

GENERAL PLAN AMENDMENT GPA – 24-62

October 1, 2024

City of Manteca City Council Public Hearing



6th Cycle Housing Element

Beth Thompson, Principal – De Novo Planning Group



Overview

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





What is a Housing Element?

- State housing law, which compels all local governments to do their “fair share” of planning for adequate housing.
- Each local government is required to update its Housing Element periodically; Manteca must update it every eight years.
- The Housing Element is a required section of the City’s General Plan but adopted separately.
- The Housing Element analyzes the housing needs of the community and constraints to housing development within Manteca.
- The Housing Element is the City’s housing policy document that identifies goals and programs that guide housing-related actions.



Community Engagement

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



Housing Element Parts

Housing Plan

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

Background Report

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

Appendices

Background Report

Housing Needs Assessment

- Analyze data on the housing needs of all residents including special needs groups
- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

Analysis of Previous Housing Element

- Evaluate performance of policies and programs from the previous Housing Element
- Identify achievements during the previous Housing Element planning period

Housing Constraints Analysis

- Analyze potential constraints to the production of a variety of housing types, such as:
 - Zoning regulations
 - Market constraints (e.g., land cost)
 - Environmental hazards (e.g., wildfire)

Housing Resources

- Describe the resources available for the development and preservation of housing:
 - Funding for new construction
 - Funding for housing rehabilitation
 - Funding to preserve subsidies for assisted units

Sites Inventory

- Prepare an inventory of vacant and underutilized sites with residential development potential to accommodate the 6th Cycle RHNA



Background Report - Special Housing Needs

- Seniors
- Persons with a disability, including developmental disability
- Large households
- Female heads of household with children present
- Farmworkers
- Homeless

Background Report - AFFH

- Affirmatively Furthering Fair Housing (AFFH) assessment to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Analysis must address:
 - ✓ Fair Housing Outreach and Enforcement Capacity
 - ✓ Patterns of Segregation/Integration
 - ✓ Racially and Ethnically Concentrated Areas of Poverty
 - ✓ Disparities in Access to Opportunities
 - ✓ Disproportionate Housing Needs and Displacement

AFFIRMATIVELY FURTHERING FAIR HOUSING

1

Analyze patterns and trends of disparate housing needs and disproportionate access to opportunities



Outreach
Efforts

+



Assessment of
Fair Housing

+



Sites
Inventory

2

Identify and **Prioritize** significant contributing factors to fair housing choice

3



Establish strategic policies, goals, and actions to AFFH based on analysis contributing factors



Housing Plan

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



- Manteca’s RHNA for the 2023-2031 Planning Period is 8,306 units
- Manteca must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Manteca’s 6th Cycle RHNA

Income Level	SJCOG RHNA	Manteca RHNA	County Median Income Range (3-person household)
Very Low-Income (0-50% AMI)	13,293	2,246	\$0 - \$39,500
Low-Income (50-80% AMI)	8,344	1,409	\$39,501 - \$63,100
Moderate-Income (80-120% AMI)	9,231	1,381	\$63,101 - \$108,300
Above Moderate-Income (>120% AMI)	21,851	3,270	\$108,300 +
Total	52,719	8,306	

Site Suitability Criteria

Sites to be rezoned to accommodate the Very Low and Low Income RHNA must meet the following requirements:

- 0.5 - 10 acres in size
- Adequate density for affordable housing development (at least 20 units per acre)
- Have a reasonable expectation for development

1. Existing Site Condition
(occupied sites require special analysis)

2. Realistic Capacity Potential (sites are not assumed to develop at maximum density)

Acceptable Site

3. Site Size and Ownership (large sites require special programs)

4. Demonstrated History of Successful Development



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 2-39)	2,246	1,409	1,381	3,270	8,306
Approved Projects					
Approved Projects with occupancy post June 30, 2023	101	40	165	5,472	5,778
Pending Projects					
Pending Projects with occupancy post June 30, 2023	524	212	74	746	1,556
Vacant Sites by General Plan / Zoning District					
VLDR / R-E	0	0	0	3	3
LDR / R-1	0	0	0	343	343
LDR / PD	0	0	0	2	2
MDR / R-2	0	0	598	0	598
MDR / PD	0	0	3	0	3
HDR / R-3	329	216	8	0	553
CMU / CMU	566	378	10	0	954
CMU / PD	81	55	0	0	136
CMU / SP	118	78	0	0	196
DW / DW	24	17	159	0	200
Subtotal Vacant Sites	1,118	744	775	348	2,990
Underutilized Sites by General Plan / Zoning District					
LDR / R-1	0	0	0	174	174
MDR / R-2	0	0	524	0	524
HDR / R-3	104	70	0	0	174
CMU / CMU	785	525	0	0	1,310
CMU / MP	83	56	0	0	139
CMU / SP	95	63	0	0	158
Subtotal Underutilized Sites	1,067	714	524	174	2,479
Accessory Dwelling Units					
ADUs	7	7	14	44	72
Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)					
TOTAL CAPACITY	2,817	1,717	1,552	6,784	12,875
Shortfall	0	0	0	0	0
Excess Capacity	571	308	171	3,514	4,569

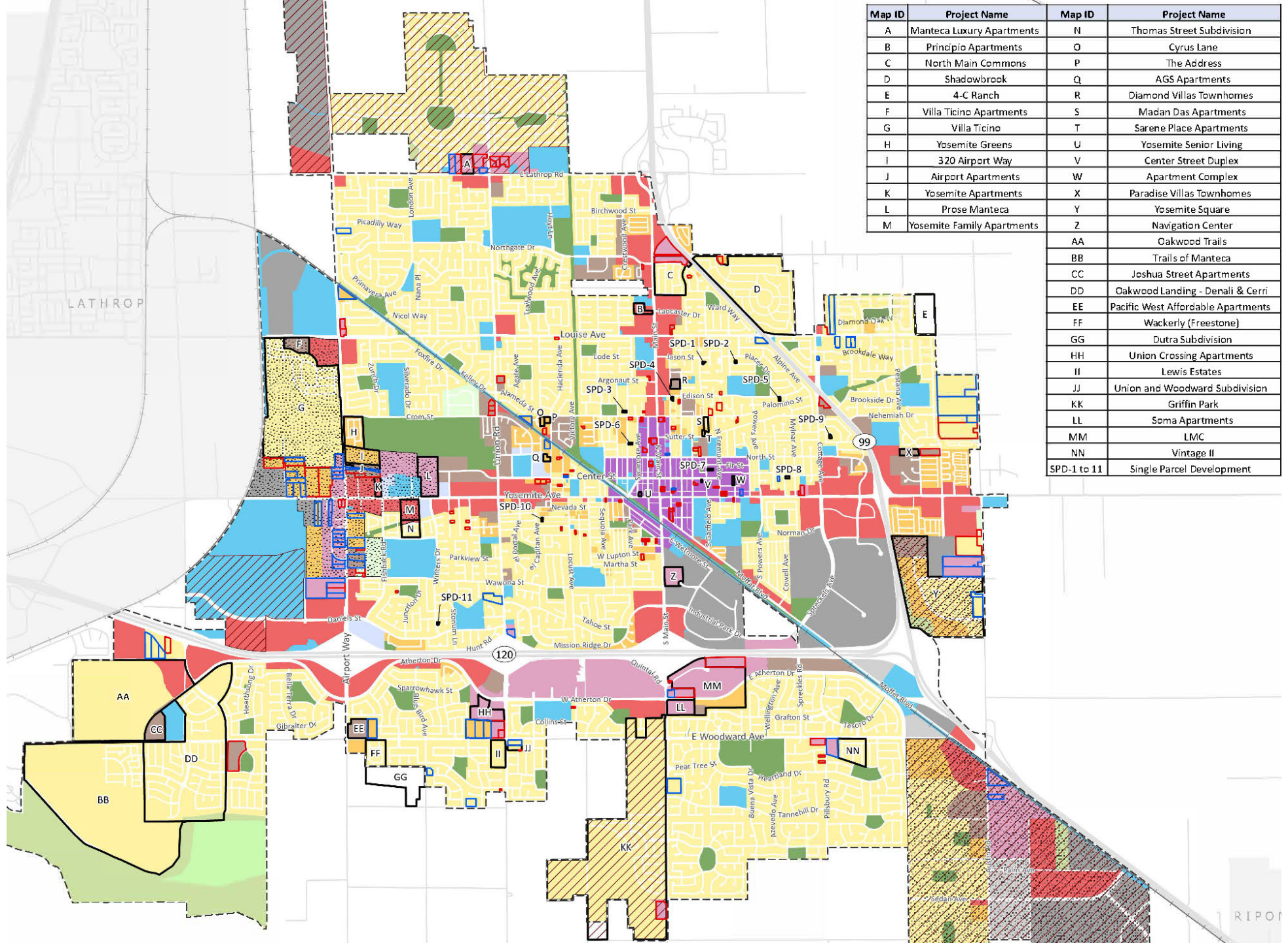
City Required: 8,306 DUs
City Capacity: 12,875 DUs
Surplus: 4,569 DUs

Inventory of Sites

INVENTORY OF SITES

LEGEND

- Manteca City Limits
- Residential Project
- Inventory Site**
 - Vacant Parcel
 - Underutilized Parcel
- 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



Map ID	Project Name	Map ID	Project Name
A	Manteca Luxury Apartments	N	Thomas Street Subdivision
B	Principio Apartments	O	Cyrus Lane
C	North Main Commons	P	The Address
D	Shadowbrook	Q	AGS Apartments
E	4-C Ranch	R	Diamond Villas Townhomes
F	Villa Ticino Apartments	S	Madan Das Apartments
G	Villa Ticino	T	Sarene Place Apartments
H	Yosemite Greens	U	Yosemite Senior Living
I	320 Airport Way	V	Center Street Duplex
J	Airport Apartments	W	Apartment Complex
K	Yosemite Apartments	X	Paradise Villas Townhomes
L	Prose Manteca	Y	Yosemite Square
M	Yosemite Family Apartments	Z	Navigation Center
		AA	Oakwood Trails
		BB	Trails of Manteca
		CC	Joshua Street Apartments
		DD	Oakwood Landing - Denali & Cerri
		EE	Pacific West Affordable Apartments
		FF	Wackerly (Freestone)
		GG	Dutra Subdivision
		HH	Union Crossing Apartments
		II	Lewis Estates
		JJ	Union and Woodward Subdivision
		KK	Griffin Park
		LL	Soma Apartments
		MM	LMC
		NN	Vintage II
		SPD-1 to 11	Single Parcel Development



Housing Plan

- The **Goals** and **Policies** specify the City's plans for meeting the existing and projected comprehensive housing needs of Manteca
- The **Programs** specify the actions the City will take to ensure housing needs are met and require implementation



Program Implementation

- There are 25 programs in the Housing Plan
- Each program includes the following:
 - Title
 - Description
 - Responsible Party
 - Funding Source(s)
 - Program Objectives and Timeframe

Example

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.



Housing Programs

1. Partnerships and Assistance for Affordable Housing
2. Affordable Housing Financial Assistance
- 3. Manage Available Residential Land (Rezoning)**
4. Priority Water and Sewer for Affordable Housing
5. Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units
6. Housing Choice Voucher Rental Assistance
7. Preservation of Existing Affordable Housing
8. Housing Rehabilitation and Neighborhood Improvement
9. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws
10. Growth Management
11. Reasonable Accommodation Procedures
- 12. Zoning Ordinance Amendments**

13. Governmental Transparency
14. Density Bonuses and Incentives
15. Housing Element Monitoring and Annual Reporting
16. Fair Housing Services
17. Ongoing Community Education, Resources, and Outreach
18. Universal Design and Accessibility
19. Coordinate with Housing Support Service Agencies
20. Access to Housing for Special Needs Households
21. Replacement Housing
22. Homeless Continuum of Care
- 23. Affirmatively Further Fair Housing**
24. Green Building Program
25. Energy Conservation Initiatives



Environmental Review

- The General Plan Update EIR (General Plan EIR) addressed the environmental effects of the 2043 General Plan (July 2023) and was certified by the City Council in July 2023 and an Addendum was approved in 2024.
- The 6th Cycle Housing Element is a modification of the adopted 2043 General Plan and was analyzed to determine whether the 6th Cycle Housing Element would require changes to the General Plan EIR .
- There would not be any new significant environmental effects or any substantial increase in the severity of previously identified environmental effects and that there is no new information of substantial importance that would require changes to the 2043 General Plan EIR.
- A Finding of Consistency has been prepared to document the environmental review.

Recommendation

Council conduct a public hearing and:

- Adopt a resolution making a finding of General Plan consistency pursuant to Section 15168(c) of the CEQA guidelines and approve GPA-24-62 to the 2043 Manteca General Plan to replace the 2015-2023 Housing Element with the 6th Cycle Housing Element