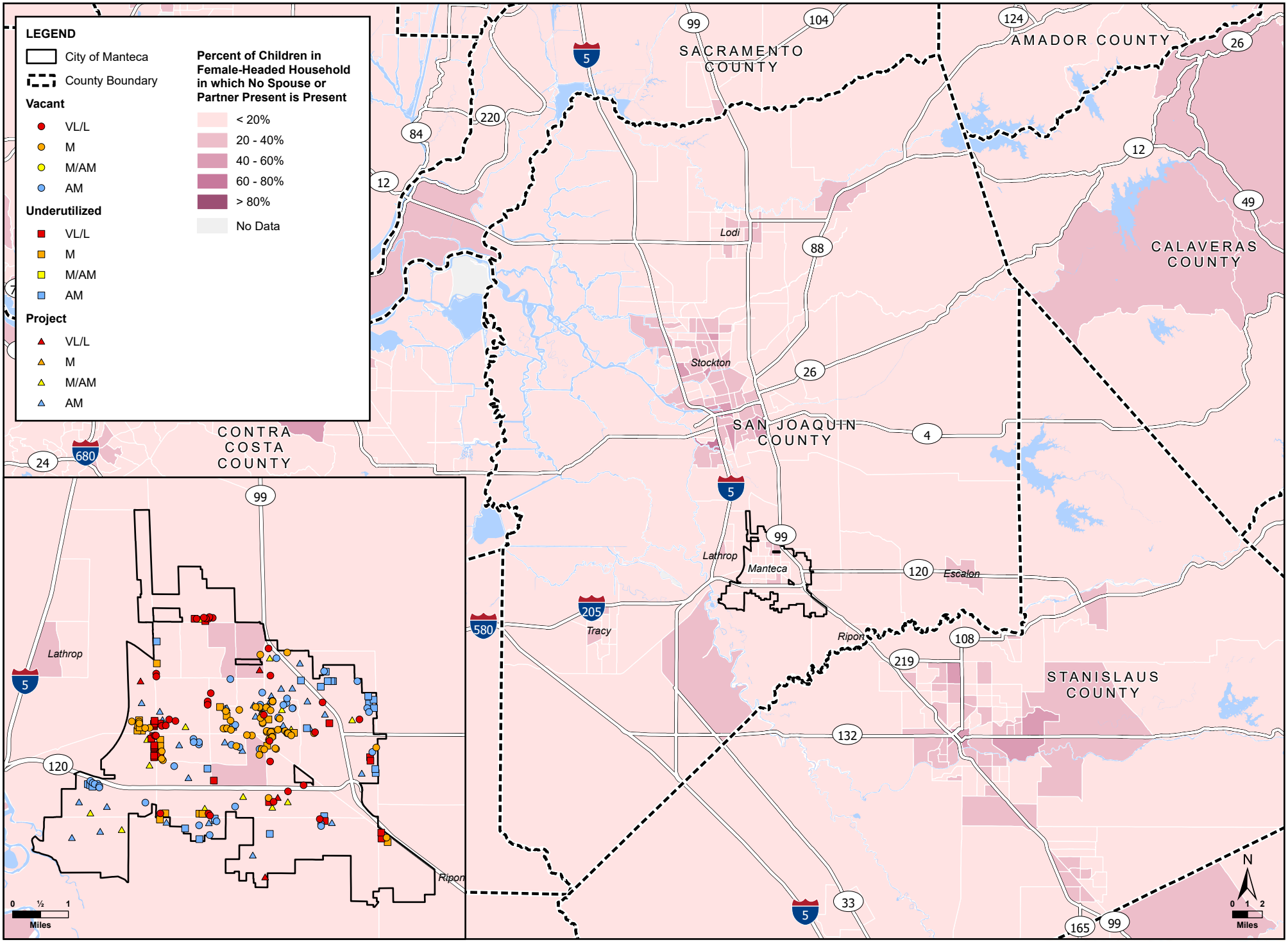
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: June 18, 2023.

FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



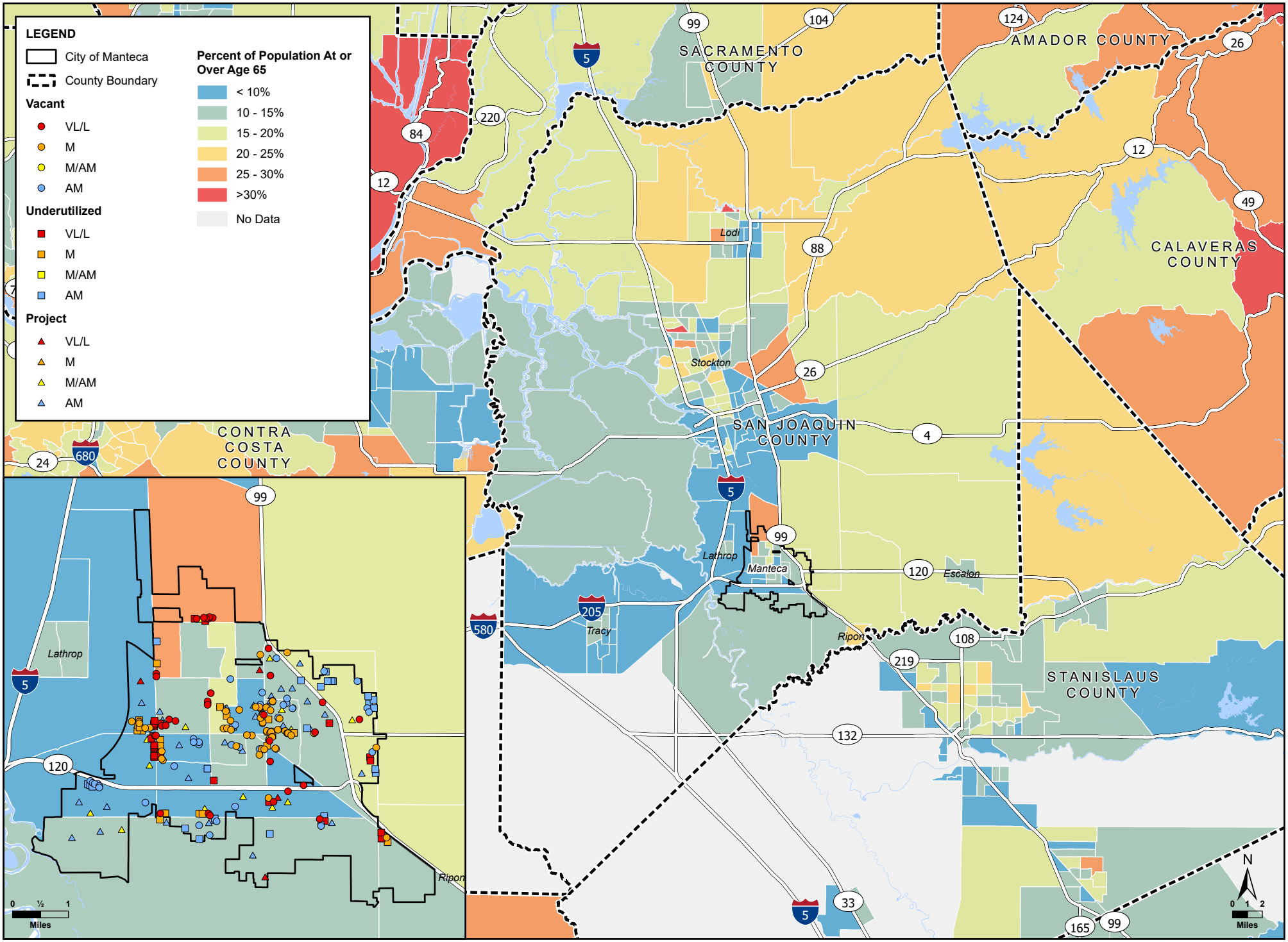
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: June 18, 2023.

FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT



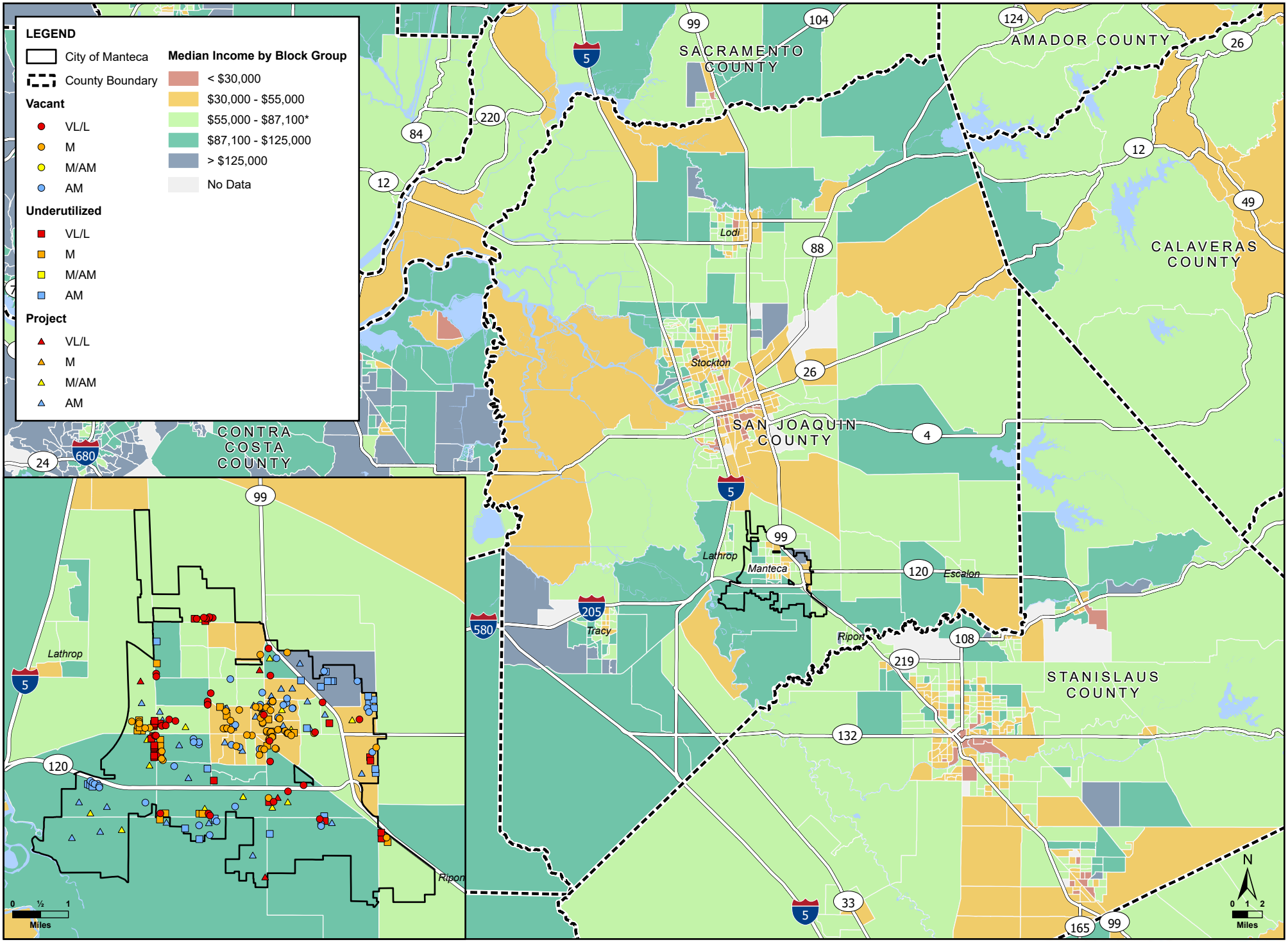
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: June 18, 2023.

FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: June 18, 2023.

FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: June 18, 2023.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

As shown in Figure 26, according to the Affirmatively Furthering Fair Housing Dataset, R/ECAPs found in San Joaquin County are located in Stockton and Lodi and their surrounding areas. No R/ECAPs were identified in the City of Manteca. Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that there are no significant patterns impacting census tracts with high diversity index and low median household incomes in the City. However, the City recognizes that at a regional level, it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes in the County. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores have relatively average-to-high median household incomes. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City.

Racially Concentrated Areas of Affluence (RCAA)

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, HCD has refined a Racially Concentrated Areas of Affluence (RCAAs) metric assists in more fully telling the story of segregation and income in California. RCAAs are defined as census tracts where 1) 125 percent or more of the population is White compared to the Council of Governments (COG) region, and 2) the median household income is 1.5 times higher than the COG median. HCD's mapped RCAAs focus on areas with a predominantly White population and above average incomes and do not address areas of affluence with predominantly non-White populations. While there are no RCAAs in the City, there are RCAAs located throughout the region as shown in Figure 27. A RCAA borders Manteca to the southeast, encompassing a portion of Ripon, there are RCAAs in the vicinity of Stockton and Lodi, a significantly sized RCAA extends from south and west of the Tracy area and throughout much of the eastern, southern, and central portion of the Bay Area, and a large RCAA borders San Joaquin County at the Stanislaus County border.

Disparities in Access to Opportunities

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2022 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 5-3 shows the full list of indicators.

Table 5-3: Domains and List of Indicators by Factors	
Domain	**Indicator**
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values
Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA.

Figure 20 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA.

Countywide, there are varying levels of opportunity with highest and high areas located predominantly in Tracy, Lathrop, Ripon, and the major portion of Manteca. as shown in Figure 20. Low resource areas are generally located in the central portion of the County, including, portions of Stockton, Lodi, and their surrounding areas. Within the County, areas designated as high segregation and poverty are located in Stockton and Lodi areas. As the Housing Report for the San Joaquin Valley 2022 identified, low resource areas tend to be predominantly Hispanic/Latino concentrations within the region. In contrast, there is a notable high resource trend for communities with predominantly White populations in the San Joaquin Valley, which illustrates the mapping correlation to Census Data racial/ethnic make-up. These resource patterns indicate that there may be significant racial disparities in accessing opportunity within the region.

All tracts of the City have low levels of opportunity (see Figure 20) and the proposed sites to accommodate the 6th Cycle RHNA are located throughout the City in the same level of opportunity to the extent feasible, given the City's existing built-out development pattern. Table identifies the resources levels by census tract and the corresponding scores for economic, educational and environmental indicators.

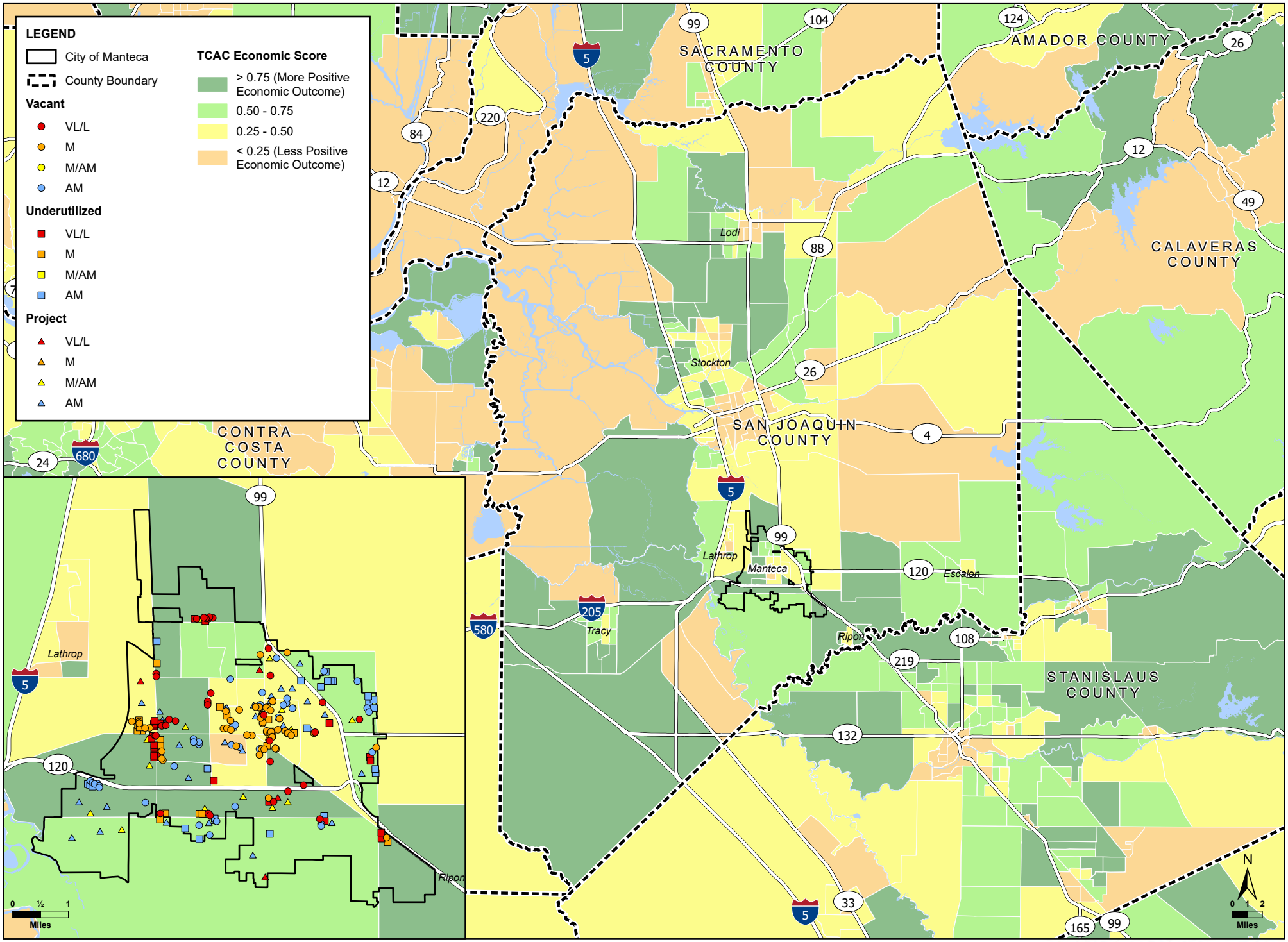
Table 5-4: Opportunity Resource Levels by Census Tract

Census Tract	Resource Level	Economic Score	Education Score	Environmental Score
51.35	Highest Resource	0.86	0.94	0.35
51.34	High Resource	0.41	0.94	0.71
51.33	Moderate Resource	0.28	0.81	0.12
51.32	Low Resource	0.02	0.81	0.39
51.25	High Resource	0.42	0.78	0.73
50.04	High Resource	0.85	0.71	0.05
51.09	Low Resource	0.14	0.31	0.28
51.08	Low Resource	0.29	0.26	0.47
51.19	Moderate Resource	0.72	0.66	0.01
51.26	Moderate Resource	0.26	0.78	0.41
51.22	Highest Resource	0.77	0.96	0.16
51.14	High Resource	0.74	0.81	0.09
51.13	Moderate Resource	0.64	0.33	0.20
51.10	Low Resource	0.20	0.31	0.14
51.06	Highest Resource	0.70	0.98	0.17
51.23	Highest Resource	0.73	0.94	0.48
51.24	Moderate Resource	0.44	0.56	0.57

Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed November 15, 2022.

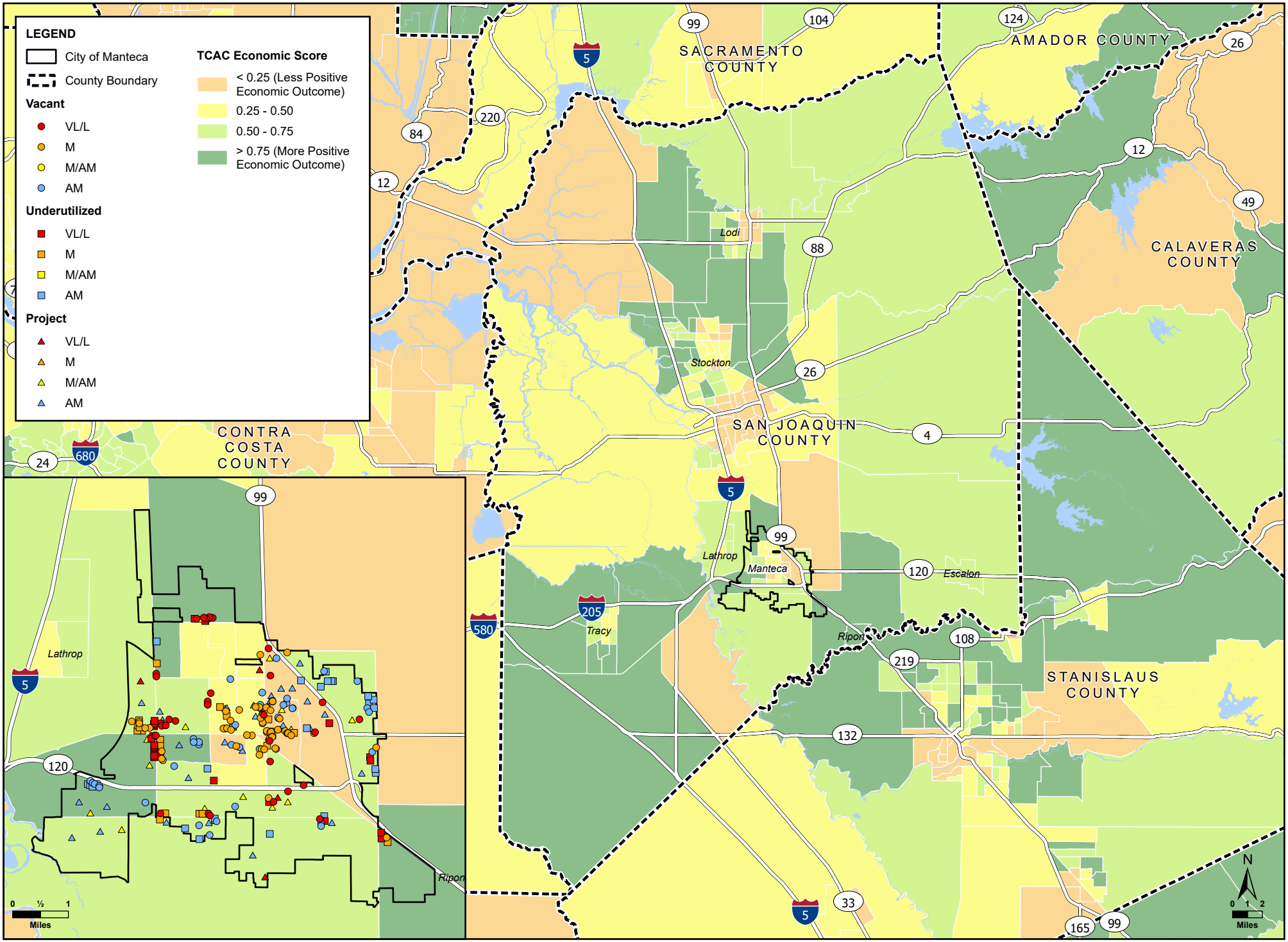
The City of Manteca has four census tracts designated as Highest Resource areas on the TCAC/HCD Opportunity Map. Census tracts that are designated as Low Resource areas, including census tracts 51.08, 51.09, 51.10, 51.32, are located in the central portion of the City. There are no census tracts that are designated as High Segregation & Poverty areas within the City.

FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT



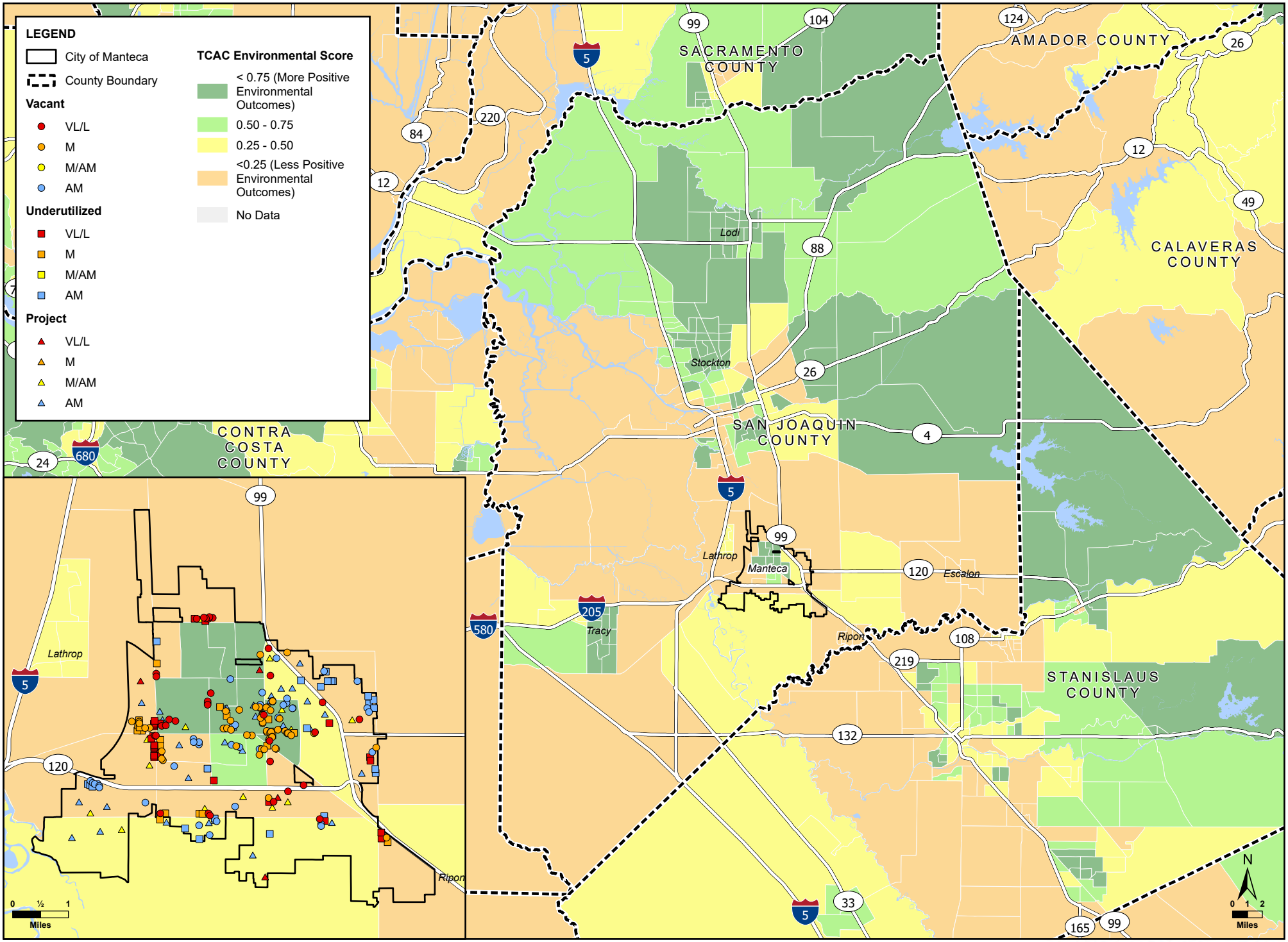
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: June 18, 2023.

FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



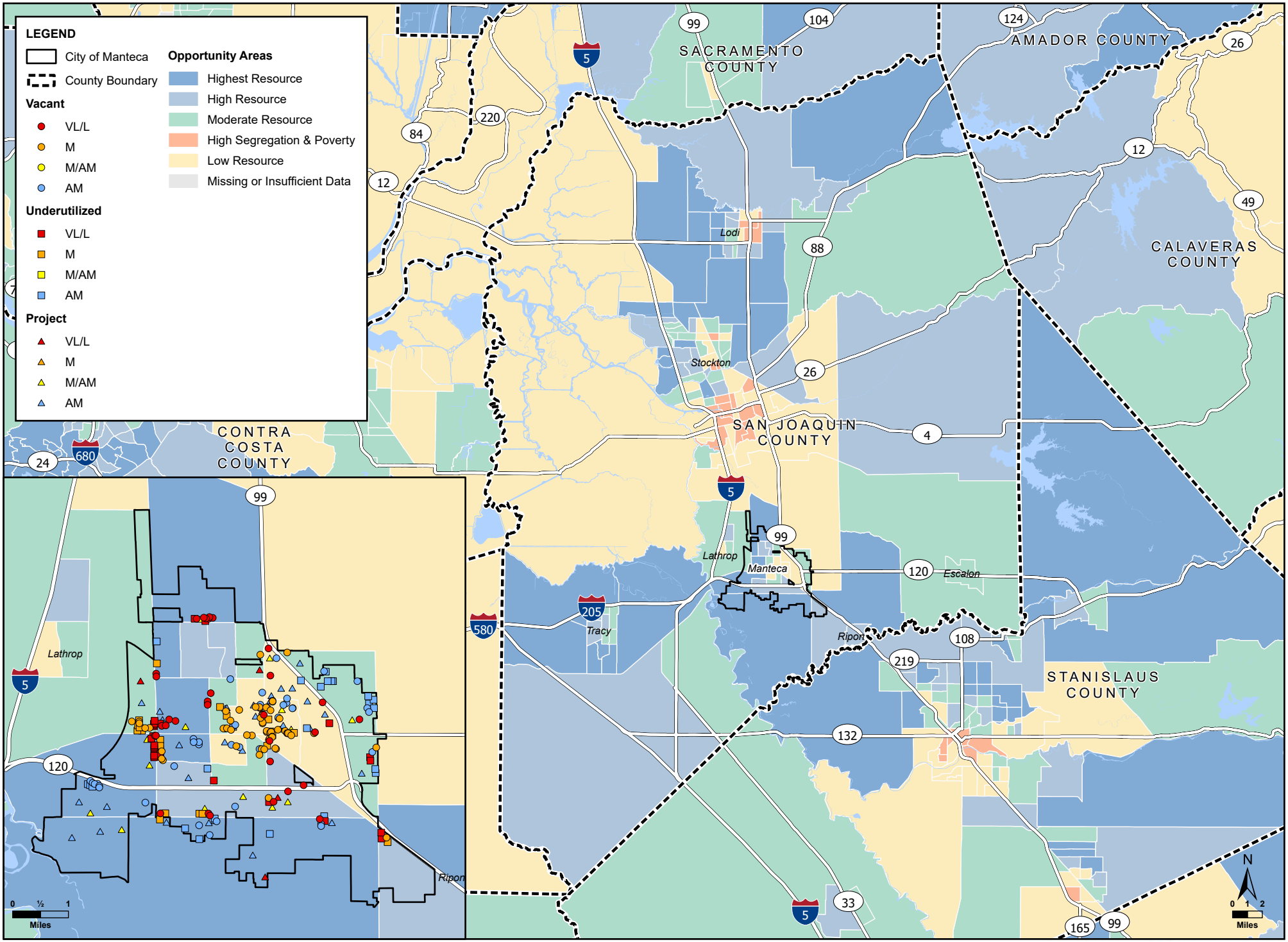
Sources:AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: June 18, 2023.

FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



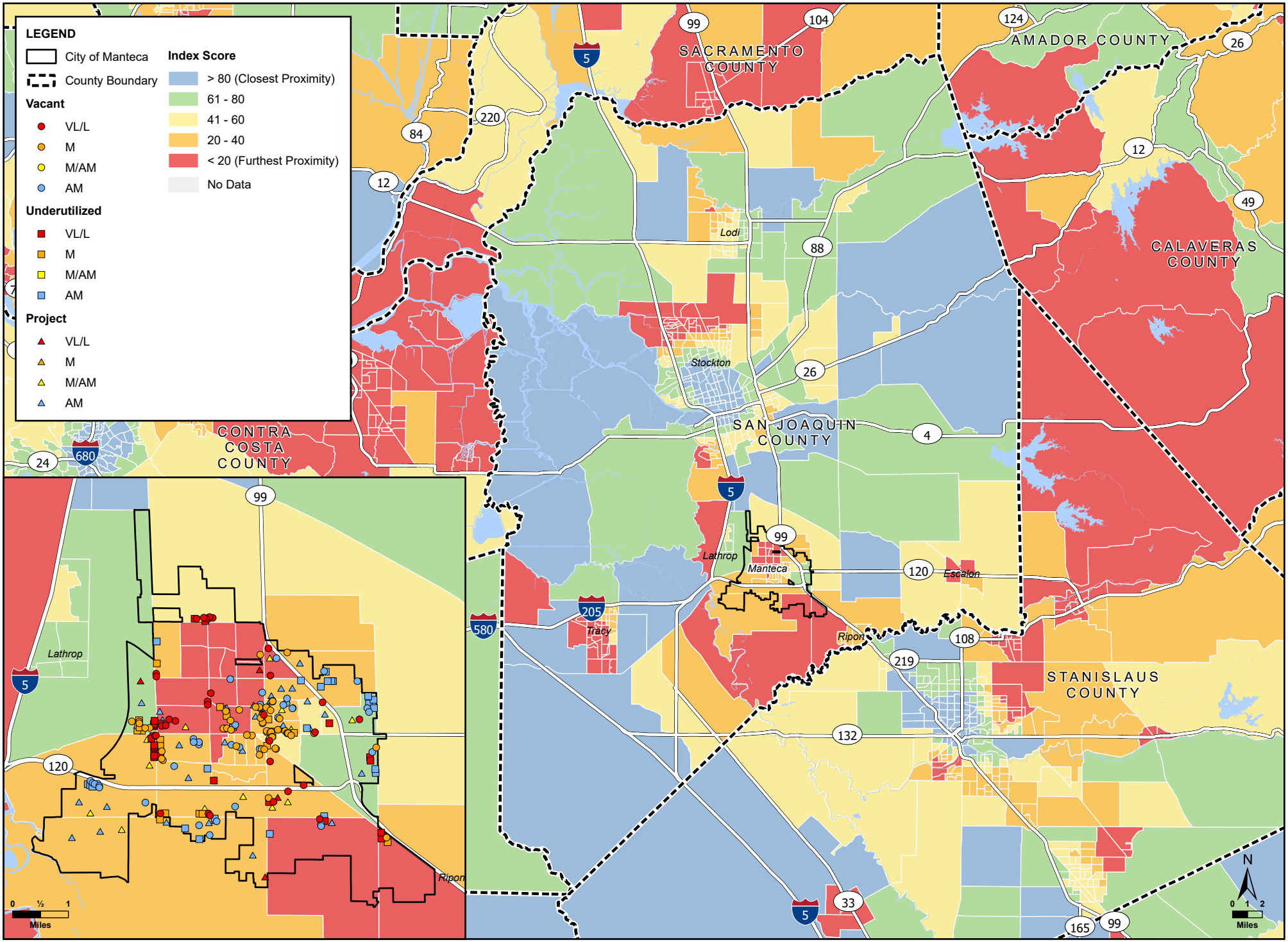
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: June 18, 2023.

FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: June 18, 2023.

FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: June 18, 2023.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 5-4 above, the overall economic scores in Manteca range from 0.02 to 0.86. The economic scores are inconsistent in the City. Census tracts that have a less positive economic score (less than 0.25), including census tracts 51.09, 51.10, and 51.32, are located in the central and eastern portions of the City. Census tracts that have a lower economic score (0.25 -0.5), including census tracts 51.33, 51.08, 51.24, 51.25, 51.26, 51.34, are located in the central and northern portion of the City. Other census tracts have an economic score that is higher than 0.5. Based on this analysis, the City finds that the concentration of low economic scores has no correlation with the degree of diversity throughout the City. As shown in Figure 23 and Figure 24, both renters and owners in census tracts with lower economic scores tend to have higher cost burden. The concentration of low economic opportunity census tracts correlates with the census tracts with the highest proportions of: persons with a disability, lower median incomes, and areas that are Latinx-White. The TCAC economic scores do not show strong correlations with other protected and sensitive classes. These patterns are similar throughout the north San Joaquin County. Compared with other surrounding jurisdictions, Manteca has similar percentage of census tracts with higher economic scores.

Table 5-5. Employment by Characteristics and Regional (City/County) Comparison

Characteristic	Manteca			San Joaquin County			Difference in Employment / Population Ratio	Difference in Unemploy-ment Rate
	Total	Employment / Population Ratio	Unemploy-ment rate	Total	Employment / Population Ratio	Unemploy-ment rate		
Population 16 years and over	62,145	56.4%	6.7%	47,390	69.4%	6.0%	-13.0%	0.7%
AGE								
60 to 64 years	4,437	53.0%	3.8%	40,445	51.4%	5.7%	1.6%	-1.9%
65 to 74 years	6,447	17.1%	8.3%	56,655	20.3%	5.5%	-3.2%	2.8%
75 years and over	4,490	3.1%	0.0%	39,294	4.5%	1.7%	-1.4%	-1.7%
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	39,878	54.8%	6.8%	305,138	54.8%	6.7%	0.0%	0.1%
Black or African American alone	2,619	59.9%	6.7%	41,369	49.6%	10.9%	10.3%	-4.2%
American Indian and Alaska Native alone	503	51.5%	10.1%	3,660	54.9%	9.4%	-3.4%	0.7%
Asian alone	6,689	58.2%	5.6%	92,493	57.9%	6.1%	0.3%	-0.5%
Native Hawaiian and Other Pacific Islander alone	808	38.9%	31.6%	3,255	48.3%	9.6%	-9.4%	22.0%
Some other race alone	5,315	63.2%	4.1%	55,798	60.0%	7.0%	3.2%	-2.9%
Two or more races	6,333	60.1%	6.2%	69,285	60.1%	9.1%	0.0%	-2.9%
Hispanic or Latino origin (of any race)	22,436	57.1%	7.7%	217,614	59.4%	7.9%	-2.3%	-0.2%
White alone, not Hispanic or Latino	27,425	54.3%	5.9%	196,047	52.7%	6.3%	1.6%	-0.4%
Population 20 to 64 years	47,390	69.4%	6.0%	430,999	68.8%	6.8%	0.6%	-0.8%
SEX								
Male	24,117	76.6%	5.2%	216,859	75.6%	6.4%	1.0%	-1.2%
Female	23,273	61.9%	7.0%	214,140	61.9%	7.2%	0.0%	-0.2%
With own children under 18 years	8,541	62.2%	9.8%	84,943	61.6%	8.2%	0.6%	1.6%

POVERTY STATUS IN THE PAST 12 MONTHS								
Below poverty level	4,496	30.5%	20.9%	50,697	33.0%	24.6%	-2.5%	-3.7%
At or above the poverty level	42,858	73.5%	5.2%	372,735	75.0%	5.4%	-1.5%	-0.2%
DISABILITY STATUS								
With any disability	5,284	36.3%	13.1%	47,244	34.9%	12.4%	1.4%	0.7%
Source: U.S. Census Bureau, ACS16-20(5-year estimates), Table S2301.								

As shown in Table 5-5 above, the City's older population (60+) has a higher rate of employment per total population than the Countywide cohort and experiences slightly lower unemployment rates (unemployed persons as total of the workforce) as the Countywide, except persons aged between 65 and 74 years. The only race in the City that experience significantly lower employment to population ratios than the Countywide average is Native Hawaiian and Other Pacific Islander alone. All other races experience employment rates that are similar or higher than the County averages. All race/ethnicities except Native Hawaiian and Other Pacific Islander alone have a similar or lower unemployment rate than the Countywide average. The Native Hawaiian and Other Pacific Islander alone population in Manteca experiences 22 percent higher unemployment than the Countywide average. Females in Manteca, including females with their own children under 18 years of age, experience slightly higher employment than the Countywide average. However, females with their own children under 18 years of age experience slightly higher unemployment rate than the County average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level is lower than the Countywide average. The City's population that is below the poverty level experiences 2.5 percent lower rate of employment per total population and 3.7 percent higher unemployment rate than the Countywide cohort. Persons with a disability in the City have a 1.4 percent higher rate of employment to total working age population than Countywide. Overall, persons aged between 65 and 74 years, Native Hawaiian and Other Pacific Islander alone population, and population that is below the poverty level are the only population group that experiences a significant higher rate of unemployment than the Countywide average. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index varies in Manteca. The northern portion of the City, including census tracts 51.23, 51.24, 51.08, 51.34, 51.26, 51.25, has lower job proximity index scores than southern Manteca. On a scale from zero to 100 where 100 is the closest proximity to jobs, only portions of census tracts 51.35, 51.10, and 51.09 have job proximity scores that are above 40, which is similar or lower than scores in some other San Joaquin County jurisdictions, including Tracy, Ripon, Escalon, and the norther areas in Stockton. Census tracts in Lodi and the southern areas of Stockton have relatively higher job proximity scores than census tracts in Manteca. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above.

According to the San Joaquin Council of Governments (SJCOG) jurisdiction fact sheets of Manteca, between 2015 and 2020, the number of jobs in Manteca increased from 16,231 to 17,592, at a rate of 8.4%. According to the projection, employment in Manteca will slowly increase to 20,968 in 2035. The City's General Plan Update identifies sites to provide a range of jobs, with the intent of increasing local employment and economic opportunities for City residents.

Educational Opportunity

Countywide, there are varying levels of educational scores. The highest scoring areas are located in the central and southwestern portions of the County, with low scores located in areas of the north portion of the County, including Manteca and adjacent areas, as well as Richmond, San Pablo, and portions of Antioch, and a pocket in the southeast County. In Manteca, the educational opportunity scores are generally low across census tracts. As shown in Table 5-4 above, the overall education opportunity scores in Manteca range from 0.26 to 0.96. Generally, census tracts that have a moderate education score (0.25-0.5), including census tracts 51.08, 51.09, 51.10, and 51.13, are located in the eastern portion of the City. Other census tracts within the City have more positive education outcomes (more than 0.75).

Education scores distribute unevenly in San Joaquin County with Tracy, Lathrop, Ripon, Escalon, and Lodi have most of their census block groups with moderate to high education scores. In contrast, Stockton and surrounding areas tend to have more census block groups with less positive economic scores. Compared with other jurisdictions in San Joaquin County, Manteca tends to have moderate education scores. A review of the predominant racial and ethnic group concentration in San Joaquin Based on this analysis, the concentration of low economic opportunity census tracts does not show strong correlations with protected and sensitive classes.

While educational opportunity scores are relatively even across the City and the adjacent unincorporated area, there is varied opportunity based on the schools of the MUSD. According to the California Department of Education's California School Dashboard, in 2022 MUSD had an enrollment of 24,154 students. The ethnic/racial make-up was: 5.5 percent African American, 0.4% American Indian, 10.2 percent Asian, 5.4 percent Filipino, 57.1 percent Hispanic, 3.9 percent Two or More Races, 1 percent Pacific Islander, and 16.3% White. A total of 55.6 percent of the District's students come from socioeconomically disadvantaged backgrounds, 22.1 percent are English learners and 12.6 percent are students with disabilities. MUSD has 29 schools, 17 of which are located in the City limits, as shown below in Table 5-6.

Table 5-6: MUSD Schools Performance

School Names	English Language Arts	Mathematics
Brock Elliott Elementary (1110 Stonum Lane)	26.7 points below standard	73.9 points below standard
Calla High (130 South Austin Road)	*63.7 points below standard*	*149.8 points below standard*
East Union High (1700 North Union Road)	10.2 points below standard	*110.6 points below standard*
George McParland Elementary (1601 Northgate Drive)	9.8 points below standard	35.7 points below standard
Golden West Elementary (1031 North Main Street)	*51.2 points below standard*	*99 points below standard*
Joshua Cowell Elementary (740 Pestana Avenue)	35.1 points below standard	77.2 points below standard
Lincoln Elementary (750 East Yosemite Avenue)	*72 points below standard*	*111.8 points below standard*
Manteca High (450 East Yosemite Avenue)	*54.7 points below standard*	*111 points below standard*
Neil Hafley Elementary (849 Northgate Avenue)	*67.8 points below standard*	105.6 points below standard
New Haven Elementary (14600 South Austin Road)	*36.6 points below standard*	59.9 points below standard
Nile Garden Elementary (5700 East Nile Road)	8.3 points above standard	25.9 points below standard
Sequoia Elementary (710 Martha Street)	*50.6 points below standard*	*94.6 points below standard*
Shasta Elementary (751 East Edison Street)	*38 points below standard*	72.9 points below standard
Sierra High (1700 Thomas Street)	30.9 points above standard	*86 points below standard*
Stella Brockman Elementary (763 Silverado Drive)	27.4 points below standard	70.2 points below standard
Veritas Elementary (1600 Pagola Street)	0.7 points above standard	25.5 points below standard
Walter Woodward Elementary (575 Tannehill Drive)	17.4 points below standard	46.9 points below standard
MUSD	**31.6 points below standard**	**79 points below standard**

Note: Scores below the MUSD average scores are in italics.

As shown above, district-wide, MUSD has low English language arts scores (31.6 points below standard) and low mathematics scores (79 points below standard). The schools that have English Language Arts or Mathematics scores that lower than the district average, including Calla High School, East Union High School, Joshua Cowell Elementary School, Manteca High School, Neil Hafley Elementary School, New Haven Elementary School, Sequoia Elementary School, Shasta Elementary School, and Sierra High School, do not have enrollment boundaries that correspond to high concentrations of protected or sensitive classes and, similarly, access to higher-performing schools does not correspond to concentrations of particular race, income, disability, age, or familial characteristics.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table 5-4 above, the overall environmental scores in Manteca range from 0.01 to 0.73. Environmental scores distributed unevenly within the City. As indicated by the Figure 19, census tracts 51.22, 51.14, 51.33, 51.10, and 51.13 have relatively low environmental opportunity scores. A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores. As shown in Figure 19, environmental scores distributed unevenly throughout the County, generally with lower environmental scores in southwestern areas and higher environmental scores in mountainous northeastern portions of the County.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency ("CalEPA") as "areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, there are 12 EJ Communities located in Manteca. The only census tracts that are not designated as EJ Communities area census tracts, 51.34, 51.24, 51.08, 51.25, and 50.04. A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes. Based on this analysis, there are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Manteca Transit operates fixed route and Dial-a-Ride bus service throughout Manteca with stops at key locations throughout the City. Manteca Transit operates four fixed routes within the Manteca city limits. Service is provided from approximately 6:00 a.m. to 7:00 p.m. on weekdays, and from approximately 9:00 a.m. to 4:00 p.m. on Saturday and closed on Sunday. Manteca Transit Dial-a-Ride service is a curb-to-curb transportation service for individuals with a certified disability, seniors age 62 and older, and Medicare participants.

The City is served four Manteca Transit bus routes, including routes 1, 2, 3, and 4. Generally, the whole Manteca is well served by Manteca Transit routes. Comparing the City's transportation accessibility to the distribution of protected classes, the City finds that the access to transit has no correspondence with the concentration with protected classes. There is no discernible connection between access to transit and location of areas with any predominant population by race or ethnicity or with concentrations of seniors.

Findings

Overall, it appears that residents of Manteca have varied levels of access to opportunities, ranging from low resource to highest resource. As shown in Table 5-4, the educational, economic, and environmental opportunity scores also vary across census tracts in the City. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment

opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce Greenhouse Gas (GHG) emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Manteca evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

FUTURE GROWTH NEEDS

The City's future growth need is based on the RHNA, which allocates production of 2,246 very-low and 1,409 low income, 1,381 moderate, and 3,270 above moderate units to the City for the 2023-2031 planning period. Figure 5 shows that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's largely built-out land uses in its core area, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop, and development projects to include, ADUs, JADUs, and SB 9 units as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

EXISTING NEEDS

The San Joaquin County AI indicates that a significant percentage of residents throughout San Joaquin County experience housing needs, defined by HUD as cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities, with the rate of these needs varying by group and location. Significant contributing factors to disproportionate housing needs in San Joaquin County are identified in the Housing Report of San Joaquin Valley as:

- Available, affordable units in a range of sizes
- Resident displacement due to economic pressures
- Few private investments in specific neighborhoods
- Few public investments in specific neighborhoods, including services or amenities
- Few renter protections
- Few protections for mobile home park residents
- Land use and zoning laws
- Lending discrimination
- Few rental relief programs for people at risk of homelessness

As described in Chapter 6 of this Background Report, the City works with affordable housing developers to help facilitate the development of housing for lower income households. Manteca has 434 rent-restricted units, representing approximately 2% of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower income households throughout the City.

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figures 23 and 24 indicate renter households and owner households demonstrate similar patterns of overpayment. For renter households, census tracts 51.32, 51.24, 51.10.01, and 50.04 have a percentage of the population overpaying in the 60 - 80% range, and other census tracts within the City have a percentage of the population overpaying in the 40 - 60% range. For owner

households, census tracts 51.32, 51.24, 51.25, 51.09, 51.10, and 51.26 a percentage of the population overpaying in the 40 - 60% range, and other census tracts within the City have a percentage of the population overpaying in the 20 - 40% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will facilitate the development of quality, affordable housing in the community through provision of regulatory incentives and financial assistance or partnerships with developers (Program 1), will provide affordable housing financial assistance (Program 2), will preserve existing affordable housing (Program 7), and will continue to provide and seek additional Housing Choice Vouchers and other forms of direct assistance (Program 6).

As discussed previously in the Background Report, 20.0% of renters in Manteca overpay for housing. The majority of renters that overpay are in the lower income groups, with 74.1% in the extremely low income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 23, these renters are concentrated in the census tracts located in central and eastern Manteca. As shown in Table 2-10 of the Housing Needs Assessment section of the Housing Element, 16.7% of homeowners overpay for housing with 63.0% in the extremely low income group severely overpaying for housing (over 50% of their monthly income). Figure 24 shows the concentrations of cost burden on homeowners in the City of Manteca. There is a concentration of homeowners who overpay located in the census tracts in central and eastern Manteca as well.

According to data reported in the 2020 AI, the most common problems in San Joaquin County are Severe Housing Cost Burden and Housing Cost Burden, representing 30.8 percent and 24.6 percent of all problems, respectively. As the 2020 AI identified, 8.6 percent of Small-Related and 3.5 percent of Large-Related households earning up to 80 percent AMI in the Urban County are cost burdened or severely cost burdened. This trails the prevalence of such cost burdened households statewide. However, elderly households with incomes up to 80 percent AMI in the Urban County are cost burdened at a higher rate than in California as a whole. In California, 8.4 percent of elderly households were cost burdened, compared to 9.8 percent in the Urban County. From 2010 to 2020, the median home value of Manteca increased 25.5% from $324,900 in 2010 to $407,600 in 2020. The median sales price for a single-family home in Manteca in 2022 was $642,000. Figures 23 and 24 show the concentrations of cost burden by renter and homeowners Countywide. As seen in the figures, there are concentrations of cost burdened renters and homeowners Countywide.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. According to data reported in the San Joaquin County AI, after cost burdens, the most common problem is overcrowding, which accounts for 7.5 percent of all reported housing problems.

As shown in Table 2-8 in the Housing Needs Assessment, the average household size in Manteca was 3.13 persons in 2019. As described in Table 2-34 in the Housing Needs Assessment section of the Housing Element, 4.1% of owner-occupied homes and 6.4% of renter-occupied homes are overcrowded, and a total of 5.0% of all households in Manteca are overcrowded. The average household size was lower for renters (2.96 persons); owner households had an average size of 3.23 persons. As Figure 25 indicates, census tracts with higher percentages of overcrowded households are located in the central portions of Manteca. Compared with other jurisdictions within the County, such as Stockton, Tracy, and Lodi, Manteca has less percentage of households that are overcrowded. In contrast, Ripon and Escalon have less parentage of overcrowded households than Manteca.

Sensitive Communities

The Urban Displacement Project (UDP) developed methodology for identifying “sensitive communities” where residents may be particularly vulnerable to displacement. The UDP methodology focuses on two key components: 1) neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and 2) market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the percentage of very low-income residents, renters, people of color, and very low-income households that are severely rent burdened (spending 50 percent of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, the UDP identified 27 percent of census tracts in California as sensitive.

As shown in the Figure 22, sensitive communities are located in the central portion of Manteca, including census tracts 51.25, 51.24, 51.32, and 51.09. It is notable that this area of sensitive communities corresponds to the City's highest percentage of cost-burdened owner households.

Substandard Housing

While the San Joaquin County AI identified that housing needs throughout San Joaquin County include incomplete kitchen or plumbing facilities, it did not address substandard housing. However, residents of aging housing or housing built without a permit can be expected to experience more housing quality issues than residents of newer housing and housing built to code.

As discussed in Chapter 2, the 2016-2020 ACS data indicates that 17.7% of the housing in Manteca is greater than 50 years old (i.e., built before 1970). Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 39.9% of Manteca households have at least one housing problem, which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or cost burden. Households earning less than 30 percent AMI make up a very small share (9.7%) of households in Manteca but 79.3% of them experience at least one of the four housing problems. Households earning 30 to 50 percent AMI are the most likely to experience at least one of the four housing problems (80.5%). About 66.1% of households earning 50 to 80 percent AMI and about 49.2% of households earning 80 to 100 percent AMI experience at least one of the four housing problems. Households earning more than 100 percent AMI make up 52.4% of households in Manteca and are least likely (14.0%) to experience a housing problem. Additionally, about 54.7% of renter households are likely to experience at least one housing problem while about 30.8% renter households are likely to experience at least one housing problem. As identified above, many homeowners and renters in Manteca are cost burdened, and may represent a large portion of the 39.9% of households with a housing problem identified in the CHAS.

Homeless

As discussed in Chapter 2, there are approximately unsheltered 129 homeless residents in Manteca, which is approximately 5.6 percent of the regional unsheltered population. The City has seen a decline in its homeless population, as discussed in Chapter 2. The City's efforts to assist this population include a police officer that works with outreach groups and contracting with Inner City Action to link homeless persons and households to services, housing, and other assistance. Due to their unhoused condition, the homeless population is experiencing displacement.

Displacement Risk

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has a number of units which are affordable to lower income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2023-2031 RHNA allocation on parcels designated for high density residential development and mixed-use development, with a focus on new development along the City's major transportation corridors, near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given that the new residential development will happen primarily in undeveloped areas and in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. Underdeveloped residential sites are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households) and that the majority of these sites have a single unit and are not redeveloping large amounts of existing housing, there is not a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future.

As shown in Figure 22, the central areas of the City, are considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low income residents is above 20% in 2017 and the tract meets one other criterion related to renters, diversity, and housing burden. There are potential underutilized housing sites located in census tracts designated "Sensitive Communities" that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). Some future housing sites are located in areas with high levels of female-headed households, senior residents, and lower income households, and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects.

As discussed above, the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of vulnerabilities to displacement (census tracts 51.24, 51.25, 51.32, 51.33, and 51.09). To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. The Municipal Code and State law address flood control and geologic and seismic hazards to protect new development and ensure that new development does not adversely affect existing development. Liquefaction and other seismic-related issues are addressed by the State Universal Building Code (UBC). Various State and federal regulations control the use, storage and transportation of hazardous materials.

Disaster-Driven Displacement

As identified in HCD's AFFH Guidance (April 2021), research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt,
- Lack of control of the maintenance or possible addition of resilience investments to the property,
- Fewer financial resources to rebuild rental housing than for homeowners,
- Rental price increases as rental housing supply decreases,

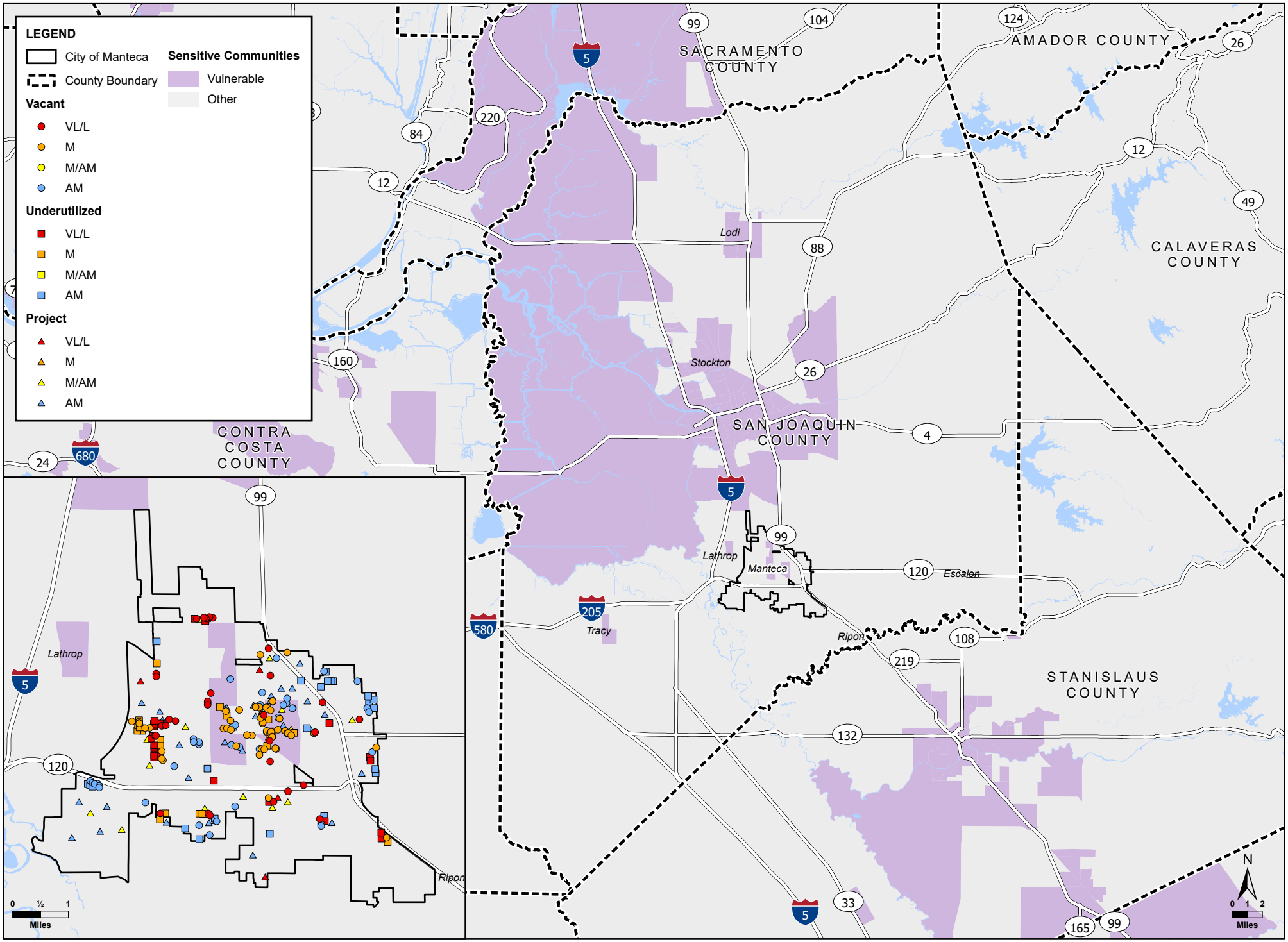
- Evictions, and
- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster.

Figure 4 identifies environmental hazards in the Manteca area.

Findings

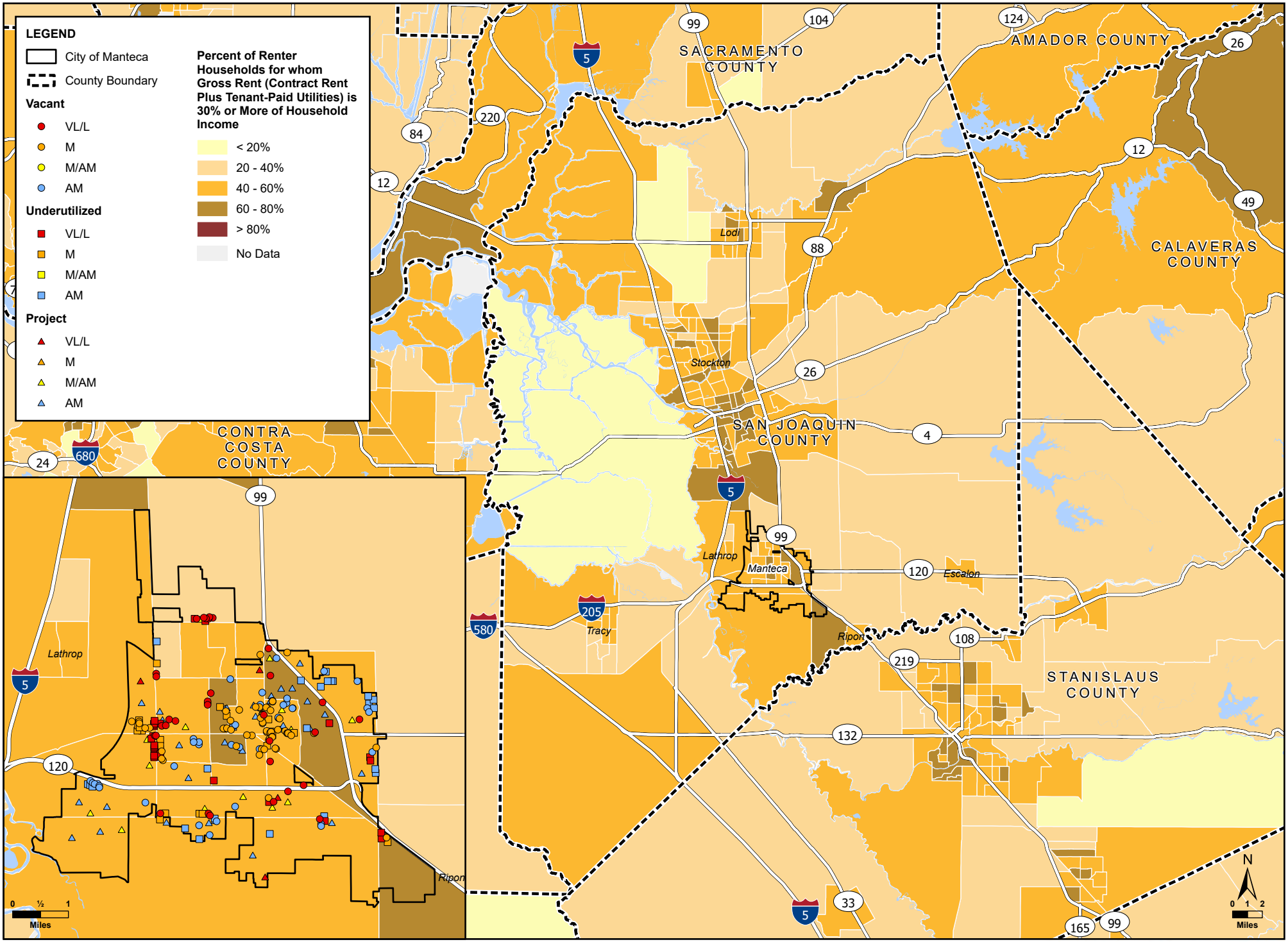
"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. To prevent residents occupying or being displaced from substandard housing, the City will connect areas in need of housing rehabilitation, neighborhood improvements, and abatement of unsafe conditions with rehabilitation and repair resources, as described by Programs 8. The City will seek to involve the community in housing-related decisions and will promote the availability of local (City and County-administered), regional, State, and Federal programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation, as described in Program 17. To ensure that housing opportunities are accessible to the City's existing residents that may be at risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will develop a program that connects targeted very low- and low-income residents and employees with access to new housing opportunities (Program 20)

FIGURE 22: SENSITIVE COMMUNITIES



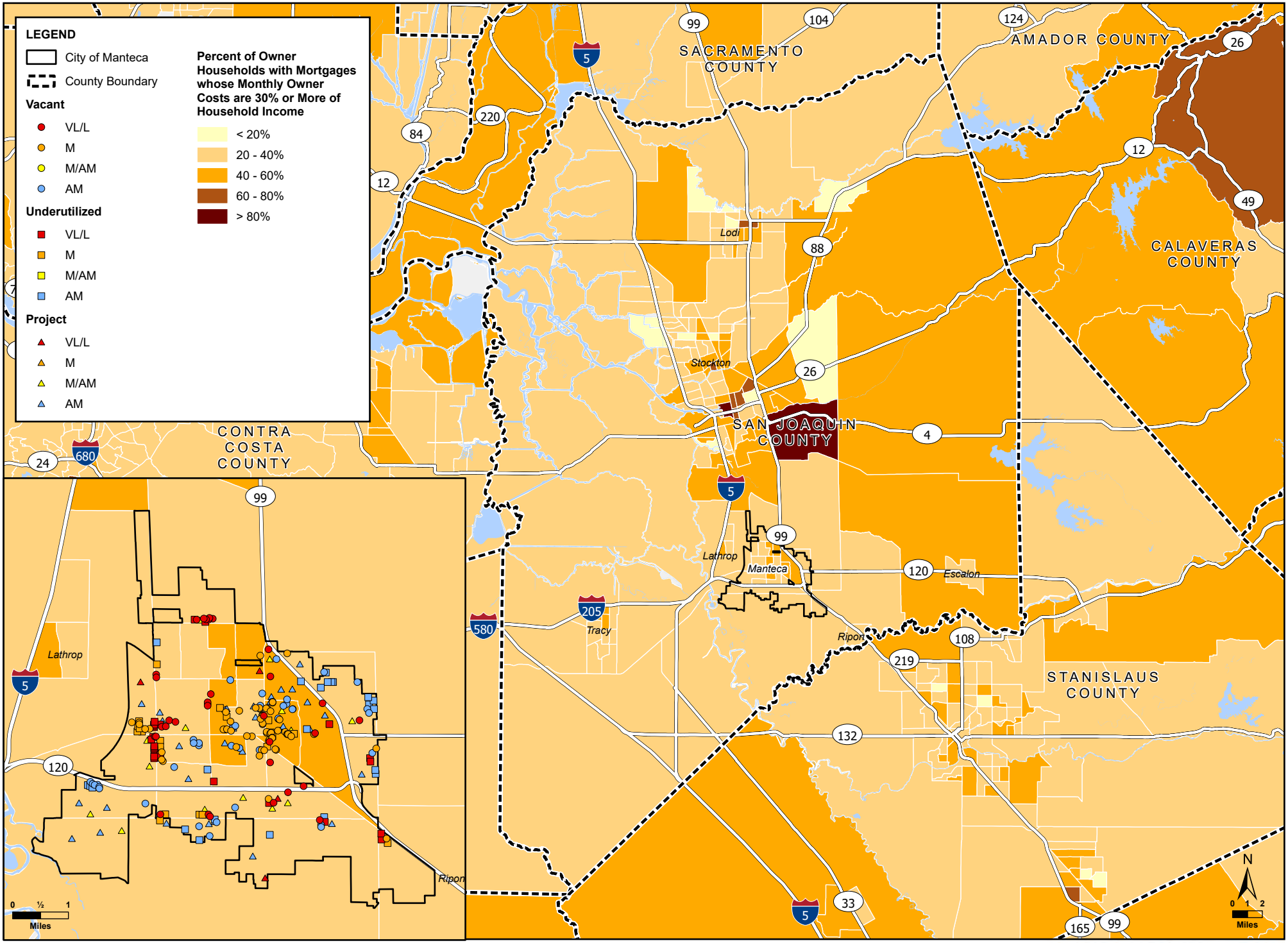
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract". Map date: June 18, 2023.

FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



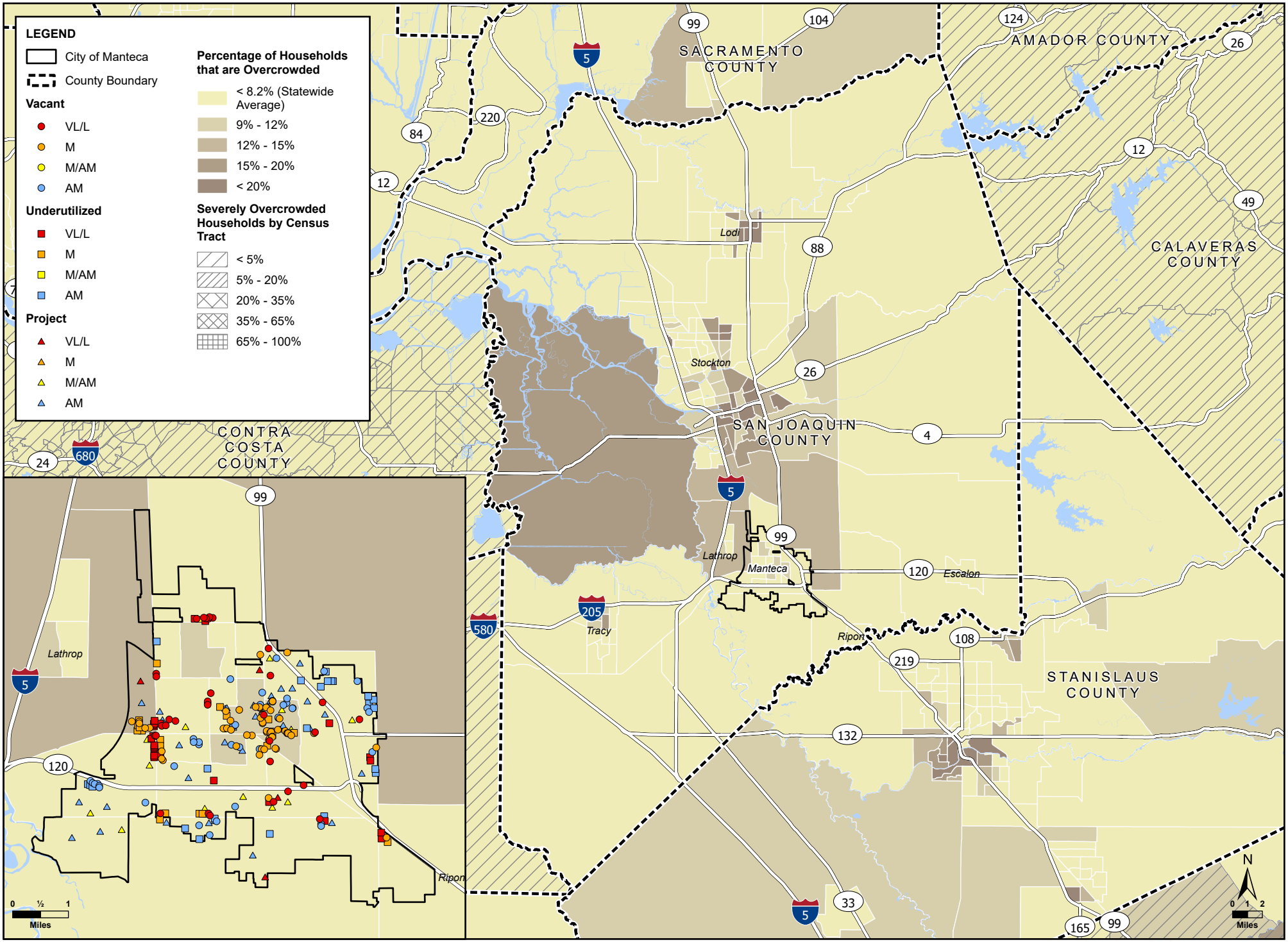
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: June 18, 2023.

FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: June 18, 2023.

FIGURE 25: OVERCROWDED HOUSEHOLDS



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: June 18, 2023.

D. SITES INVENTORY

AB 686 (approved in 2018) requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

SEGREGATION/INTEGRATION

The City finds that there are patterns of segregation in Manteca. As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community.

Figure 8 shows that Latinx-White racial/ethnic concentrations in Manteca are generally located in the northern and eastern portions of the City and 3 Group Mixed racial/ethnic concentrations in Manteca are located in the southern and western portions of the City. Figure 9 shows the sites identified to meet Manteca's RHNA allocation in relation to racial/ethnic diversity (2018) and shows that there are areas with more, and less, diversity throughout the City. As shown, proposed sites, including those very low and low-income RHNA sites (i.e. sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas of 3 Group Mixed racial/ethnic or of higher diversity. Compared with census tracts with lower diversity scores, a higher share of very low and low-income RHNA sites are located in census tracts with higher diversity scores. Similarly, a higher share of very low and low-income RHNA sites are located in areas with a diverse population, 3 Group Mixed racial/ethnic. These areas also include moderate and above moderate RHNA sites. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for racial or ethnic groups.

Figure 11 shows the sites designated to meet Manteca's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed sites, including those very low and low-income sites (sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. Sites are divided between census tracts with 10% or less of the population indicating a disability, sites in areas with 10-20% of residents indicating a disability, and sites in areas with 20-30% of residents indicating a disability. The census tract with the highest rate of persons with a disability has a mix of moderate and above moderate RHNA sites. As noted earlier, Manteca has similar level of concentrations of persons with disabilities compared with other cities and communities in southern San Joaquin County. Although the locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities, the City should still target its AFFH actions to alleviate the concentration of persons with disabilities found in the census tracts with moderate levels of persons with disabilities (20-30%) and to increase access for persons with a disability to areas with low percentages of persons with a disability.

Figure 14 shows the sites designated to meet Manteca's RHNA allocation in relation to female-headed households. As shown, proposed sites, including very low and low-income sites (sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas with high levels of female-headed households. Areas with high levels of female-headed households include lower, moderate, and above moderate income RHNA sites. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Manteca's RHNA allocation in relation to concentration of senior residents. As shown, proposed sites, including very low and low-income sites (sites allowing for densities of at least 20 du/ac), are distributed throughout the community. Compared with census tracts with a lower percentage of senior residents, a higher share of very low and low-income sites are located in census tracts with a higher percentage of senior residents. However, the majority of these sites are located adjacent to a market-rate senior community in an area with moderate incomes and highest resources. The

locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior residents.

Figure 16 shows the sites designated to meet Manteca's RHNA allocation in relation to median household income. As shown, proposed sites, including very low and low-income RHNA sites (sites allowing for densities of 30 du/ac), are distributed throughout the community with a higher share of above moderate income sites located in areas with high and highest median household incomes. Although a number of lower income sites are in block groups with moderate and low median household incomes, these are also sites that will realistically develop/redevelop over the planning period and which could be transformative projects that assist in improving opportunities and median incomes within these census block groups. It is recognized that the central areas of the city have the lowest income rankings and also have primarily moderate income sites as well as some above moderate income sites. The distribution of sites will increase very low and low income housing opportunities outside of the lower median income areas in the City while the moderate and above moderate income sites in these areas will assist in increasing diversity and income levels in these areas.

R/ECAPs and RCAAs

There are no racially/ethnically concentrated areas of poverty (R/ECAPs) in Manteca nor are there any racially concentrated areas of affluence (RCAAs). In fact, in Manteca it appears that areas of high diversity do not generally correlate with lower incomes and that areas of low diversity reflect a wide range of income levels. The distribution of RHNA sites throughout the City will therefore not exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

Access to Opportunity

Census tracts in Manteca have varied TCAC resource levels. In general, the central portion of the City has lower resource level and the western portion of the City has moderate to higher resource level. Candidate sites to accommodate the City's very low and low income RHNA are located in areas of a variety of resource levels, including Highest Resource, High Resource, Moderate Resource and Low Resource. As reflected in Figure 17, Manteca's census tracts range from less positive (<0.25) to more positive economic outcome (<0.75). The RHNA sites include a full range of income levels distributed throughout all economic score ranges represented in Manteca. There is no concentration of very low and low income sites in the less positive economic outcome census tracts and the highest outcome tracts in the City have a range of very low or low, moderate, and above moderate income sites. Similarly, as shown in Figure 18, Manteca's census tracts range from less positive (<0.25) to more positive educational outcome (<0.75). The RHNA sites include a full range of income levels distributed throughout all educational score ranges represented in Manteca. A lower share of very low and low income sites are provided in areas with the lowest scoring education category. As shown in Figure 19, Manteca's census tracts reflect the full range of environmental scores from less positive (<0.25) to more positive environmental outcomes (<0.75). RHNA sites are distributed throughout all environmental score ranges represented in Manteca. However, the majority of very low and low income sites are provided in areas with less positive environmental scores. While there are very low and low income sites in census tracts with less positive outcomes, these areas also have moderate and above moderate income sites with no concentration of very low and low income sites in the lower environmental scoring areas. New residential and mixed-use development in the identified areas will help to create more housing affordable to households at all income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Manteca. Taken together, new residential and mixed-use development as envisioned by the inventory of sites will help to continue to diversify the City's land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

Disproportionate Housing Needs and Displacement Risk

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with moderate and high levels of cost-burdened renter households. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. Areas identified as vulnerable to displacement risk on Figure 22 will see a range of income

levels, with the inventory and opportunity sites accommodating very low and low, moderate, and above moderate income households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters.

5. SITE ANALYSIS FINDINGS

The existing conditions in Manteca across all fair housing factors are generally mixed, with more positive outcomes for some factors and less positive outcomes for others. Nonetheless, the distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to encourage affordable housing development. The sites identified to meet the City's RHNA at all income levels are generally accommodated throughout Manteca and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. In addition, the City has included Program 5 in the Housing Plan to encourage additional development of very low, low, and moderate income units throughout the community, including areas with primarily single-family housing, through promoting ADUs, JADUs, and SB 9 units.

For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

E. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in Table 5-7 potential contributing factors to fair housing issues in Manteca and outlines the meaningful actions to be taken. The meaningful actions listed in Table 5-7 relate to the actions identified in the Housing Plan.

Table 5-7: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	• Lack of understanding of fair housing rights, including access to readily available information regarding fair housing resources and assistance to persons in filing a complaint • Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	• Program 16 • Program 23
Lack of Access to Opportunity.	• Highway 99/UPRR area (Figure 20) - low overall TCAC and economic opportunity scores (overall, economic • Central/central-eastern census tracts - Low educational opportunity scores	High	• Program 1 • Program 2 • Program 5 • Program 6 • Program 12

	• Southern and eastern areas – Low environmental opportunity scores 4		• Program 14 • Program 17 • Program 23
Disproportionate Housing Needs, including Overpayment and Substandard Housing	• On-going need for affordable housing options • Need for assistance with monthly housing costs • Access to local information regarding available housing rehabilitation, emergency repair, and weatherization programs • Need for targeted housing revitalization strategies	Medium	• Program 1 • Program 2 • Program 3 • Program 5 • Program 6 • Program 7 • Program 8 • Program 11 • Program 12 • Program 14 • Program 16 • Program 17 • Program 18 • Program 19 • Program 20 • Program 22 • Program 23
Displacement Risk	• Portion of community is a sensitive community identified as vulnerable to displacement • Displacement of residents due to economic pressures	Medium/Low	• Program 1 • Program 2 • Program 6 • Program 7 • Program 12 • Program 16 • Program 19 • Program 20 • Program 21 • Program 22 • Program 23

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

1. Improving access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Manteca and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities (High Priority)
2. Place-based investments to improve opportunities, including access to place-based opportunities, including economic, educational, environmental, and transportation (High Priority)
3. Housing mobility enhancement to increase access to opportunities and improve access to affordable housing throughout the community (High Priority)

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to avoid patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to

address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the County AI's recommendations:

- Programs 1 and 2 to facilitate affordable housing and special needs housing construction
- Program 3 to ensure adequate sites are available to accommodate the RHNA
- Program 5 to encourage production of ADUs, JADUs, and SB 9 units, increasing access to opportunities and a greater variety of housing types and costs throughout the City
- Program 6 to promote access to housing in all areas of the City
- Program 7 to preserve existing affordable housing and reduce displacement due to conversion of affordable housing to market rate
- Program 8 to ensure housing is maintained in a safe and decent manner that reduces displacement due to substandard housing
- Programs 11 and 17 to increase access to housing for persons with a disability
- Program 12 to encourage and facilitate a variety of housing types, including housing for special needs populations
- Program 14 to promote affordable housing opportunities through density bonuses and incentives
- Program 16 to ensure fair housing outreach, education, and enforcement services are available to residents, property owners, and property managers
- Programs 17 and 19 to improve access to information regarding housing programs, including increasing access to homeownership opportunities
- Program 20 to increase access to housing for special needs households
- Program 22 to ensure emergency shelter and housing options are targeted to the homeless population

Program 23 to affirmatively further fair housing through promoting fair housing outreach and enforcement, housing mobility enhancement and increased access to high opportunity areas, increasing integration and diversity, promoting place-based strategies to improve opportunity scores and promote community revitalization, and protecting residents from displacement. To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing, provide services to the lower income and special needs groups, and address homelessness.

6. EVALUATION OF THE 2015–2023 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the 2023 – 2031 Housing Plan.

B. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015-2023 HOUSING ELEMENT

The 2015 – 2023 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Manteca through the following goals, policies, and programs:

Goal 1	To promote the development of affordable housing in the city of Manteca.
Goal 2	To promote mixed-use, infill, and downtown development in the city of Manteca.
Goal 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.
Goal 4	To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.
Goal 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.
Goal 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.
Goal 7	To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.
Goal 8	To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.

Since the adoption of the last Housing Element update, the City has implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This section reviews the effectiveness of the 5th Cycle Housing Element.

Table 6-1 identifies the City's 2015-2023 RHNA, all residential units that were constructed or permitted during this period, and the remaining RHNA that was not permitted during the 5th Cycle.

As shown in Table 6-1, 6,156 housing units were permitted during the planning period. Of these 6,156 units, 5,799 were affordable to above moderate income, 319 units were affordable to moderate income, 32 were affordable to low income; 10 were affordable to very low income, and 5 were affordable to extremely low income households.

Table 6-1. Regional Housing Needs Allocation (RHNA) 2015-2023 - Citywide						
Allocation	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
Manteca 2015-2023 RHNA	463	462	693	825	1,958	4,401
Total Permitted 2015	0	0	0	0	494	494
Total Permitted 2016	0	0	0	0	593	593
Total Permitted 2017	5	6	24	125	660	820
Total Permitted 2018	0	4	8	10	476	489
Total Permitted 2019	0	0	0	182	514	696
Total Permitted 2020	0	0	0	2	871	873
Total Permitted 2021	0	0	0	0	724	724
Total Permitted 2022	0	0	0	0	1,467	1,467
Total Permitted 2015-2021	*5*	*10*	*32*	*319*	*5,799*	*6,156*
Remaining Need	458	452	661	506	0 (3,841 surplus)	2,077
Source: City of Manteca, 2015, 2016, 2017, 2018, 2019, 2020, and 2021 Annual Element Progress Reports						

Overall, the City's housing programs have been moderately effective in removing potential constraints to affordable housing, ensuring coordination between City and County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the City's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, City of Manteca effectively implemented many of its Housing Element programs, with one affordable deed-restricted senior/disabled apartment project permitted, one affordable deed-restricted multifamily project in process, and 11 residential care homes licensed (2 care homes constructed during the 6th Cycle). The City is implementing measures to promote accessory dwelling units and support the production and rehabilitation of housing and an increase in the variety of housing types in the City. The City's implementation of its housing programs that have helped to achieve the goals and objectives of the 2015 – 2023 Housing Element is described in detail in Table 6-2. Table 6-2 also describes programs that will be modified, consolidated into new programs, or omitted because they were implemented or redundant to other programs, as part of the 6th Cycle Housing Element.

During the 5th Cycle, the City actively promoted affordable housing, including assistance through the City's HOME and CDBG funds accessed through participation in the San Joaquin Urban County and HOME Consortium. These efforts resulted in 47 deed-restricted units during the 5th Cycle, as well as pending projects with an additional 100 very low and low income deed-restricted units that are anticipated to be constructed during the 6th Cycle.

During the 5th Cycle, the City worked to further housing opportunities and implement the Housing Element. The City's housing related accomplishments included:

- A comprehensive update to the General Plan, a multi-year effort that culminated with adoption in July 2023. The General Plan Update reflects substantial input from the community and provides a framework for growth and development, including increased residential densities, including higher densities to accommodate multifamily housing, and additional sites for multifamily and mixed use development. The General Plan Update also includes a policy for prioritizing the revitalization of underutilized sites and deteriorated areas through development incentives, public/private partnerships, and public investments.
- Assistance to the Cottage Avenue Senior Apartments project (47 extremely low, very low, and low income units) through help with NEPA documentation, providing information in support of funding applications, and commitment of local funds, including multifamily housing revenue bonds and HOME funds.
- Municipal Code Updates, including:
    - Adoption of current California Building Standards Code (2022), including the current State mandated CalGreen requirements.
    - Revision to the Community Growth Management Program to exempt any residential unit or project that meets the affordable housing criteria from the growth cap. The Program also exempts infill developments and modifies

the point rating system to allow incentives to developers to include affordable housing in their development proposals.
    - Amendment of required parking spaces by number of bedrooms.
- Public information availability, including:
    - Geographic Information System (GIS) web page that contains up-to-date property information.
    - Housing inventory, including finished, entitled, and pending lots/units with project names, status, key dates and number of lots.
- An update to the City's Planning fee schedule
- Allocation of CDBG funding for:
    - Hope Ministries in 2020 in the amount of $150,000 to assist with the purchase of sites where existing shelters are located in order to preserve those housing facilities for the homeless population.
- Coordination with the San Joaquin County CDBG Urban County/San Joaquin County Successor Agency (Urban County) in 2020 to identify an industrial building at 555 Industrial Park Drive to be rehabilitated to serve as a one-stop homeless shelter with a capacity for 218 persons. The Urban County, which includes the City of Manteca as a participating agency, committed $500,000 for the rehabilitation of the facility. The City also committed $160,000 of its 2020 CDBG funding to continue to support HOPE Family Shelter operations and purchase of property where shelters are currently located to ensure continued provision of shelter and housing assistance services for homeless and at-risk households.
- Providing assistance to lower income homeowners through the Housing Rehabilitation program, which prioritizes addressing health and safety hazards and provides funding for a broad range of improvements, including property maintenance, functional obsolescence, energy efficiency, and removal of architectural barriers for the disabled.

Table 6-2 addresses progress towards meeting special housing needs. Cumulatively, the 2015-2023 Housing Element resulted in assistance to special needs households, including:

Seniors: Affordable and market-rate housing, including 48 low and very low income multifamily rental units (Cottage Avenue Senior Apartments) and market-rate single family for sale homes (Shadowbrook/The Collective and continued development in Del Webb Woodbridge), licensing of 59 beds in existing units to provide residential care for the elderly, and 2 single family homes constructed during the 6th Cycle were licensed as residential care homes for the elderly to provide 12 beds (Beatitudes Care Home – 1639 United, 6 beds, Fruitful Humble Abode – 1849 Coit St, 6 beds).

Large Families: Development during the 5th Cycle included a variety of units suitable for large families. Market rate single family for-sale homes included 3- and 4-bedroom units located in various developments throughout the City and market-rate multifamily projects, including The Element and Paseo Villas, included 3-bedroom units.

Persons with a Disability: The Cottage Avenue Senior Apartments (47 very low and low income units) is also available to persons with a disability. The residential care homes that were constructed (12 beds) and those that were licensed during the planning period (59 beds) serve elderly people, particularly those with a disability or limitation that requires assistance with daily living activities. A small family home serving children with special needs (2452 Donatello St, 2 beds) is also pending licensing during the 6th Cycle.

Farmworkers: No new housing or assistance was provided specific to farmworker households.

Female Heads of Household with Children Present: While housing was constructed in proximity to services, including day care, schools, and employment opportunities that may benefit female heads of household with children, the City did not track units that specifically address this population.

Homeless: During the 5th Cycle, the City implemented multiple strategies to assist its unhoused population. Through providing additional shelter beds and staff to connect homeless persons with housing and resources, these efforts resulted in a reduction in unsheltered persons in Manteca as discussed in Chapter 2 of the Background Report. The City has continued to support H.O.P.E. Incorporated, which operates the Raymus Housing Emergency Shelter and expanded its operations to provide the HOPE Family Shelter focusing on servicing families and assisting households in meeting residential and occupational goals. The City also provided funds to H.O.P.E. Incorporated for the purchase of its emergency shelter site to ensure long-term availability of

emergency shelter beds. The City also has provided a warming/cooling center and shelter during periods of inclement weather to assist the unhoused population. During the 6th Cycle, the City began efforts to develop a navigational mixed use project that will provide shelter beds, transitional and supportive housing, and services. The City has identified a site for the center and is proceeding with plans to develop and operate the site.

While the majority of goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance and timelines, to remove redundancies as many programs are repetitive, to provide more specific direction to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 6th Cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs to address the City's housing needs for the 2023 – 2031 period.

Table 6-2. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
GOAL 1: To promote the development of affordable housing in the City of Manteca.	
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. **Quantified Objective:** 50 moderate-, 50 low-, 50 very low-, and 25 extremely low-income units	**Accomplishments**: Implemented and ongoing. The City has provided assistance to the Cottage Avenue Senior Apartments project through help with NEPA documentation, providing information in support of funding applications, and commitment of local funds, including multifamily housing revenue bonds and HOME funds in 2019 to offset development costs. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been implemented. While the City did not provide fee waivers, the City did provide financial assistance to the one affordable project (47 very low and low income units) that requested assistance. The City is also working with another developer proposing 100 lower income units. This program did not reach the full quantified objective, but has been successful in supporting affordable housing. The program will be modified and combined with similar programs that assist builders with the development of affordable housing, and include specific actions and a timetable for implementation.
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. **Quantified Objective**: 50 moderate-, 50 low-, 50 very low-, and 25 extremely low-income units	**Accomplishments:** Implemented. Title 18 of the Manteca Municipal Code, the Community Growth Management Program, has been revised to exempt any residential unit or project that meets the affordable housing criteria from the growth cap. The Program also exempts infill developments and modifies the point rating system to allow incentives to developers to include affordable housing in their development proposals. **Status:** ☐ Keep ☐ Modify ☑ Remove This program has been implemented and will be removed. The 47 affordable units developed during the 5th Cycle were exempt from the Growth Management Program.
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	**Accomplishments**: Partially implemented and ongoing. The City pursues State and Federal funding sources annually. City funds were committed in 2018 to assist Cottage Avenue Senior Apartments in completing NEPA environmental documentation to receive Federal HOME, CDBG, and Project-Based Housing Choice Vouchers funding assistance. In 2020, the City worked to commit Federal and State funds to assist with emergency shelter housing (Programs H-I-12 and H-I-15).

review available housing programs to identify appropriate funding sources to meet Manteca's housing needs. **Quantified Objective**: 50 moderate-, 50 low-, 50 very low-, and 25 extremely low-income units	**Status:** ☐ Keep ☑ Modify ☐ Remove This program has been effective and will be modified and combined with similar programs that continue to identify appropriate funding sources and work with interested developers to match available funding to housing development and rehabilitation. The updated program will include specific actions and a timetable for implementation.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City maintains an inventory of sites and has made the information available to the development community upon request. Additionally, the City's General Plan was adopted in July 2023, and includes a policy for prioritizing the revitalization of underutilized sites and deteriorated areas through development incentives, public/private partnerships, and public investments. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been somewhat effective. This program will be modified and combined with other programs that facilitate partnerships with developers and more actively promote development of high density and mixed use sites with affordable housing.
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). **Quantified Objective:** None	**Accomplishments:** Implemented. Title 18 of the Manteca Municipal Code, the Community Growth Management Program, has been revised to exempt any residential unit or project that meets the affordable housing criteria from the City's 3.9 percent growth cap. However, the City has not specifically adopted policies prioritizing water and wastewater service for lower income housing developments. Status: ☐ Keep ☑ Modify ☐ Remove This program will be revised to identify specific requirements for the adoption of policies and procedures to prioritize water and sewer service for projects that provide lower income housing.
GOAL 2: To promote mixed-use, infill, and downtown development in the City of Manteca.	
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. **Quantified Objective:** 75 second units (moderate-income)	**Accomplishments**: Partially implemented and ongoing. New ADU laws went into effect on January 1, 2020 that define the maximum standards and establish limitations on fees that can be applied to ADUs and Junior ADUs. The City is utilizing State law for processing ADUs and JADUs and is using a portion of its SB 2 funds to develop materials and resources to assist property owners with ADU and JADU development. This program has been effective and is in the process of being implemented. The City had a significant increase in ADUs in 2022 based on allowing ADUs and JADUs as required by State law. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified to complete implementation of the resources to encourage ADUs/JADUs and to include new actions to encourage SB 9 units to have a streamlined approach to increasing alternatives to traditional single family detached units, and include specific actions and a timetable for implementation.
GOAL 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-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-	**Accomplishments:** Partially implemented and ongoing. The City worked during the 5th Cycle to provide information regarding sites in the City via an online Geographic Information System (GIS) web page. This web page was published in 2022 and contains up-to-date property information, including

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. **Quantified Objective:** None	General Plan designation, zoning, development status (presence of buildings), and a host of other information. Upon completion of the Housing Element, the City will add Housing Element sites for very low, low, and moderate income housing to the web page. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified to reflect the very low, low, and moderate income sites included in Chapter 4 of the Background Report, and consolidated with other programs that offer assistance to prospective affordable housing developers, and include specific actions and a timetable for implementation.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City maintains a housing inventory map on the website. The map includes finished, entitled, and pending lots/units with the name, project number, type, number of units, location, and developer/builder. **Status:** ☑ Keep ☐ Modify ☐ Remove This program has been effective in making the public aware of under construction/ready to build, approved, and pending projects.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City reviews its inventory to ensure adequate sites are available. During the 5th Cycle, the City initiated multiple annexations to meet housing needs. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified and consolidated with other programs that task the City with ensuring adequate sites to accommodate the City's housing needs.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City evaluates the effect of its fees each time fees are updated. The City last reviewed and updated the Planning fee schedule in October 2017. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified and consolidated with other programs that task the City with reviewing and updating department procedures and fee structures on a regular basis.
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). **Quantified Objective:** None	**Accomplishments**: Implemented. The City has amended the Zoning Code to require parking spaces by number of bedrooms. **Status:** ☐ Keep ☐ Modify ☑ Remove This program has been implemented and will be removed.
GOAL 4: To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.	
Program H-I-12: 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.	**Accomplishments:** Implemented and ongoing. The City has continued to participate in the San Joaquin Urban County to access CDBG and HOME funds and to participate in regional solutions to housing needs. The City committed $150,000 of its 2020 CDBG grant funding to assist HOPE Ministries with the purchase of sites where existing shelters are located in order to preserve these housing facilities for the homeless population. **Status:** ☐ Keep ☑ Modify ☐ Remove

Housing objectives shall be a high priority in the use of CDBG funds. **Quantified Objective:** 30 low- and 30 very low-income units	This program has been effective and will be modified and consolidated with other programs that task the City with continued pursuit of CDBG funds to support the preservation and maintenance of affordable housing.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. Through Manteca's participation in the San Joaquin Urban County and HOME Consortium, the City's residents have access to the County of San Joaquin Home Rehabilitation Program, which assists property owners with improving their property, including repairs and improvements to address substandard conditions. The City's Code Enforcement Division investigates violations of the Manteca Municipal Code and other State and Federal codes related to land use, building, business licensing and operation, health code, and various other non- criminal statutes. Code Enforcement's goal is to gain voluntary compliance for violations of state and local laws. Code Enforcement Officers work with other divisions of the City, County and State officials to gain compliance with these codes. They abate public nuisances and properties deemed to be a public health or safety hazard. Abatement measures are executed through coordinated and cooperative steps that include Notice of Violation, Notice and Order and administrative penalties addressed upon those who fail to comply with municipal and state laws. Services are performed under the direction of the Services Division Captain. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been effective and will be modified and combined with other programs that promote the preservation of housing, track enforcement activities to identify any trends related to housing quality and housing safety to ensure that assistance is targeted where necessary, address complaints and any identified health and safety issues related to the City's housing stock, provide homeowners and property owners with resources regarding housing rehabilitation and emergency repair programs to promote a safe and healthy living environment for the City's residents, and include specific actions and a timetable for implementation.
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. **Quantified Objective:** 120 lower-income units	**Accomplishments:** Implemented and ongoing. The City regularly maintains contact with the operators of at-risk affordable housing, and has provided technical assistance to potential purchasers of at-risk affordable housing in Manteca. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been somewhat effective and will be modified to ensure that the City addresses conversion of at-risk units, including noticing requirements consistent with the requirements of State law and outreach to tenants to reduce the risk of displacement of lower income residents.
GOAL 5: To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons packing permanent shelter, and residents with extremely low incomes.	

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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City coordinated with the San Joaquin County CDBG Urban County/San Joaquin County Successor Agency (Urban County) in 2020 to identify an industrial building at 555 Industrial Park Drive to be rehabilitated to serve as a one-stop homeless shelter with a capacity for 218 persons. The Urban County, which includes the City of Manteca as a participating agency, committed $500,000 for the rehabilitation of the facility. The City also committed $160,000 of its 2020 CDBG funding to continue to support HOPE Family Shelter operations and purchase of property where shelters are currently located to ensure continued provision of shelter and housing assistance services for homeless and at-risk households. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been somewhat effective and will be modified and combined with other programs that proactively address homelessness and working with regional service providers and non-profit organizations.
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. **Quantified Objective:** None	**Accomplishments:** Underway. The City is in the process of preparing and publicizing an informational brochure on reasonable accommodation and will post it to the City's website upon completion. It is anticipated that this will be complete and implemented prior to adoption of this 6th Cycle Housing Element. **Status:** ☐ Keep ☐ Modify ☑ Remove This program will be removed.
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City reviews State and Federal funding sources annually and pursues funding opportunities that align with pending and potential projects in the City. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified and consolidated with other programs that address funding for housing for persons with disabilities on a regular basis.
GOAL 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.	
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	**Accomplishments:** Implemented and ongoing. The City is subject to and enforces state and federal fair housing laws. In coordination with the Urban County, the City also commits a portion of available CDBG funds on an annual basis to San Joaquin Fair Housing to ensure fair housing information is available to the City's residents and landlords. **Status:** ☐ Keep ☑ Modify ☐ Remove This program will be modified to include other actions to promote fair housing, based on the analysis provided in the Affirmatively Furthering Fair Housing section of the Housing Plan.

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. **Quantified Objective:** None	
GOAL 7: To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.	
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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City has assisted lower income homeowners through its participation in the County Housing Rehabilitation program, which prioritizes addressing health and safety hazards and provides funding for a broad range of improvements, including property maintenance, functional obsolescence, energy efficiency, and removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to new roof and gutters, electrical and plumbing upgrades, and installation of ramps and grab bars. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been partially implemented and will be modified to ensure that the City continues to publicize energy efficiency opportunities.
Program H-I-20: Building Codes The City shall ensure that local building codes are consistent with state mandated or recommended green building standards. **Quantified Objective:** None	**Accomplishments:** Implemented. The City has adopted the 2055 California Building Standards Code, including the current State mandated CalGreen requirements. **Status:** ☐ Keep ☑ Modify ☐ Remove This program has been implemented in its entirety. This program will be consolidated with other housing programs will ensure that the City implements State law, including current building codes, including CalGreen.
GOAL 8: 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-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. **Quantified Objective:** None	**Accomplishments:** Implemented and ongoing. The City has submitted Annual Progress Reports in the format required by HCD from 2018-2022 and will continue to do the same. **Status:** ☑ Keep ☐ Modify ☐ Remove This program will be continued to ensure ongoing reporting related to RHNA progress and Housing Element implementation.

7. OTHER REQUIREMENTS

A. ENERGY CONSERVATION

Manteca's General Plan update embodies the City's commitment to sustainability with the goal of improving climate resiliency through reducing greenhouse gas emissions through sustainable energy, transportation, land use, and local government actions that maximize energy efficiency and reduce energy usage and greenhouse gas emissions.

Local governments are uniquely positioned to have a major impact on the environmental sustainability of a community due to their broad authority on local issues. The City of Manteca has been proactive in promoting energy and resource conservation in new housing and in the retrofit of existing housing, as described in the following section. These City-sponsored initiatives are supplemented by a variety of programs offered by other agencies and organizations.

B. GREEN BUILDING PROGRAM

The City encourages residential construction of durable materials and designs suited to local conditions that contribute to reduction of the life-cycle cost of the dwelling through continued implementation of CALGreen to ensure new development is energy and water efficient. The City will also consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by CALGreen. The City will also encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs. Program 24 will also ensure that "green buildings" are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact.

C. LOCAL ENERGY CONSERVATION PROGRAMS

Pacific Gas and Electric Company (PG&E) provides natural gas and electric services for the City of Manteca. PG&E also 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:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a 20% discount on monthly gas and energy bills. Participants qualify through income guidelines or if enrolled in certain public assistance programs.
- Family Electric Rate Assistance (FERA) is an electric-only discount program for families of 3 or more with low- to moderate-income. The program offers a monthly discount of 18% and is available to both single-family and multi-family residential customers.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200% of the federal poverty level.
- Medical Baseline Program provides allowances to customers who personally are, or who live with, someone who is dependent on life-support equipment or have other serious medical conditions which create an added need for electricity. This program allows customers to receive discounted rates for electricity by increasing their allocation of "baseline usage," which is available at lower rates. Income is not a factor in qualifying for this program.
- The Energy Savings Assistance Program provides qualified customers with energy-saving improvements such as lighting, weatherization, and water-saving measures at no charge. Participants must live in a house, mobile home or apartment that is at least 5 years old. Income restrictions apply.

- The Green Saver Program enables income-qualified residential customers in select communities to save 20% on their electricity bill on top of any applicable CARE or FERA discounts by subscribing to 100% solar energy.

The HERO Property Assessed Clean Energy (PACE) program has been available to Manteca residents since 2015. 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.

The San Joaquin County Human Services Agency (HAS) offers a Home Energy Assistance Program (HEAP) that offers income-eligible residents of San Joaquin County a credit to their utility bill. Along with the utility credit, clients can also receive valuable information about energy conservation and practical tips on how to save energy and keep your utility bill at a manageable level. The HSA also operates a Weatherization Program that can assist renters or owners by installing energy saving measures and through repairs to homes, multi-unit dwellings, and mobile homes. These dwellings qualify for weatherization measures if the household income does not exceed a certain amount determined by the U.S. Department of Health and Human Services. Your residence may qualify for repair or replacement of a refrigerator, stove, water heater, or microwave; insulation; minor home repair, LED light bulbs; smoke and carbon monoxide detectors; shade screens; weather-stripping; and much more.

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.

Through Program 25, the City will continue to post and distribute information on currently available energy efficiency and weatherization programs. The City will also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land uses and circulation patterns, water conservation, and renewable energy opportunities. The City will also ensure that local building codes are consistent with state mandated or recommended green building standards.

D. WATER AND SEWER PRIORITY

In an effort to prioritize sewer, the City has adopted a Growth Management Program (Title 18 of the MMC) that has expanded the City's sewer treatment system, as well as implement a sewer allocation system which distributes available sewage treatment capacity between residential, commercial, industrial and other development.

Program 4 will ensure that the City adopts 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) and Programs 24 and 25 will ensure that new buildings reduce water consumption.

E. GENERAL PLAN CONSISTENCY

This Housing Element has been prepared in coordination with the 2040 General Plan Update. As part of the effort, the Housing Element incorporates the land use designations and land use map included in the 2040 General Plan and with the goals, policies, and programs included in the General Plan. No inconsistencies were identified between the General Plan and Housing Element.