

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 13, 2002**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 13, 2002 commencing at 7:03 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Howard, Nakanishi, and Mayor Pennino

Absent: Council Members – Land

Also Present: City Manager Flynn, City Attorney Hays, and City Clerk Blackston

B. CITY COUNCIL CALENDAR UPDATE

City Clerk Blackston reviewed the weekly calendar (filed).

C. TOPIC(S)

C-1 "Regional Housing Needs Allocation"

Community Development Director Bartlam explained that the San Joaquin Council of Government's (SJCOG) mission is stipulated in state housing law and it is charged with distributing regional housing needs throughout the County. He reported that at the end of 2002 SJCOG is expected to approve an allocation process and method that the City will use to accomplish its housing element update. The methodology that San Joaquin County uses was derived from the Association of Bay Area Governments (ABAG). The ABAG model looks at both housing and employment projections to determine what each community's fair share of future housing needs might be. He stated that the housing element update is a "planning exercise" and is not meant to be a production goal. The City is not expected to have to build all the units that will be shown as its fair share of housing needs.

Council Member Howard pointed out that SB 910 relates to penalties on jurisdictions that fail to achieve certification of their housing element.

Mr. Bartlam replied that Lodi's current housing element is not certified by the State Housing Community Development Department. He acknowledged that the senate bill adds a penalty phase and gives the State Housing Community Development Department far more power than what it has had in the past. He noted that SB 910 is being vigorously opposed by local government and the League of California Cities. The bill was recently delayed in the Assembly Housing Committee.

With the aid of overheads (filed) J. D. Hightower, City Planner, reported that in 1990 there was a projected need of 36,277 dwelling units that need to be constructed within the County according to the growth models employed by the State Housing Community Development Department. It is projected that by 2008 there will be 23,103 households in Lodi and approximately 35,000 jobs. Using this projection, Lodi's fair share of housing would be 4,014 dwelling units. It was determined that a family of four with low income could afford \$887 per month, and those considered very low income could afford \$554 per month on housing. Mr. Hightower reported that 26.3% of owner-occupied units in Lodi spend more than 30% of their income on housing and 44.2% of renters spend more than 30% of their income on rent.

Mayor Pennino commented that 30% of average social security income for senior citizens amounts to \$210 per month.

Mr. Hightower continued his report and noted that Lodi is under no obligation to provide the fair share units; however, it is a goal that the City should try to accomplish. He stated that there is enough capacity under the City's growth allocation plan to accommodate the units and commented that no obstacle exists, it is based on the market.

In response to Mayor Pennino, Mr. Bartlam reported that Lodi has 55% homeowners and 45% renters. He explained that during the decade of the 1990s there were no multi-family rental housing projects approved or built. Older single family dwellings are not being resold for owner occupancy, they are being rented.

In answer to Mayor Pro Tempore Hitchcock, Mr. Bartlam stated that the City mirrors the County percentages. He reported the following 2000 census statistics for Lodi: 24.7% very low income; 17.17% low income; 18.52% moderate; and 39.62% above moderate.

Mr. Bartlam explained that the next step is for each of the communities in the County to make comments relative to the allocation process. The SJCOG board will then take up the matter for final adoption at the end of the year. Once the City has the SJCOG adopted number for the community, staff can update the housing element. During this period, staff will begin the consultant selection process. He noted that the current year's budget has funds available to hire a housing specialist to assist staff in generating the housing element, which needs Council adoption by December 2003.

Council Member Howard suggested that Lodi's comments include: 1) continued opposition to SB 910, and 2) emphasis of the fact that Lodi has adopted a 2% growth rate, which should be recognized in the process for compiling the data.

In response to Council Member Nakanishi, Mr. Bartlam believed that focus should be placed on actually producing *housing*, rather than housing *elements*. He stated that a unit for a two- or four-person family in Lodi cannot be built and rented for \$400 a month without either subsidizing the land cost, construction, or cost to provide services.

Council Member Nakanishi commented on the following obstacles and issues related to affordable housing:

- NIMBY (not in my backyard) – residents are often opposed to apartments being built near their property. An effort should be made to educate the public about the need for apartments.
- State law requires prevailing wages, which increases costs.
- Insurance issues inhibit construction of condominiums.
- City ordinances add burdens to building homes; he suggested not charging permit fees for affordable housing.
- Bay area homes are priced high because of greenbelts, and the influx of these residents into the valley has increased home prices here.
- Interest rates are increasing.

Mayor Pennino asked Mr. Bartlam to present today's topic information to the Board of Realtors and get input from them.

PUBLIC COMMENTS:

- Eileen St. Yves did not believe that any communities in California would be able to meet the desired housing and element plans that the State would like them to have. Five bills are currently pending, which may serve to put rental housing owners out of business. She reported that rental housing owners provide 60% of the housing for the population of California.

In reply to Mayor Pennino, Ms. St. Yves stated that her one-bedroom apartments rent for \$595 and \$615 per month. The citywide average is \$680.

Continued August 13, 2002

- Debbie Olson representing the League of California Cities warned that a bill similar to SB 910 is being considered tomorrow and encouraged a City staff member to attend the committee meeting.
- John Beckman reported that a \$3.5 billion State housing bond will be on the ballot in November for the purpose of subsidizing projects, with priority given to infill and Brownfield projects.

Mr. Bartlam pointed out that State housing bond money goes to communities with adopted housing elements, consequently it is a source of funds which Lodi has no ability to tap.

- Tammy Jenks stated that she and her husband own a couple of rental properties in Lodi and are members of the Renters Association of California. She noted that some of the pending laws will discourage people from getting into the rental business. Most members of the Association are older individuals who are tired of fighting the government. She projected that when their children inherit their parent's properties they will sell them immediately, which will make housing affordability issues even worse in the future.

D. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:16 a.m.

ATTEST:

Susan J. Blackston
City Clerk

Mayor's & Council Member's Weekly Calendar

WEEK OF AUGUST 13, 2002

Tuesday, August 13, 2002

- 7:00 a.m. Shirtsleeve Session
1. Regional Housing Needs Allocation (CD).
- 11:00 a.m. **Pennino.** 24th Annual Blessing of the Grapes at Woodbridge Winery.
-

Wednesday, August 14, 2002

- 5:30 – 7:00 p.m. **Pennino, Hitchcock, and Land.** Grand Re-Opening and Ribbon Cutting for the Discovery Center at Lodi Lake Park.
-

Thursday, August 15, 2002

- 5:30 – 7:30 p.m. **Pennino and Howard.** Reception to honor citizen volunteer service and retirements on various boards and commissions, committees and organizations. Wine & Roses ~ Outdoor Pavilion.
- 6:00 p.m. **Hitchcock.** CVD Quarterly Dinner Meeting hosted by the City of Chowchilla.
-

Friday, August 16, 2002

- 10:00 a.m. LAFCO Committee meeting. Board of Supervisors Chambers, 7th Floor Courthouse, 222 East Weber Avenue, Stockton.
- 9:30 – 12:30 p.m. **Hitchcock and Land.** Policy Committee Meeting at Sacramento Convention Center, 1440 J Street, Sacramento.
- 6:00 p.m. **Pennino, Hitchcock, and Land.** Lodi Grape Festival Annual President's Dinner in C.S. Jackson Hall on the Festival Grounds.
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Saturday, August 17, 2002

Sunday, August 18, 2002

Monday, August 19, 2002

Disclaimer: This calendar contains only information that was provided to the City Clerk's office

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CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Regional Housing Needs Allocation

MEETING DATE: August 13, 2002 (Shirtsleeve Session)

PREPARED BY: Konradt Bartlam, Community Development Director

RECOMMENDED ACTION: Comment on the Regional Housing Needs Allocation developed by the Council of Governments.

BACKGROUND INFORMATION: The Regional Housing Needs Allocation is set by the State Department of Housing and Community Development (HCD). Essentially this allocation represents an estimate of total housing units that need to be built within a region to accommodate expected growth.

The attached memo from the Council of Governments outlines the regulatory context for the allocation process. This goal then is divided amongst the individual cities by size. Lodi's "fair share" of this regional goal is 4,041 or 505 units per year. Last year, 2001, the Lodi market produced 325 units (321 single family and 4 duplex). The ten-year average supply of units produced is 240 units per year. While private development has not supplied this amount in the past there is no evidence to point towards a greater market demand. However, it is important to recognize that the growth ordinance has enough capacity, in the form of unused allocations, to accommodate our "fair share".

In determining a proportionate fair share, the Ripon City Council inquired about the impacts created by slight modification of the model that the COG used in drafting the allocations for each city. The current COG model assumes that every city should move 50% towards the countywide average of affordable units for very low, low and moderate families. Ripon inquired into the impact of each city moving towards the average 20% and 40%. As indicated on the last table, the impact to Lodi is minimal with a total difference of 15 units overall – 3,999 to 4,014 dwelling units respectively.

The next step is to start work on the Housing Element of the General Plan. The Housing Element needs to be certified by HCD by December 2003. This state agency checks the Housing Element for consistency with our "fair share" of the regional housing allocation. As a mandatory element of the General Plan, a new housing element may have impacts to other elements of the General Plan. The question is the extent of the impacts and if a new housing element will necessitate policy amendments to other elements of the General Plan. Staff recommends that the City start the consultant selection process for the Housing Element in the two to three month timeframe, so that work can commence once COG adopts the final allocation number by the end of this calendar year.

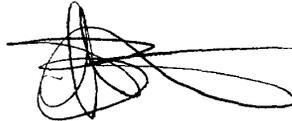
The undertaking of a certified housing element is an important task for a number of reasons. The housing element provides the framework of how Lodi will respond to the need for affordable housing for residents. As a job rich area, we need to develop a plan of how to house the people working in our community. Ideally the home prices in Lodi would correspond to the wages earned by families.

APPROVED: _____

H. Dixon Flynn -- City Manager

Having a balance between the wages earned and the price of housing is a key towards the three points of sustainable development – environment, economic and social. Environmentally having this balance would help reduce the air pollutants emitted and the run-off associated with ever widening roadways. Having housing affordable to a wide range of workers is a key factor in site location for industry as well as allowing residents to have additional discretionary income to spend in town. Most importantly, by not having to commute from other cities, people can spend more time with their families and establish an affinity for Lodi.

FUNDING: None required.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Konradt Bartlam
Community Development Director

Prepared by:

JDH

Attachments



SAN JOAQUIN COUNCIL OF GOVERNMENTS

6 South El Dorado St., Suite 400 • Stockton, California 95202

209.468.3913 • 209.468.1084 (fax)

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CITY OF LODI

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CHAIRMAN

Jack Siegluck
VICE CHAIRMAN

Julia E. Greene
EXECUTIVE DIRECTOR

Member Agencies

CITIES OF
ESCALON,
LATHROP,
LODI,
MANTEGA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF
SAN JOAQUIN

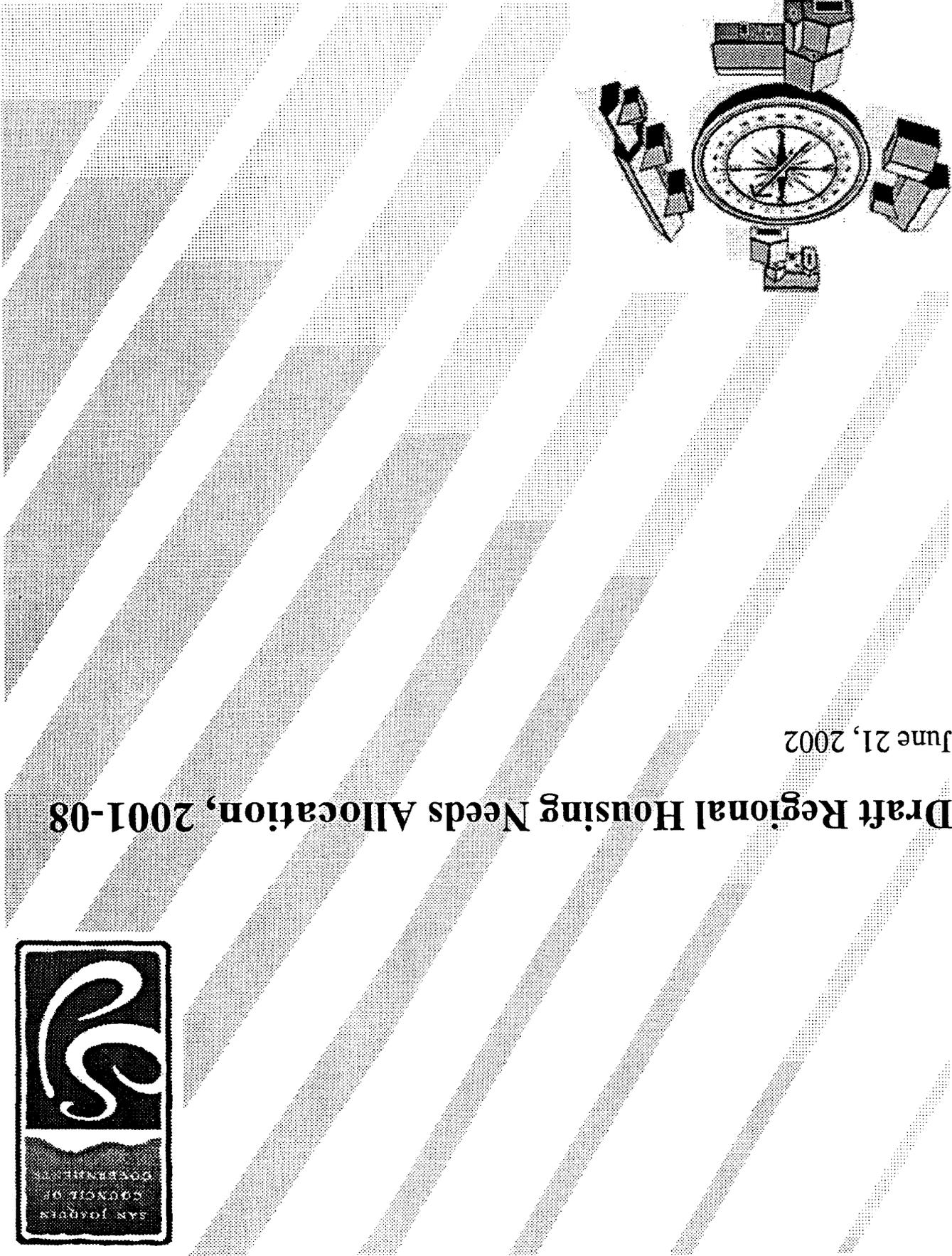
MEMORANDUM

TO: Community Development Directors
FR: Andrew T. Chesley, Deputy Executive Director
RE: Regional Housing Needs Allocation, 2001-08
DT: June 21, 2002

The COG is mandated by California government code section 65584 to allocate housing needs to its local jurisdictions. The law was recently amended to establish a staggered four year preparation cycle for regions around the state and a new due date for the allocation per region. By state law, COG must submit an allocation to the California Department of Housing and Community Development (HCD) by December 31, 2002. Local jurisdictions are required to incorporate the final allocation into an updated general plan housing element which must be submitted to HCD by December 31, 2003.

Enclosed is the draft Regional Housing Needs Allocation, 2001-08 that COG is circulating to its member jurisdictions for review and comment. **Comments and requests for revisions must be received by COG no later than August 22, 2002 at 5 p.m.**

We appreciate the input that your staff has provided us in preparing this draft allocation. We look forward to receiving any additional comments you may have. If you have any questions about this matter, or would like to discuss it further, please feel free to contact Steve VanDenburgh, Senior Regional Planner of COG staff at (209) 468-3913. He would be happy to discuss the regional housing needs process with you.



Draft Regional Housing Needs Allocation, 2001-08

June 21, 2002



Draft Regional Housing Needs Allocation, 2001-08

1.0 Introduction \ Background. Preparation of the Regional Housing Needs Allocation is mandated by California government code section 65584. The law requires that the California Department of Housing and Community Development (HCD) project housing construction needs at the county level. HCD utilizes population and employment projections from the COG's Regional Transportation Plan and the Department of Finance's most recent projections as the basis for their projections. COG is mandated to allocate the housing needs prepared by HCD to the unincorporated area and municipalities within the county by income category. For this cycle, the allocation covers the period from January 2001 through June 2008. Units built between January 1, 2001 and adoption of the plan will be credited towards the allocation. COG's allocation must be received by HCD by December 31, 2002. Local jurisdictions are required to incorporate the allocation into an updated general plan housing element, which must be submitted to HCD by December 31, 2003.

1.1 Previous Allocation. The last time a housing needs allocation was adopted by COG was in 1991. It covered the period 1990-1997 and was called the "Fair Share Housing Plan". Changes in the law in the mid-1990s exempted COGs from preparing an allocation for the mid-1990s cycle. The law was recently amended to establish a staggered four year preparation cycle for regions around the state, and a new due date per region. Six of the San Joaquin Valley counties are in the current cycle. Fresno and Kern counties and the Sacramento region adopted their local-level allocations in the fall of 2001. The Bay Area allocation was adopted by the Association of Bay Area Governments (ABAG) in March 2001.

1.2 Projected Housing Need for San Joaquin County. HCD notified COG on January 14, 2002 that the range of housing unit needs for San Joaquin County for the period 2001-08 is between 39,569 and 45,621 units. This distribution is a 13% and 5% reduction in units, respectively, compared to the preliminary determination of housing needs presented to COG in September 2001. The reduction resulted from a letter San Joaquin COG sent to HCD in late December asking that they reconsider the units distributed to San Joaquin County. The COG pointed out that HCD based their preliminary determination on the Department of Finance's population projections, which are higher than the projections that have been adopted by the COG Board for use in the Regional Transportation Plan and air quality conformity determination. The COG also pointed out that the county has a significant in-migration population from the Bay Area, impacting the number of high end houses that are built in the county, which can create a perception that there is a greater projected need for low income housing than is actually justified by demand.

HCD distributed the housing units among four household income categories using historic rates of household formation (see Section 4.0, Regional Housing Needs Determination). For example, the 2000 census shows that 24% of the households in San Joaquin County had "very low" incomes based on a regional household income of \$41,282. Therefore 24% of the housing units allocated for the 2001-08 period must be accessible to households in this income category. The COG must maintain these percentages and the corresponding number of units on a countywide basis as it allocates units to the local jurisdictions.

1.3 Household Income Category Definitions. The household income category definitions that units were distributed to are :

Very Low:	Income not exceeding 50 % median family income in the county
Low:	Income between 50% and 80% of median family income
Moderate:	Income between 80% and 120% of median family income
Above Moderate:	Income above 120% of median family income

1.4 Units are Goal Numbers. The units to be allocated are not a forecast of building or housing permits, nor are local agencies responsible for constructing housing. The numbers are "goal numbers" and are not meant to match, and often exceed anticipated growth in housing units.

1.5 Factors for Consideration. The law requires that COG take into consideration, among other things:

- the market demand for housing
- employment opportunities
- the availability of suitable housing sites and public facilities
- commuting patterns
- the type and tenure of housing need
- farm housing needs

COG is not allowed to consider local constraints that may prevent jurisdictions from receiving a "fair share" allocation of housing units. These constraints include local growth ordinances. The statute also requires that the allocation not perpetuate the concentration of low income housing in any jurisdiction within the region.

1.6 Methodology for Allocation to Local Jurisdictions. COG has prepared a draft allocation using the "low" end of the housing unit range. The methodology used was adapted from the nine-county Association of Bay Area Governments' allocation process. The goals of the methodology are to promote a jobs/housing balance by equal weighting the allocation to jurisdictions based on where employment growth is expected to occur in the county and where household growth is expected to occur. The methodology also requires each jurisdiction to move 50% of the way towards the regional average of each household income category over the 2001-08 period to avoid perpetuating the over-concentration of low income units in any one jurisdiction. Minor manual adjustments are made to the local allocations resulting from the formula methodology to exactly match the countywide household income percentages and units distributed by HCD.

Applying this methodology to the low end of the acceptable range, COG staff has calculated the draft regional housing needs allocation shown in Section 5.0, Draft Allocation.

A worksheet showing the calculations for each jurisdiction and supporting data are attached. Per the requirements of the statute, COG has also attached government code section 65584 and HCD's projection of housing needs for San Joaquin County.

1.7 COG Contact. Persons with questions regarding the draft allocation and allocation process may contact Steve VanDenburgh, Senior Regional Planner at (209) 468-3913.

Regional Housing Needs Determination
 January 2001 - July 2008
 for
 San Joaquin County

Using 2000 Census Household Income Data

<u>By Income Distribution</u>	<u>%</u>	<u>Housing Units</u>	
		<u>Low</u>	<u>Middle</u>
Very Low	24%	9,497	10,949
Low	16%	6,331	7,299
Moderate	18%	7,122	8,212
Above Moderate	<u>42%</u>	<u>16,619</u>	<u>19,161</u>
	100%	39,569	45,621

DRAFT REGIONAL HOUSING NEEDS ALLOCATION, 2001-08
Using Census 2000 Data

Household Income Category	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION
Very Low	109	188	990	785	228	4,934	1,178	1,085	9,497
Low	78	158	664	651	181	2,972	914	714	6,331
Moderate	84	189	738	745	206	3,277	1,054	829	7,122
Above Moderate	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619
Totals	491	1,029	4,014	3,823	1,208	18,081	6,469	4,455	39,569

10-Jun-02

Attachment III.a.

Calculations* for Determination of "Low" Regional Housing Need
for San Joaquin County
for January 2001 to July 2008

Calculate Housing Units Needed for End of Planning Period:

1)

July 2008 Owner Households = July 2008 households * Ownership Rate in 2000

222,927 households for July 2008 using the "Low" series for county

60.38% is the 2000 ownership share

134,603 Owner Households = 222,927 households * 60.38%

July 2008 Owner Units Needed = July 2008 Owner Households / (100% - owner vacancy rate)

The vacancy allowance is calculated using the lesser of 2% or the average 1990/2000 vacancy rate of 1.50%

136,652 owner units = 134,603 Owner Households / (100% - 1.50%)

2)

July 2008 Renter households = July 2008 households * Rentership Rate in 2000

222,927 households for July 2008 using the "Low" series for county

39.62% is the 2000 rentership share for county

88,324 Renter Households = 222,927 households * 39.62%

July 2008 Renter Units Needed = July 2008 Renter Households / (100% - vacancy rate for renters)

The vacancy allowance is calculated using the lesser of 6% or an average 1990/2000 vacancy rate of 4.20%

92,197 renter units = 88,324 renter households / (100% - 4.20%)

3)

Needed Permanent Housing Stock in July 2008 = (Owner Units Needed + Renter Units Needed)

228,849 permanent housing units = 136,652 Owner Units + 92,197 Renter Units

Calculate Additional Units Needed for Permanent Housing:

4)

Permanent Housing Stock in 2000 = (Owner Occupied Units 2000 + Renter Occupied Units 2000 + Vacant Owner Units 2000 + Vacant Rental Units 2000)

Owner Occupied Units 2000 = 109,667

Rental Occupied Units 2000 = 71,962

Owner Vacant Units 2000 = 1,354

Rental Vacant Units 2000 = 2,868

Permanent Stock = 185,851

5)

Permanent Units as share of Housing Stock = Permanent Units / Total Housing units 2000

189,160 = Total Housing units 2000

Permanent Housing Share 98.25% = 185,851 Permanent Stock / 189,160 Total 2000 Housing Units

* Calculations use data particular to this county. See Key Variables section of Attachment IV, Methodology.

6)
Permanent Housing Stock in January 2001 = Total Units on January 2001 * Permanent Housing Stock Share from 2000
 $188,905 \text{ Permanent Housing units in 2001} = 192,268 \text{ Total DOF Units January 01} * 98.25\%$

7)
Additional Units Needed of Permanent Housing = Permanent Housing Stock in July 2008 (from step #3) - Permanent Housing Stock in January 2001 (from step #6)
 $39,944 \text{ Net New Units Needed} = 228,849 \text{ permanent units in 7/2008} - 188,905 \text{ those in 2001}$

Calculate Units Needed to Replace Normal Loss of Units 2001 to 7/2008:

8)
Annual Average of units existing 2001 to 7/2008 = (Units in 2001 + Units in 7/2008)/2
 $208,877 \text{ average units annually} = (188,905 \text{ units in 2001} + 228,849 \text{ units in 7/2008}) / 2$

Loss of Units per year = (Average existing units 2001 to 7/2008) * (Removal Factor 0.002)
Total years for January 2001 to July 2008 = 7.5 years
 $418 \text{ removals per year} = 208,877 \text{ average units} * .002$

9)
Normal Loss of Units 2001 to 7/2008 = Loss per year * 7.5 years, Capped at 25% of Need
 $3,133 \text{ Replacement Units Needed over planning period} = 418 \text{ removals per year} * 7.5$
 $3,133 \text{ Replacement Units Capped at 25\% of Need} = \text{lesser of } 3,133 \text{ or } (.25 * 39,944 \text{ from step \#7})$

Calculate Units, if any historically, that would be provided on American Indian Tribal Lands:

10)
0 Units on Tribal lands in 2000 = 0.00% % share of the 2000 permanent stock 185,851 (from step #4)]
0 Tribal Units as share of Need for 2001-7/2008 =
 $0.00\% * (39,944 \text{ Net Units Needed from step \#7} + 3,133 \text{ Market Removals step \#9})$

Determine Regional Housing Need 2001 to 7/2008

11)
Regional Housing Need 2001-7/2008 = Net Units Needed for Permanent Housing Stock (step #7) + Replacement for Market Removals 2001 to 7/2008 (step #9) - Units for Tribal Lands (from step #10)

43,078 Regional Need = 39,944 Units Needed + 3,133 Replacements - 0 Tribal Unit Share

Modification of Regional Need Based upon Projections by the County:

Reduce the Regional Need by the relationship of the County's Households to the adjusted DOF Households:

- a) County's projection for total population is accepted if it is not less than 93% of DOF's projection for 2010

On this basis, 682,239 is considered the total 2010 projected population.

- b) Bring 2010 Household Population back to 2008:

Household Population of 663,468 = Total Pop of 682,239 minus 18,771 population in group quarters

Apply the ratio of 2008/2010 of DOF unadjusted households to the Household population above:

The ratio equals 0.9259 where (666,147 / 719,455)

2008 population of 614,308 = 663,468 * 0.9259

- c) Calculate projected Households by dividing by the mid-point Households Per Capita of DOF's household projections

Total Households 204,769 = 2008 population 614,308 / 3 of the "Middle" per capita households

- d) The Comparison ratio of this Household number to that of the Low Households calculated from DOF numbers is used to modify the Determination of Regional Housing Need:

Comparison ratio of 0.92 = Modified households of (204,769 / 222,927)

Modified Low Housing Need of 39,569 = comparison ratio 0.92 * 43,078 regional housing need determination (from step # 11)

Attachment III.b.

Calculations* for Determination of "Middle" Regional Housing Need
for San Joaquin County
for January 2001 to July 2008

Calculate Housing Units Needed for End of Planning Period:

1)

July 2008 Owner Households = July 2008 households * Ownership Rate in 2000

225,386 households for July 2008 using the "Middle" series for county

60.38% is the 2000 ownership share

136,087 Owner Households = 225,386 households * 60.38 %

July 2008 Owner Units Needed = July 2008 Owner Households / (100% - owner vacancy rate)

The vacancy allowance is calculated using the lesser of 2% or the average 1990/2000 vacancy rate of 1.50%

138,160 owner units = 136,087 Owner Households / (100% - 1.50%)

2)

July 2008 Renter households = July 2008 households * Rentership Rate in 2000

225,386 households for July 2008 using the "Middle" series for county

39.62% is the 2000 rentership share for county

89,299 Renter Households = 225,386 households * 39.62 %

July 2008 Renter Units Needed = July 2008 Renter Households / (100% - vacancy rate for renters)

The vacancy allowance is calculated using the lesser of 6% or the average 1990/2000 vacancy rate of 4.20%

93,214 renter units = 89,299 renter households / (100% - 4.20%)

3)

Needed Permanent Housing Stock in July 2008 = (Owner Units Needed + Renter Units Needed)

231,373 permanent housing units = 138,160 Owner Units + 93,214 Renter Units

Calculate Additional Units Needed for Permanent Housing:

4)

Permanent Housing Stock in 2000 = (Owner Occupied Units 2000 + Renter Occupied Units 2000 + Vacant Owner Units 2000 + Vacant Rental Units 2000)

Owner Occupied Units 2000 = 109,667

Rental Occupied Units 2000 = 71,962

Owner Vacant Units 2000 = 1,354

Rental Vacant Units 2000 = 2,868

Permanent Stock = 185,851

5)

Permanent Units as share of Housing Stock = Permanent Units / Total Housing units 2000

189,160 = Total Housing units 2000

Permanent Housing Share 98.25% = 185,851 Permanent Stock / 189,160 Total 2000 Housing Units

* Calculations use data particular to this county. See Key Variables section of Attachment IV, Methodology.

6)
Permanent Housing Stock in January 2001 = Total Units on January 2001 * Permanent Housing Stock Share from 2000
188,905 Permanent Housing units in 2001 = 192,268 Total DOF Units January 01 * 98.25%

7)
Additional Units Needed of Permanent Housing = Permanent Housing Stock in July 2008 (from step #3) - Permanent Housing Stock in January 2001 (from step #6)
42,469 Net New Units Needed = 231,373 permanent units in 7/2008 - 188,905 those in 2001

Calculate Units Needed to Replace Normal Loss of Units 2001 to 7/2008:

8)
Annual Average of units existing 2001 to 7/2008 = (Units in 2001 + Units in 7/2008)/2
210,139 average units annually = (188,905 units in 2001 + 231,373 units in 7/2008) / 2

Loss of Units per year = (Average existing units 2001 to 7/2008) * (Removal Factor 0.002)
Total years for January 2001 to July 2008 = 7.5 years
420 removals per year = 210,139 average units * .002

9)
Normal Loss of Units 2001 to 7/2008 = Loss per year * 7.5 years, Capped at 25 % of Need
3,152 Replacement Units Needed over planning period = 420 removals per year * 7.5
3,152 Replacement Units Capped at 25 % of Need = lesser of 3,152 or (.25 * 42,469 from step #7)

Calculate Units, if any historically, that would be provided on American Indian Tribal Lands:

10)
0 Units on Tribal lands in 2000 = 0.00% % share of the 2000 permanent stock 185,851 (from step #4)]
0 Tribal Units as share of Need for 2001-7/2008 =
0.00% * (42,469 Net Units Needed from step #7 + 3,152 Market Removals from #9)

Determine Regional Housing Need 2001 to 7/2008

11)
Regional Housing Need 2001-7/2008 = Net Units Needed for Permanent Housing Stock (step #7) + Replacement for Market Removals 2001 to 7/2008 (step #9) - Units for Tribal Lands (from step #10)

45,621 Regional Need = 42,469 Units Needed + 3,152 Replacements - 0 Tribal Unit Share

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Households 2008	Households 2001	Household Growth	Regional Household Growth	Share of Household Growth		
23,103	-	21,583	=	1,520	30,362	5.01%

Jobs 2008	Jobs 2001	Job Growth	Regional Job Growth	Share of Job Growth		
35,132	-	31,597	=	3,535	22,931	15.42%

Share of Job Growth	Weight Factor	Share of Household Growth	Weight Factor	HCD Regional Need	Total Projected Need

21

Household Income Distribution
50% Towards the Regional Average

Income Category	2008 Household Income Percentage JURISDICTION	2008 Household Regional Income Percentage REGION	2001 Household Income Percentage JURISDICTION	Housing Unit Allocation
Very Low	24.70%	24.32%	24.51%	990
Low	17.17%	15.71%	16.44%	664
Moderate	18.52%	18.31%	18.42%	744
Above Moderate	39.62%	41.66%	40.64%	1,642
TOTAL	100.01%	100.00%	100.01%	4,041

DRAFT (Unadjusted) REGIONAL HOUSING NEEDS ALLOCATION, 2001-08

CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low	108	186	990	775	225	4,934	1,163	1,071	9,452	23.89%
Low	69	140	664	578	161	2,972	812	714	6,111	15.44%
Moderate	85	191	744	751	208	3,306	1,063	836	7,183	18.15%
Above Moderate	222	500	1,642	1,663	600	6,982	3,364	1,850	16,822	42.51%
Totals	483	1,016	4,041	3,768	1,194	18,194	6,403	4,471	39,569	100.00%

21-Jun-02

**ADJUSTMENTS TO
DRAFT REGIONAL HOUSING NEEDS ALLOCATION, 2001-08**

CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low										
formula	108	186	990	775	225	4,934	1,163	1,071	9,452	23.89%
adjust.	1	2		10	3		15	14	45	
Allocation	109	188	990	785	228	4,934	1,178	1,085	9,497	24.00%
Low										
formula	69	140	664	578	161	2,972	812	714	6,110	15.44%
adjust.	9	18		73	20		102		221	
Allocation	78	158	664	651	181	2,972	914	714	6,331	16.00%
Moderate										
formula	85	191	744	751	208	3,306	1,063	836	7,184	18.16%
adjust.	-1	-2	-6	-6	-2	-29	-9	-7	-62	
Allocation	84	189	738	745	206	3,277	1,054	829	7,122	18.00%
Above Moderate										
formula	222	500	1,642	1,663	600	6,982	3,364	1,850	16,823	42.52%
adjust.	-3	-6	-20	-20	-7	-85	-41	-22	-204	
Allocation	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619	42.00%
Totals										
formula	484	1,017	4,040	3,767	1,194	18,194	6,402	4,471	39,569	100.00%
adjust.	7	12	-26	56	14	-113	67	-16	0	
Allocation	491	1,029	4,014	3,823	1,208	18,081	6,469	4,455	39,569	100.00%

21-Jun-02

HOUSEHOLD GROWTH

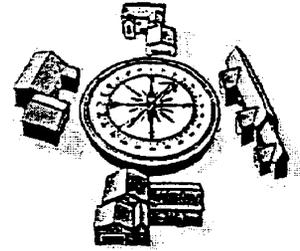
Year	Escalon	Lathrop	Lodi	Manteca	Ripon	Stockton	Tracy	Unincorporated Area	Total SJC Region
2001	2,072	2,934	21,583	17,106	3,668	83,475	17,921	40,538	189,295
2002	2,128	3,089	21,800	17,601	3,845	85,568	18,957	40,645	193,633
2003	2,184	3,244	22,017	18,095	4,023	87,661	19,993	40,752	197,969
2004	2,240	3,399	22,234	18,590	4,201	89,754	21,029	40,859	202,306
2005	2,296	3,554	22,451	19,085	4,378	91,848	22,065	40,966	206,643
2006	2,353	3,710	22,669	19,580	4,556	93,941	23,101	41,073	210,983
2007	2,409	3,865	22,886	20,075	4,734	96,034	24,137	41,181	212,912
2008	2,465	4,020	23,103	20,570	4,911	98,127	25,173	41,288	219,657

Source: Derived from SJCOG Board Approved Population Projection (2000-2025) and Average Household Size from U.S. Census Bureau

EMPLOYMENT (JOBS) GROWTH

Year	Escalon	Lathrop	Lodi	Manteca	Ripon	Stockton	Tracy	Unincorporated Area	Total SJC Region
2001	2,352	3,194	31,597	15,643	3,983	89,565	17,367	41,248	204,949
2002	2,389	3,245	32,102	15,893	4,046	90,996	17,644	41,908	208,223
2003	2,427	3,296	32,607	16,143	4,110	92,428	17,922	42,567	211,500
2004	2,464	3,347	33,112	16,393	4,173	93,859	18,199	43,227	214,774
2005	2,502	3,398	33,617	16,643	4,237	95,291	18,477	43,886	218,051
2006	2,540	3,449	34,122	16,893	4,301	96,723	18,755	44,545	221,328
2007	2,577	3,500	34,627	17,143	4,364	98,154	19,032	45,205	224,602
2008	2,615	3,551	35,132	17,393	4,428	99,586	19,310	45,864	227,879

Source: Derived from SJCOG Board Approved Employment Projection (2000-2025)



COG Board Approved Population Projection (2000-2025)

AREA	2000	2005	2010	2015	2020	2025
S.J. County	566,600	633,348	700,095	766,843	821,851	900,338
Escalon	5,825	6,637	7,448	8,260	8,929	9,883
Lathrop	9,975	12,760	15,546	18,331	20,627	23,902
Lodi	57,900	60,843	63,787	66,730	69,156	72,617
Manteca	49,500	56,874	64,248	71,622	77,699	86,370
Ripon	10,400	13,047	15,695	18,342	20,524	23,637
Stockton	247,400	279,216	311,033	342,849	374,631	406,482
Tracy	54,200	70,828	87,456	104,084	117,788	137,341
Unincorporated	131,400	133,141	134,881	136,622	138,056	140,103

Source: San Joaquin Council of Governments, 2001.

COG Board Approved Employment Projections (2000-2025)

AREA	2000	2005	2010	2015	2020	2025
S.J. County	201,671	218,051	234,430	250,810	267,189	283,569
Escalon	2,314	2,502	2,690	2,878	3,066	3,254
Lathrop	3,143	3,398	3,653	3,909	4,164	4,419
Lodi	31,092	33,617	36,142	38,667	41,193	43,718
Manteca	15,393	16,643	17,893	19,144	20,394	21,644
Ripon	3,919	4,237	4,555	4,873	5,192	5,510
Stockton	88,133	95,291	102,449	109,607	116,765	123,923
Tracy	17,089	18,477	19,865	21,253	22,640	24,028
Unincorporated	40,589	43,886	47,183	50,479	53,776	57,073

Source: San Joaquin Council of Governments, 2000.

**California Government Code Section
65584. Regional Housing Needs**

(a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties that already have disproportionately high proportions of lower income households. Based upon population projections produced by the Department of Finance and regional population forecasts used in preparing regional transportation plans, and in consultation with each council of governments, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this

consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information. The council of governments shall provide a subregion with its share of the regional housing need, and delegate responsibility for providing allocations to cities and a county or counties in the subregion to a subregional entity if this responsibility is requested by a county and all cities in the county, a joint powers authority established pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1, or the governing body of a subregional agency established by the council of governments, in accordance with an agreement entered into between the

council of governments and the subregional entity that sets forth the process, timing, and other terms and conditions of that delegation of responsibility.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). If the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public

(C) The county's share of low-income and

hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographical restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grants a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or the department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share that was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount that will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county. very low income housing shall be reduced only

in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a).

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision.

All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county that directly limits, by number, the building permits that may be issued for residential construction, or limits for a set period of time the number of buildable lots that may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county that imposes a moratorium on residential construction for a specified period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings that specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of

the city or county of the regional housing need is implemented through its housing program.

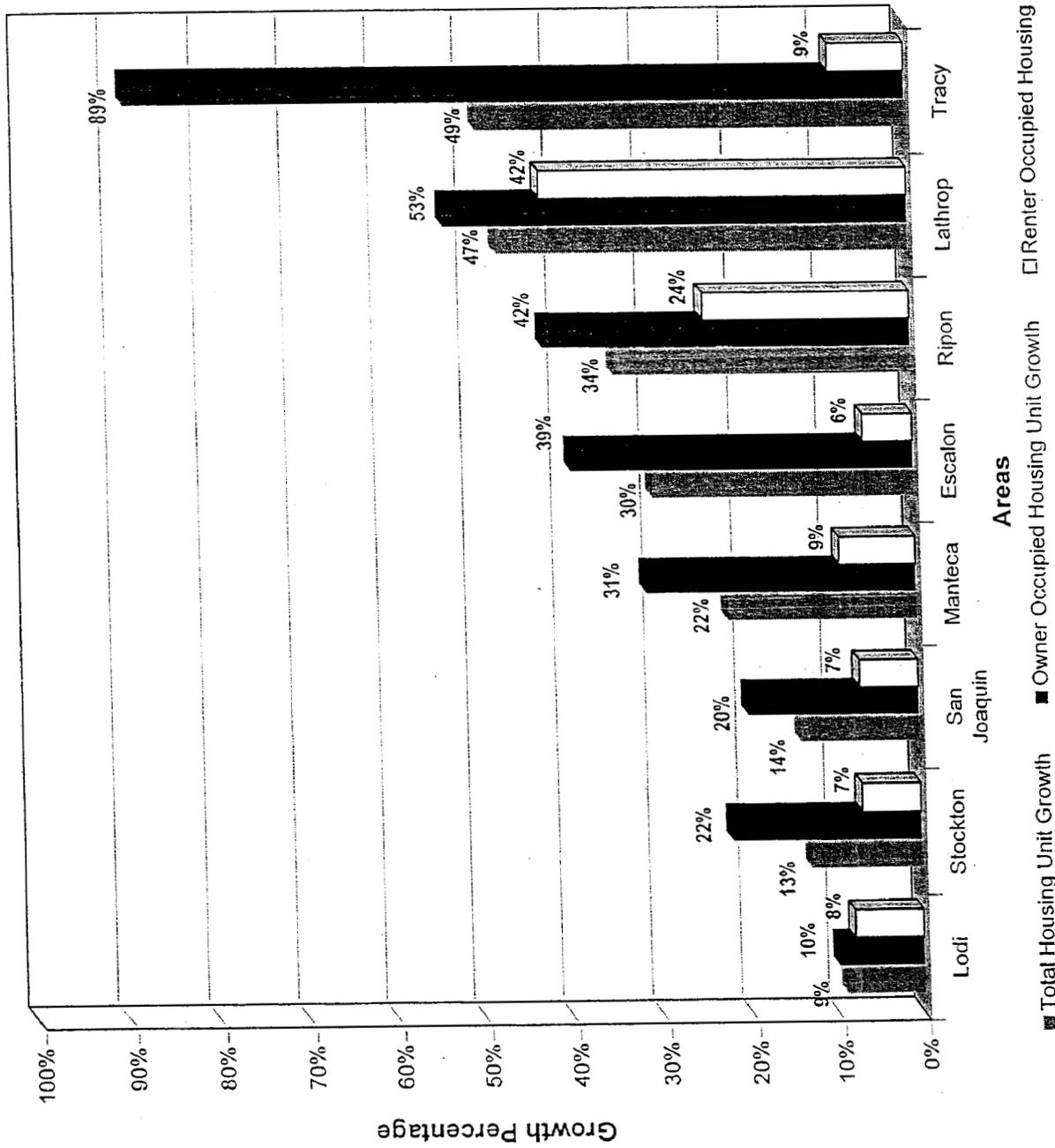
(f) A fee may be charged to interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to 7 days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code

REGIONAL HOUSING NEEDS ALLOCATION, 2001-08
ASSUMING 20%, 40% and 50% MOVEMENT TOWARDS COUNTYWIDE HOUSEHOLD INCOME AVERAGE

HOUSEHOLD INCOME CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low										
20%	107	156	995	723	194	5,240	971	1,111	9,497	24.00%
40%	108	178	992	764	216	5,036	1,110	1,093	9,497	24.00%
50%	109	188	990	785	228	4,934	1,178	1,085	9,497	24.00%
Low										
20%	75	151	682	670	173	3,040	819	721	6,331	16.00%
40%	76	155	670	657	178	2,995	883	717	6,331	16.00%
50%	78	158	664	651	181	2,972	914	714	6,331	16.00%
Moderate										
20%	83	194	743	786	201	3,278	994	843	7,122	18.00%
40%	83	191	740	758	205	3,278	1,034	833	7,122	18.00%
50%	84	189	738	745	206	3,277	1,054	829	7,122	18.00%
Above Moderate										
20%	228	532	1,579	1,676	645	6,468	3,692	1,799	16,619	42.00%
40%	222	507	1,607	1,654	610	6,753	3,447	1,819	16,619	42.00%
50%	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619	42.00%
Totals										
20%	493	1,033	3,999	3,855	1,213	18,194	6,402	4,474	39,569	100.00%
40%	489	1,031	4,009	3,833	1,209	18,062	6,474	4,462	39,569	100.00%
50%	490	1,029	4,014	3,824	1,208	18,080	6,469	4,456	39,569	100.00%

Housing Unit Growth by Tenure Types (1990-2000)



Source: 1990 and 2000 Census, U.S. Census Bureau

8-13-02
CNC Reads

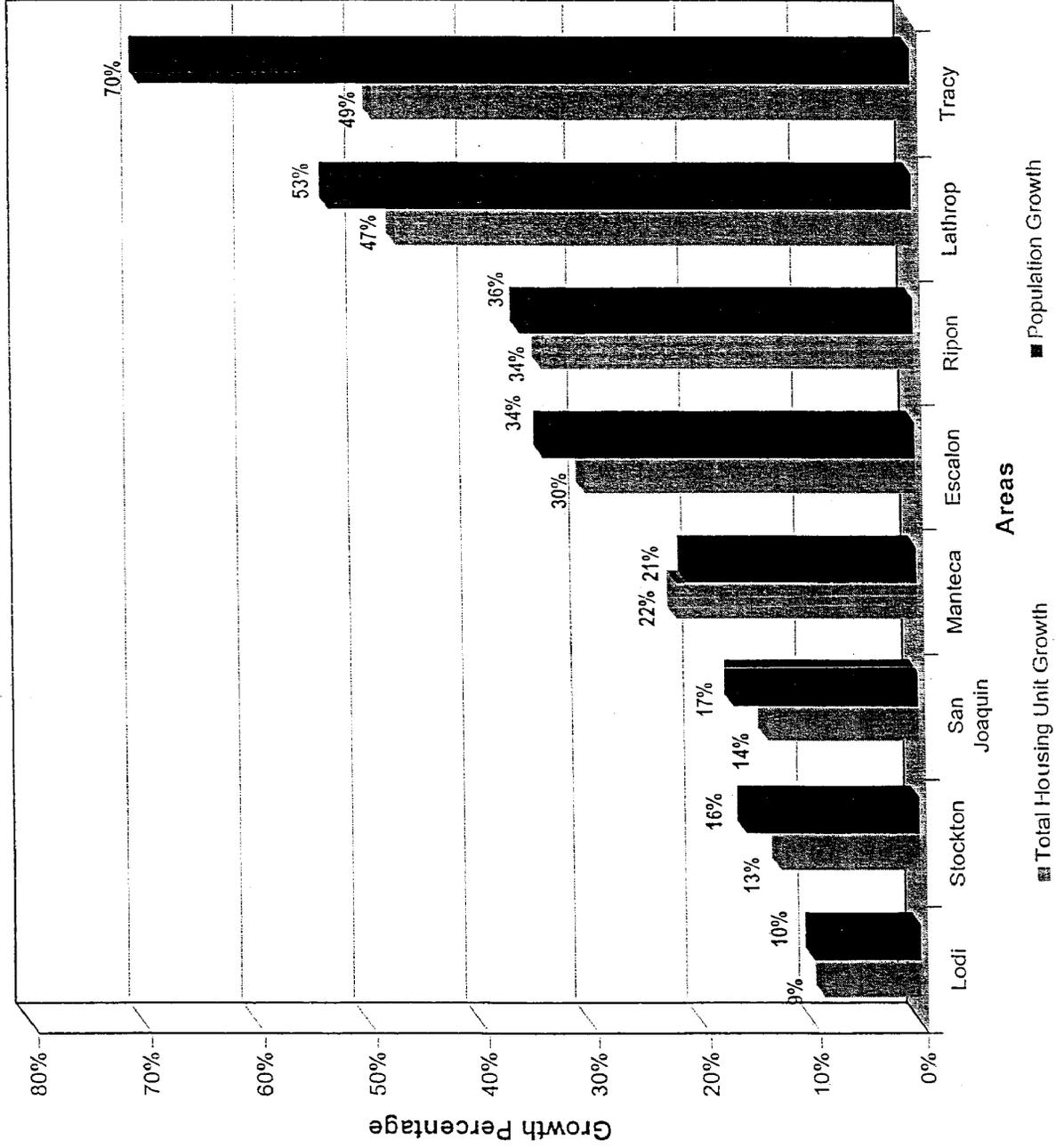
MSA: Stockton-Lodi, CA

FY2002 Median Family Income: \$47,500

FY2002 INCOME LIMITS BASED ON FAMILY SIZE

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of Median	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800
Very Low-Income (50%)	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350
Low-Income (80%)	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150

Housing and Population Growth (1990-2000)



Source: 1990 and 2000 Census, U.S. Census Bureau

MSA: Stockton -- Lodi, CA
 FY 2002 Median Family

FY 2002 INCOME AFFORDABLE HOUSING PAYMENT LIMITS

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of Median	\$233	\$266	\$300	\$333	\$359	\$386	\$412	\$439
Very-Low-Income (50%)	\$389	\$443	\$499	\$554	\$599	\$643	\$687	\$732
Low-Income (80%)	\$621	\$709	\$798	\$887	\$958	\$1,029	\$1,099	\$1,170

* 26.3% of owners spend more than 30% of their income on housing.

** 44.2% of renters spend more than 30% of their income on rent.

Median Rent = \$621.00

DRAFT (Unadjusted) REGIONAL HOUSING NEEDS ALLOCATION, 2001-08

CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low	108	186	990	775	225	4,934	1,163	1,071	9,452	23.89%
Low	69	140	664	578	161	2,972	812	714	6,111	15.44%
Moderate	85	191	744	751	208	3,306	1,063	836	7,183	18.15%
Above Moderate	222	500	1,642	1,663	600	6,982	3,364	1,850	16,822	42.51%
Totals	483	1,016	4,041	3,768	1,194	18,194	6,403	4,471	39,569	100.00%

21-Jun-02

REGIONAL HOUSING NEEDS ALLOCATION, 2001-08
 ASSUMING 20%, 40% and 50% MOVEMENT TOWARDS COUNTYWIDE HOUSEHOLD INCOME AVERAGE

HOUSEHOLD INCOME CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low										
20%	107	156	995	723	194	5,240	971	1,111	9,497	24.00%
40%	108	178	992	764	216	5,036	1,110	1,093	9,497	24.00%
50%	109	188	990	785	228	4,934	1,178	1,085	9,497	24.00%
Low										
20%	75	151	682	670	173	3,040	819	721	6,331	16.00%
40%	76	155	670	657	178	2,995	883	717	6,331	16.00%
50%	78	158	664	651	181	2,972	914	714	6,331	16.00%
Moderate										
20%	83	194	743	786	201	3,278	994	843	7,122	18.00%
40%	83	191	740	758	205	3,278	1,034	833	7,122	18.00%
50%	84	189	738	745	206	3,277	1,054	829	7,122	18.00%
Above Moderate										
20%	228	532	1,579	1,676	645	6,468	3,692	1,799	16,619	42.00%
40%	222	507	1,607	1,654	610	6,753	3,447	1,819	16,619	42.00%
50%	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619	42.00%
Totals										
20%	493	1,033	3,999	3,855	1,213	18,194	6,402	4,474	39,569	100.00%
40%	489	1,031	4,009	3,833	1,209	18,062	6,474	4,462	39,569	100.00%
50%	490	1,029	4,014	3,824	1,208	18,080	6,469	4,456	39,569	100.00%

LODI

Households 2008	Households 2001	Household Growth	Regional Household Growth	Share of Household Growth
23,103	21,583	= 1,520	30,362	5.01%

Jobs 2008	Jobs 2001	Job Growth	Regional Job Growth	Share of Job Growth
35,132	31,597	= 3,535	22,931	15.42%

Share of Job Growth	Weight Factor	Share of Household Growth	Weight Factor	HCD Regional Need	Total Projected Need
15.42%	X 0.5	+ 5.01%	X 0.5	X 39,569	= 4,640

Household Income Distribution
40% Towards the Regional Average

Income Category	2008 Household Income Percentage JURISDICTION	2008 Household Regional Income Percentage REGION	2001 Household Income Percentage JURISDICTION	Housing Unit Allocation
Very Low	24.70%	24.32%	24.51%	990
Low	17.17%	15.71%	16.44%	664
Moderate	18.32%	18.31%	18.42%	744
Above Moderate	39.62%	41.66%	40.64%	1,642
TOTAL	100.01%	100.00%	100.01%	4,641

ADJUSTMENTS TO
DRAFT REGIONAL HOUSING NEEDS ALLOCATION, 2001-08

CATEGORY	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION	%
Very Low										
formula	108	186	990	775	225	4,934	1,163	1,071	9,452	23.89%
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Allocation	109	188	990	785	228	4,934	1,178	1,085	9,497	24.00%
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formula	69	140	664	578	161	2,972	812	714	6,110	15.44%
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Allocation	78	158	664	651	181	2,972	914	714	6,331	16.00%
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adjust.	-1	-2	-6	-6	-2	-29	-9	-7	-62	
Allocation	84	189	738	745	206	3,277	1,054	829	7,122	18.00%
Above Moderate										
formula	222	500	1,642	1,663	600	6,982	3,364	1,850	16,823	42.52%
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Allocation	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619	42.00%
Totals										
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adjust.	7	12	-26	56	14	-113	67	-16	0	
Allocation	491	1,029	4,014	3,823	1,208	18,081	6,469	4,455	39,569	100.00%

DRAFT REGIONAL HOUSING NEEDS ALLOCATION, 2001-08
 Using Census 2000 Data

Houshold Income Category	ESCALON	LATHROP	LODI	MANTECA	RIPON	STOCKTON	TRACY	UNINCORP. AREA	TOTAL SJC REGION
Very Low	109	188	990	785	228	4,934	1,178	1,085	9,497
Low	78	158	664	651	181	2,972	914	714	6,331
Moderate	84	189	738	745	206	3,277	1,054	829	7,122
Above Moderate	219	494	1,622	1,643	593	6,897	3,323	1,828	16,619
Totals	491	1,029	4,014	3,823	1,208	18,081	6,469	4,455	39,569

Regional Housing Needs Determination
January 2001 - July 2008
for
San Joaquin County

Using 2000 Census Household Income Data

<u>By Income Distribution</u>	<u>%</u>	<u>Housing Units</u>	
		<u>Low</u>	<u>Middle</u>
Very Low	24%	9,497	10,949
Low	16%	6,331	7,299
Moderate	18%	7,122	8,212
Above Moderate	42%	16,619	19,161
	100%	39,569	45,621

HOUSEHOLD GROWTH

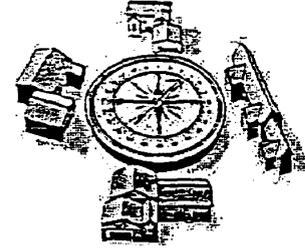
Year	Escalon	Lathrop	Lodi	Manteca	Ripon	Stockton	Tracy	Unincorporated Area	Total SJC Region
2001	2,072	2,934	21,583	17,106	3,668	83,475	17,921	40,538	189,295
2002	2,128	3,089	21,800	17,601	3,845	85,568	18,957	40,645	193,633
2003	2,184	3,244	22,017	18,095	4,023	87,661	19,993	40,752	197,969
2004	2,240	3,399	22,234	18,590	4,201	89,754	21,029	40,859	202,306
2005	2,296	3,554	22,451	19,085	4,378	91,848	22,065	40,966	206,643
2006	2,353	3,710	22,669	19,580	4,556	93,941	23,101	41,073	210,983
2007	2,409	3,865	22,886	20,075	4,734	96,034	24,137	41,181	212,912
2008	2,465	4,020	23,103	20,570	4,911	98,127	25,173	41,288	219,657

Source: Derived from SJCOC Board Approved Population Projection (2000-2025) and Average Household Size from U.S. Census Bureau

EMPLOYMENT (JOBS) GROWTH

Year	Escalon	Lathrop	Lodi	Manteca	Ripon	Stockton	Tracy	Unincorporated Area	Total SJC Region
2001	2,352	3,194	31,597	15,643	3,983	89,565	17,367	41,248	204,949
2002	2,389	3,245	32,102	15,893	4,046	90,996	17,644	41,908	208,223
2003	2,427	3,296	32,607	16,143	4,110	92,428	17,922	42,567	211,500
2004	2,464	3,347	33,112	16,393	4,173	93,859	18,199	43,227	214,774
2005	2,502	3,398	33,617	16,643	4,237	95,291	18,477	43,886	218,051
2006	2,540	3,449	34,122	16,893	4,301	96,723	18,755	44,545	221,328
2007	2,577	3,500	34,627	17,143	4,364	98,154	19,032	45,205	224,602
2008	2,615	3,551	35,132	17,393	4,428	99,586	19,310	45,864	227,879

Source: Derived from SJCOC Board Approved Employment Projection (2000-2025)



**COG Board Approved
Population Projection (2000-2025)**

AREA	2000	2005	2010	2015	2020	2025
S.J. County	566,600	633,348	700,095	766,843	821,851	900,338
Escalon	5,825	6,637	7,448	8,260	8,929	9,883
Lathrop	9,975	12,760	15,546	18,331	20,627	23,902
Lodi	57,900	60,843	63,787	66,730	69,156	72,617
Manteca	49,500	56,874	64,248	71,622	77,699	86,370
Ripon	10,400	13,047	15,695	18,342	20,524	23,637
Stockton	247,400	279,216	311,033	342,849	374,631	406,482
Tracy	54,200	70,828	87,456	104,084	117,788	137,341
Unincorporated	131,400	133,141	134,881	136,622	138,056	140,103

Source: San Joaquin Council of Governments, 2001.

**COG Board Approved
Employment Projections (2000-2025)**

AREA	2000	2005	2010	2015	2020	2025
S.J. County	201,671	218,051	234,430	250,810	267,189	283,569
Escalon	2,314	2,502	2,690	2,878	3,066	3,254
Lathrop	3,143	3,398	3,653	3,909	4,164	4,419
Lodi	51,092	53,617	56,142	58,667	61,193	63,718
Manteca	15,393	16,643	17,893	19,144	20,394	21,644
Ripon	3,919	4,237	4,555	4,873	5,192	5,510
Stockton	88,133	95,291	102,449	109,607	116,765	123,923
Tracy	17,089	18,477	19,865	21,253	22,640	24,028
Unincorporated	40,589	43,886	47,183	50,479	53,776	57,073

Source: San Joaquin Council of Governments, 2000.

TABLE 3
 BASIC CONSTRUCTION NEEDS
 JANUARY 1, 1990 TO JULY 1, 1997

BY COMPONENTS*:

	<u>Housing Units</u>
Household Increase	32,657
1990 Vacancy Need	-991
1997 Vacancy Need	1,835
Replacement Need 1990-1997	2,776
Total	36,277

BY INCOME GROUP:

	<u>Housing Units</u>
Very Low	9,042
Other Lower	6,190
Moderate	7,283
Above Moderate	13,762
Total	36,277

Basic Construction Needs were calculated using the formulas shown in Appendix 3 of the State of California Office of Housing and Community Development publication "Developing a Regional Housing Needs Plan." The following were used in the calculations: a vacant-not-for-sale-or-rent percentage of 2.1, and an annual removal rate of .002. Estimates for 1990 homeownership rates for jurisdictions were derived by using 1980 ownership rates by unit type by community. These rates were then applied to new units by type by community as listed in county building permit summaries from 1980 to 1989. Estimates of 1990 homeownership rates were then calculated based on the addition of new units to the 1980 base.

TABLE 4

BASIC CONSTRUCTION NEEDS AND NEW HOUSEHOLDS BY JURISDICTION
 JANUARY 1, 1990 TO JULY1, 1997

JURISDICTION	INCOME GROUP	HOUSEHOLDS 1990-1997		HOUSING UNITS 1990-1997
		NUMBER	PERCENT	UNITS
TRACY	VERY LOW	1056	23.55%	1227
	LOW	729	16.27%	848
	MODERATE	942	21.01%	1095
	ABOVE MODERATE	1757	39.17%	2042
	TOTAL	4484	100.00%	5212
STOCKTON	VERY LOW	3900	26.89%	3931
	LOW	2538	17.50%	2558
	MODERATE	2827	19.49%	2849
	ABOVE MODERATE	5239	36.12%	5281
	TOTAL	14503	100.00%	14620
RIPON	VERY LOW	93	22.61%	102
	LOW	63	15.45%	69
	MODERATE	90	21.96%	99
	ABOVE MODERATE	164	39.98%	180
	TOTAL	410	100.00%	450
ESCALON	VERY LOW	71	27.11%	71
	LOW	46	17.59%	46
	MODERATE	46	17.36%	46
	ABOVE MODERATE	100	37.95%	100
	TOTAL	262	100.00%	263
LODI	VERY LOW	552	25.14%	857
	LOW	456	17.32%	590
	MODERATE	521	19.78%	674
	ABOVE MODERATE	994	37.76%	1287
	TOTAL	2633	100.00%	3407
MANTECA	VERY LOW	629	22.13%	724
	LOW	455	16.01%	523
	MODERATE	613	21.57%	705
	ABOVE MODERATE	1145	40.29%	1317
	TOTAL	2842	100.00%	3269
LATHROP	VERY LOW	293	24.05%	322
	LOW	230	18.88%	253
	MODERATE	254	20.84%	279
	ABOVE MODERATE	442	36.23%	485
	TOTAL	1220	100.00%	1339
UNINC. COUNTY	VERY LOW	1477	23.43%	1808
	LOW	1063	16.86%	1301
	MODERATE	1255	19.91%	1536
	ABOVE MODERATE	2508	39.79%	3070
	TOTAL	6303	100.00%	7716
TOTAL	VERY LOW	8181	25.05%	9042
	LOW	5581	17.09%	6190
	MODERATE	6547	20.05%	7283
	ABOVE MODERATE	12348	37.81%	13762
	TOTAL	32657	100.00%	36277