

# CITY OF ESCALON

## Housing Element Update

SIXTH HOUSING ELEMENT CYCLE

2023-2031

*HCD Review Draft  
TBR, FHA & Appendices  
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# SECTION 4: TECHNICAL BACKGROUND REPORT

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# SECTION 4.1: INTRODUCTION

Within the Housing Element, Section 4 contains the required quantification and analysis of needs, resources, and constraints. Pursuant to Government Code §65583(a)(1) and (2), this Technical Background Report (TBR) includes information and data including, but not limited to, housing needs, housing resources, and constraints to housing development. The TBR supplements the Housing Strategy & Sites Inventory and prefaces the Fair Housing Assessment.

# SECTION 4.2: HOUSING NEEDS ANALYSIS

## 4.2.1 Population Characteristics and Housing Data

This Section describes the population characteristics in Escalon. This information helps provide an understanding of the demographic makeup and shifts of the population which is used to provide direction for the goals, policies, and programs contained in the Housing Element.

### Population Trends

From 1970 to 2000, Escalon underwent significant population growth, averaging 30 percent per decade. Subsequently, in the next two decades, the pace of population growth decelerated. There was an increase of approximately 18 percent from 2000 to 2010, followed by a more modest growth of 5.72 percent from 2010 to 2021 (Table 1).

Table 1: Population Trends, 1970-2021

Year	1970	1980	1990	2000	2010	2021
Population	2,366	3,127	4,370	5,963	7,054	7,458

Source: U.S. Census Bureau, American Community Survey, 2010, 2021; Population Estimates for California Counties and Cities, 1970-2000

As of 2021, Escalon has an estimated population of 7,458. Approximately 44 percent of the population is under the age of 35 (Table 2). The age distribution in Escalon has undergone several shifts since 2000, with the percentage of residents aged 25 to 34 years seeing the sharpest increase from 2000 to 2010, followed by a decline by 2021. Contrasting trends are exhibited in the 10 to 14 age range, where the percentages consistently decreased over the years.

Table 2: Population by Age in Escalon, 2000-2021

Age Category	2000	2010	2021
Under 5 years	6.30%	11.6%	7.9%
5 to 9 years	8.60%	4.3%	7.2%
10 to 14 years	9.90%	7.1%	6.9%
15 to 19 years	9.50%	4.6%	5.2%
20 to 24 years	5.40%	1.7%	4.9%
25 to 34 years	9.40%	22.5%	11.9%
35 to 44 years	17.50%	8.8%	14.3%
45 to 54 years	13.30%	7.9%	17.1%
55 to 59 years	3.10%	6.1%	6.6%
60 to 64 years	4.10%	8.8%	4.6%
65 to 74 years	7.10%	6.8%	6.9%
75 to 84 years	4.50%	6.7%	5.6%
85 years and over	1.40%	3.1%	0.9%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010, 2021; Decennial Census Profile of General Demographic Characteristics, 2000

The data in Table 3 shows changes in the racial and ethnic makeup of the population of Escalon between 2010 and 2021. In this time, the Hispanic/Latino, Black, Native American, and Asian populations decreased, and the White (Non-Hispanic) and Native Hawaiian/Pacific Islander alone populations increased (Table 3). Additionally, the population of the Two or More Races category increased by nearly 2,500 percent. The sharp increase in the Two or More Races population category may be attributed to a growing societal acceptance of mixed-race identities and the rise of multigenerational mixed-race families, all of which have contributed to more accurate reporting and recognition of complex racial backgrounds.

Table 3: Population by Race/Ethnicity 2010-2021

Racial or Ethnic Group	2010	2021
Hispanic or Latino	1,792	1,429
White (Non-Hispanic) alone	4,953	5,355
Black or African American alone	61	22
Native American alone	111	0
Asian alone	117	107
Native Hawaiian or Other Pacific Islander alone	0	30
Some other race alone	0	0
Two or More Races	20	515

Source: U.S. Census Bureau, American Community 5-Year Estimates, 2010 and 2021

Since 2000, the majority of households in Escalon have been homeowners. However, between 2010 and 2021, homeowner households have decreased while renter households have increased, both numerically and as a proportion of the population (Table 4).

Table 4: Households by Tenure

Tenure	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,539	74.9%	2,067	77.7%	2,048	71.4%
Renter	514	25%	590	22.2%	818	28.5%
Total	2,053	100%	2,657	100%	2,866	100%

Source: U.S. Census Bureau, Decennial Census Table H007, 2000; American Community Survey 5-Year Estimates Table B25003, 2010, 2021

Residential overcrowding is determined by the number of persons per room, with thresholds for overcrowded (1.01 to 1.5 persons per room) and severely overcrowded (more than 1.51 persons per room) households. Overcrowding is influenced by demographic and socioeconomic factors such as race and housing tenure. Certain

groups, such as older-adults, immigrants, low-income families, and renter-occupied households, are more likely to experience overcrowding. The full analysis of overcrowding is included in Section 5.

### Housing Cost and Affordability

According to the U.S. Census Bureau American Community Survey, the median household income in Escalon is \$67,176 as of 2021, lower than that of both San Joaquin (\$74,962) and Stanislaus (\$68,368) County. In 2010, however, the median household income in Escalon was over \$10,000 higher than that of both counties. The median home value and median gross rent in Escalon have outpaced the increase in median household income. While the median household income in Escalon has increased by 2.62 percent in the last decade, the median home value and median gross rent have increased by 36 percent and 83.6 percent, respectively. By comparison, there was a 22% increase in the median value of a home and a 37% increase in median gross rent in California, as well as a 21% increase in the median value of a home and a 34% increase in San Joaquin County during the same time period.

Although the median household income in Escalon has experienced only a minor rise in the last decade, it continues to be above the annual income needed to not become cost burdened by the median gross rent. To cover the median gross rent of \$1,302 per month and ensure that rent does not account for greater than 30 percent of one's income, an annual household income of approximately \$52,080 would be necessary.

Table 5: Median Home Value and Gross Rent, 2010-2021

	2010	2021	2010-2021 Percent Change
Median Home Value	\$306,900	\$418,500	+36%
Median Gross Rent	\$709	\$1,302	+83.6%

Source: U.S. Census Bureau American Community Survey 5-Year Estimates Tables B25077 and B25058, 2010, 2021

Cost burden is the ratio of housing costs to household income. The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. As of 2019, approximately 22 percent of ownership households and 71 percent of renter households have experienced some level of cost burned (Table 6)<sup>1</sup>.

<sup>1</sup> Excluding households whose cost burden data is not available.



Table 6: Cost Burden by Tenure

	Owner	Renter	Total
Not Cost Burdened	1,465	505	1,970
Cost Burdened (30 – 50% of income)	190	205	395
Severely Cost Burdened (Over 50% of income)	135	155	290
Cost Burden Not Available	10	15	25
Source: HUD, CHAS 5-Year Estimates			

The market rental cost in Escalon and the surrounding jurisdictions of similar size is shown in Table 7. The median rents are higher in Escalon than Oakdale, and lower than Riverbank.

Table 7: Median Market Rental Costs

Income Group	Median Market Rents
Escalon	\$2,150
Oakdale	\$2,000
Riverbank	\$2,350
Source: <a href="#">Zillow Median Rents</a> , accessed 08/23/2023	

Approximately 80 percent of the owner-occupied homes in Escalon are valued under \$499,000, compared to 45 percent in San Joaquin County and 84.3 percent in Stanislaus County (Table 8). Additionally, the median value of owner-occupied units in Escalon is \$418,500, higher than that of both San Joaquin and Stanislaus County.

Table 8: Home Values of Owner-Occupied Units

Home Value	Escalon		San Joaquin County		Stanislaus County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	32	1.6	4,834	2.1	4,314	4.1
\$50,000 to \$99,999	0	0.0	2,731	1.4	2,062	2.0
\$100,000 to \$149,999	0	0.0	2,579	0.6	2,599	2.5
\$150,000 to \$199,999	61	3.0	5,382	1.9	4,487	4.3
\$200,000 to \$299,999	277	13.5	22,571	4.5	26,421	25.4
\$300,000 to \$499,999	1,270	62.0	62,102	34.5	47,955	46.0
\$500,000 to \$999,999	339	16.6	34,815	49.0	13,851	13.3
\$1,000,000 or Higher	69	3.4	3,721	6.0	2,531	2.4
<b>Median (\$)</b>	<b>\$418,500</b>		<b>\$391,500</b>		<b>\$338,300</b>	
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates DP04, 2021						

## Employment Characteristics

Employment trends indicate that “Education, Health, and Social Services” is the top industry in Escalon, followed by “Retail Trade”, “Manufacturing”, and “Construction” (Table 9). Escalon has a high number of workers commuting into and out of the City, with a large proportion of residents traveling outside of the City for employment. This trend is accompanied by a low proportion of residents who are employed within the city itself.<sup>2</sup>

Table 9: Employment by Industry

Industry Type	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	103	3.18%
Education, health, and social services	689	21.3%
Retail trade	613	18.9%
Manufacturing	402	12.4%
Arts, entertainment, recreation, and services	179	5.5%
Construction	381	11.7%
Public administration	277	8.5%
Finance, insurance, real estate, rental and leasing	102	3.1%
Professional, scientific, management, administration	119	3.6%
Wholesale trade	58	1.7%
Other services	128	3.9%
Transportation, warehousing, and utilities	170	5.2%
Total	3,234	100%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table DP03, 2021		

<sup>2</sup> U.S. Census Bureau, OnTheMap, 2019; Additional discussion can be found in Section 5.

## Housing Stock Conditions

The majority of the housing stock in Escalon was built between 1980 and 2009 (Table 10)<sup>3</sup>. The rate at which housing units have been built has decreased since 1989.

Table 10: Year Built of Housing Units

Year Built	Escalon		San Joaquin County		Stanislaus County	
	Number	% Change	Number	% Change	Number	% Change
Built after 2020	5	-96.0	5,709	-72.6	61	-98.8
Built 2010 through 2019	125	-77.7	20,853	-54.2	5,013	-83.5
Built 2000 through 2009	560	-9.5	45,489	+34.5	30,317	+17.0
Built 1990 through 1999	619	-15.1	33,818	-8.4	25,918	-17.8
Built 1980 through 1989	729	+158.5	36,938	-9.0	31,516	-13.0
Built 1970 through 1979	282	+72.0	40,593	+76.7	36,223	+105.4
Built 1960 through 1969	164	-13.7	22,984	-6.3	17,659	+13.2
Built 1950 through 1959	190	+153.3	24,526	+102.0	15,605	+76.7
Built 1940 through 1949	75	-54.3	12,160	-26.0	8,829	-23.0
Built 1939 or earlier	164	-	16,422	-	11,465	-
<b>Total</b>	<b>2,913</b>	<b>-</b>	<b>259,492</b>	<b>-</b>	<b>182,606</b>	<b>-</b>

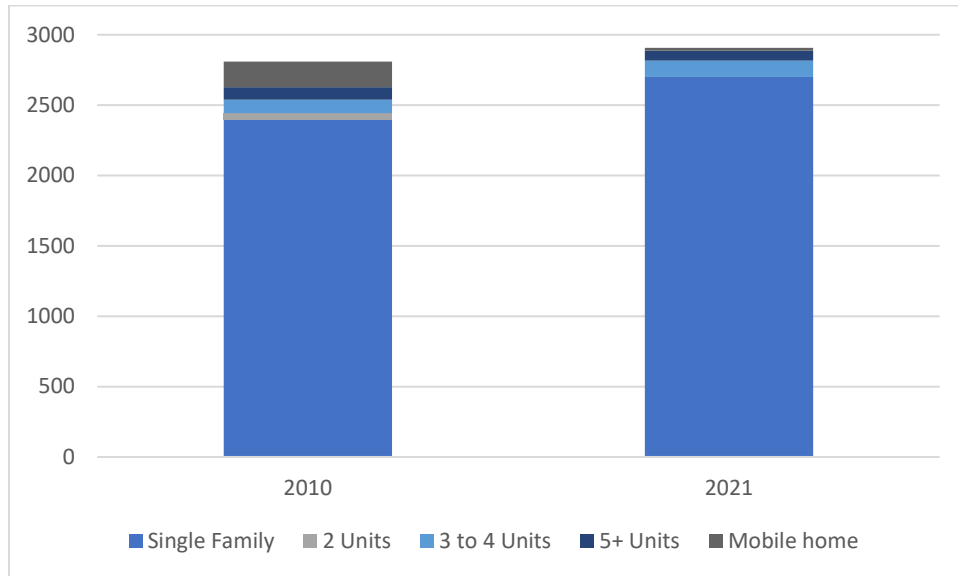
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25034, 2021; City of Escalon HE APR 2021, 2022

The housing stock in Escalon is predominantly made up of single-family homes (Figure 1). Since 2010, there has been an increase in the total number of housing units. U.S. Census data indicates that there has been a decrease of 160 mobile homes, however, this is due to a change in ownership of a mobile home park in the City. Paddack’s Mobile

<sup>3</sup> The year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted.

Manor, located in southeast Escalon, is now Almond Grove Mobile Home Park and continues to operate as a 55+ community.

Figure 1: Housing Units by Type



Source: U.S. Census Bureau, Decennial Census Table H030, 2000; American Community Survey 5-Year Estimates Table B25024, 2010, 2021

Approximately 98.5 percent of housing units in Escalon are occupied, with 1.5 percent being vacant. All 42 of the housing units that are vacant are rental units that are not occupied (Table 11).

Table 11: Vacancy by Type

	Number	Percent
Occupied	2,866	98.5%
Vacant	42	1.5%
For rent	0	0%
Rented, not occupied	42	1.5%
For sale only	0	0%
Sold, not occupied	0	0%
For seasonal, recreational, or occasional use	0	0%
For migrant workers	0	0%
Other vacant	0	0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Tables B25002 and B25004, 2021

## At-Risk Assisted Affordable Housing

Assisted affordable housing that is at risk refers to existing multi-family rental housing developments that receive funding through public programs and are in danger of being converted from low-income housing to market-rate housing within ten years of the start of the housing planning period. These conversions can occur due to factors such as the discontinuation or opting out of programs such as rental subsidies, mortgage repayment, or expiration of usage restrictions. Escalon has one assisted housing development. Escalon Heritage House has a total of 12 studio and 30 one-bedroom units that are financed under a Section 202/811 contract. The overall expiration date of the contract is May 31, 2039 (HUD Multifamily Assistance & Section 8 Database, 2019). Escalon does not have affordable housing developments at-risk of conversion to market rate prices within ten years of the planning period (Table 12).

Table 12: Inventory of Assisted Affordable Housing

Name	Address	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year	Risk Level
<b>Escalon Heritage House</b>	1100 Escalon Avenue Escalon, CA 95320	42 very low income (12 Studio, 30 One-Bedroom)	42	Section 202/811	May 31, 2039	-
<b>Total</b>		<b>42</b>	<b>42</b>			

### 4.2.2 Special Housing Needs Analysis

In compliance with Housing Element law, an analysis of the housing needs of special needs populations has been completed. Within the Housing Element, the term "special needs" refers to specific demographic or occupational groups that may need targeted programs. These groups often grapple with allocating a disproportionate portion of their income to secure safe and decent housing. The scope of this analysis encompasses an array of special needs groups, including extremely low-income households, seniors, individuals with disabilities, large households comprising five or more people, farmworkers, female-headed households, and individuals experiencing homelessness.

## Extremely Low-Income Households

### Existing and Projected Needs

Extremely low-income (ELI) is defined as a household income (AMI) at or below 30 percent of the area median income, adjusted for household size. According to the HCD 2022 State Income Limits, the AMI for San Joaquin County is \$59,500 for a one-person household and \$85,000 for a four-person household. One-person households with an income of \$17,400 or less for a one-person household and \$27,750 or less for a four-person household is considered as ELI. A four-person household with one person working full-time with an hourly wage of \$13.34 per hour or less. Many ELI households may be employed in low-wage jobs (Table 13), unable to work full-time or are on fixed incomes from sources such as disability benefits and social security.

Table 13: Median Hourly Wage by Occupation

Occupation	Median Hourly Wage
Waiters and Waitresses	14.64
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	14.95
Manicurists and Pedicurists	14.52
Cashiers	15.29
Healthcare Support Occupations	15.33
Cooks, Fast Food	15.35

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), Stockton-Lodi MPO, 2022 Q1 employment

As of 2019, approximately 11 percent of households in Escalon are considered ELI. Of the 310 ELI households, 58 percent are renters and 42 percent are homeowners. By comparison, 28.5 percent of households in Escalon rent.

Table 14: Escalon Household Income Level by Tenure

Income Level	Owner-Occupied	Renter-Occupied	Total
0-30% of AMI	130	180	310
31-50% of AMI	125	95	220
51-80% of AMI	310	155	465
81-100% of AMI	65	105	170
Greater than 100% AMI	1,155	340	1,495
Total	1,795	875	2,665

Source: HUD, CHAS ACS Tabulation, 2015-2019 release

Households classified as ELI may face a higher likelihood of experiencing at least one housing problem such as incomplete kitchen facilities, incomplete plumbing facilities, overcrowding or cost burden greater than 30 percent. Among ELI renters in Escalon, 64.5

percent experience housing problems, 64.5 percent are cost burdened, and 50 percent are extremely cost burdened.

Table 15: Cost Burden and Housing Problems by Tenure, Escalon, 2018

	Renters	Owners	Households
<b>0-30% of AMI</b>	<b>180</b>	<b>130</b>	<b>310</b>
Any housing problem	90	110	200
Cost burden > 30% to ≤ 50%	90	110	200
Cost burden > 50%	90	65	155
<b>31-50% of AMI</b>	<b>95</b>	<b>125</b>	<b>220</b>
Any housing problem	95	60	155
Cost burden > 30% to ≤ 50%	95	60	155
Cost burden > 50%	65	60	125
<b>51-80% of AMI</b>	<b>155</b>	<b>310</b>	<b>465</b>
Any housing problem	65	125	190
Cost burden > 30% to ≤ 50%	65	130	195
Cost burden > 50%	0	10	10
Source: HUD CHAS, 2015-2019			

## Programs and Resources

ELI households may participate in programs made available by the Housing Authority of the County of San Joaquin (HAC SJ) such as the Housing Choice Voucher (HCV) program. The HCV program, formerly known as the Section 8 Program, assists participants in affording decent, safe, and sanitary housing in the private market.

The City of Escalon offers two local programs that ELI households can benefit from, the GAP Loan Program and the Property Rehabilitation Program. The Escalon GAP Loan Program provides households with deferred down payment assistance loans. The purpose of this program is to help bridge the "GAP" between the cost of a home and what a low-income household can afford. The Escalon Property Rehabilitation Program also offers financial assistance to ELI households. The program provides creative financing programs, including deferred loans and emergency grants, to assist low-income property owners in making residential building improvements. This program aids households in maintaining safe, decent housing. It also offers a range of free services to make the improvement of residential properties as easy as possible. In an effort to incentivize the use of the program, a brochure with program details is made available at City Hall, as well as on the City's website.

Other programs and resources available to support very low-income households in meeting their basic needs include the Home Energy Assistance Program (HEAP), which

offers income-eligible residents a credit to their utility bill, Supplemental Nutrition Assistance Program (SNAP), which provides funds for groceries, and Medicaid (known as Medi-Cal in California), offering low-cost healthcare coverage. Temporary Assistance for Needy Families (TANF) offers financial aid and support services, with a focus on self-sufficiency, and the Women, Infants, and Children (WIC) Program provides nutrition assistance to pregnant women and young children. Additionally, free school meals are available to eligible students enrolled in Escalon Unified schools, and local charities like the C.A.R.E. Program food distribution programs to help local residents in time of need.

## Senior Households

### Existing and Projected Needs

As of 2021, seniors comprise 11.8 percent of the population in Escalon. As shown in Table 16, seniors are more likely to be homeowners than renters.

Table 16: Senior Households by Tenure

Householder Age	Owners	Renters	Total
65-74 years	265	20	285
75+ years	516	81	597
Total	781	101	882
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25007, 2021			

### Programs and Resources

There are two senior housing developments in Escalon, Golden Acres Home and Care and Heritage House. Golden Acres Home and Care is an assisted living community comprised of 26 units that provides a comprehensive array of care and medical services. Escalon Heritage House is a subsidized housing community for seniors over the age of 62 and the mobility/sensory impaired. Heritage House provides 42 units of affordable apartment units for seniors and disabled persons in an independent living environment. Additionally, Almond Grove Mobile Home Park is an age-restricted community that seniors ages 55 and above can benefit from.

Seniors can benefit from the City’s transit service, Dial A Ride. This service stops at the rider’s door and takes residents along a route throughout the city to the grocery store, department stores, local restaurants, and other locations.

The Human Services Agency of San Joaquin County administers services to seniors through the Department of Aging and Community Services. The Department offers services to seniors, adults with disabilities, family caregivers, and residents in long-term care facilities. Programs and services offered include Ombudsman Program, Family



Caregiver Support Program, Case Management Program, emergency intervention to dependent adults and seniors, nutrition services and senior lunch program at the Escalon Community Center, as well as outreach and education to the community regarding the resources and services available to seniors.

Seniors also benefit from services offered by a new non-profit, Escalon Strong, which offers assistance to seniors. As part of the organization’s first initiative, a community work day at Almond Grove Mobile Home Park was held that brought local carpenters, plumbers, painters, landscapers, and others to lend a hand in helping seniors fix issues in their homes so that they may age in place.

## Persons with Disabilities

### Existing and Projected Needs

Approximately 7.8 percent of the Escalon population has a disability. Of the 578 persons with a disability, 433 (75 percent) are over the age of 35 (Table 17). The age group with the highest percentage of individuals with a disability is the 65 to 74 age group, with 23.35% of these individuals having a disability.

Table 17: Disability Status by Age Group

Age Group	Total Population	With a Disability	No Disability	Percent with a Disability
Total Population	7,458	578	6,880	7.8%
Under 5 years:	867	0	867	0.0%
5 to 17 years:	1,044	27	1,017	2.6%
18 to 34 years:	1,951	118	1,833	6.0%
35 to 64 years:	2,356	168	2,188	7.1%
65 to 74 years:	506	118	388	23.3%
75 years and over:	734	147	587	20.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table S1810, 2021

Within Escalon and the surrounding areas, 82 individuals have a developmental disability, 54 percent of whom are under the age of 18.

Table 18: Persons with Developmental Disabilities by Age

Zip Code	0 to 17 years	18+ years	Total
95320*	44	38	82

\*Note: Escalon comprises only a portion of the 95320-zip code.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2022

Cognitive and independent living difficulties are the two most prevalent types of disability in Escalon<sup>4</sup>. Housing needs for individuals with these types of disabilities may include universally designed housing, supportive living facilities, and in-home care arrangements.

### **Programs and Resources**

Escalon residents with a disability can benefit from a regional community care facility dedicated to serving individuals with developmental disabilities. The Valley Mountain Regional Center (VMRC), located in Stockton, provides in-home care services to clients who reside with their families or in an independent living arrangement. Additionally, the California Department of Developmental Services provides Supported Living Services (SLS) that assist adults with developmental disabilities. SLS supports individuals in pursuing personal goals in relationships and the community, with flexibility to adapt to changing needs over time. Funding for SLS can come from regional centers and/or In-Home Support Services, and individuals may oversee the services themselves. Individuals who receive SLS are eligible for HUD’s HCV Program. Their living expenses may be paid through Supplemental Security Income or other benefits/income. SLS services also encompass assistance with selecting and moving into a home, choosing housemates, acquiring household furniture, participating in daily living activities, preparing for emergencies, engaging in community life, and managing personal financial affairs.

Additionally, individuals with a disability may benefit from Heritage House. As previously discussed, Heritage House provides 42 units of affordable apartment units for seniors and disabled persons in an independent living environment.

### **Large Households**

#### **Existing and Projected Needs**

Large households consist of over five persons residing together. There are varying reasons for this, such as multiple generations of a family, multiple families, or other non-related household members residing in the same housing unit. In Escalon, there are 240 large households, 92.5 percent of large households are renters (Table 19).

Table 19: Household Size by Tenure

Household Size	Owner-Occupied	Renter-Occupied	All Households
----------------	----------------	-----------------	----------------

<sup>4</sup> U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021. See Section 5 for a more detailed discussion.

1-person	609	85	694
2-person	598	203	801
3-person	456	258	714
4-person	367	50	417
5 or more-person	18	222	240
Total	2,048	818	2,866
Source: U.S. Census Bureau, ACS 5-Year Estimates, Table B25009			

As shown in Table 20, there are 1,845 three-bedroom, 597 four-bedroom, and 39 five (or more) bedroom units. These numbers exceed the City’s 240 large households. Although there are 222 five or more-person households and only 134 four-bedroom units, there are no renter households in Escalon that experience overcrowding.

Table 20: Number of Bedrooms by Tenure

Tenure	3 Bedrooms	4 Bedrooms	5+ Bedrooms
Owner-Occupied	1,402	463	39
Renter-Occupied	443	134	0
Total	1,845	597	39
Source: U.S. Census Bureau, ACS 5-Year Estimates, Table B25042			

**Programs and Resources**

In addition to living in housing units with sufficient bedrooms to meet their needs, large households may participate in HACSJ programs and services that aid those with lower and moderate incomes. The HCV Program can provide help specifically to larger households experiencing challenges related to overcrowding and cost burdens. The City has also updated its zoning code to be inclusive of Accessory Dwelling Units (ADUs). ADUs can alleviate housing needs for large households by providing additional living space within existing properties, allowing multiple generations to live together.

**Farmworker Households**

**Existing and Projected Needs**

San Joaquin County is California’s 7th-largest producer of agriculture. As of 2021, 3.18 percent of the workforce in Escalon was employed in the agriculture, forestry, fishing and hunting, and mining industry. A breakdown of the agriculture, forestry, fishing and hunting, and mining industry is not available through the U.S. Census, however, the Census of Agriculture provides a more detailed assessment of farmworker employment.

The National Agricultural Statistics Service Census of Agriculture is a comprehensive and periodic survey conducted by the United States Department of Agriculture (USDA) to

collect detailed information about the agricultural sector within the United States. The primary purpose of the Census of Agriculture is to provide a complete and accurate account of all agricultural activities across the United States. Data from the census is available for San Joaquin County, but not for the City of Escalon. As shown in Table 21, 59.5 percent of farmworkers are seasonal farmworkers (less than 150 days) and 74.4 percent work on a farm with at least 10 employees.

Table 21: San Joaquin County Farms and Farmworkers

Type	Number of Farms	Permanent Farmworkers (150 days or more)	Seasonal Farmworkers (less than 150 days)	Total Farmworkers
Farm operations with less than 10 employees	1,249	2,460	2,599	5,059
Farm operations with 10 (or more) employees	458	5,543	9,139	14,682
Total	1,707	8,003	11,738	19,741

Source: USDA, National Agricultural Statistics Service, Census of Agriculture, 2017

## Programs and Resources

In Escalon, there are several programs and resources available to support the farmworker population. The HASJC plays a crucial role in managing migrant family farm labor housing developments within the area. Additionally, the State of California, in collaboration with the Department of Labor, established the Office of Migrant Services (OMS). The OMS aims to provide migrant farmworker families with safe, affordable seasonal rental housing and essential support services during the peak growing and harvest season, which typically runs from April to November.

There is no farm labor housing in Escalon. However, the City does permit employee housing for six or fewer employees, subject to the same standards and permit requirements as a single family residence.

## Female-Headed Households

### Existing and Projected Needs

Female-headed (FH) households often rely on one income, resulting in an increased likelihood of experiencing cost burden. High living and childcare costs, paired with a lack

of resources for FH households may increase the risk of housing insecurity. Approximately 9.4 percent of households within Escalon are FH households (Table 22). In 2021, the median income for FH householder with no spouse present was \$28,571, 57.54 percent less than the overall median income in Escalon.<sup>5</sup> Of the 270 FH households, 141 are under the poverty level. Low-income FH households may benefit from alternative multifamily housing models such as cooperative housing projects with on-site daycare and communal facilities or missing middle housing.

Table 22: Female-Headed Households in Escalon, 2021

Household Type	Number	Percent of Total Households
Total Escalon Households	2,866	100%
Nonfamily Female Householder	538	18.8%
Female-Headed Family Households	270	9.4%
FH Households with Children Under 18 (No Spouse)	105	3.7%
FH Family Households Under the Poverty Level (No Spouse)	141	4.9%
No Child(ren)	109	3.8%
1 or 2 Children	32	1.1%
3 or 4 Children	0	0.0%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Tables B17012, S1903, 2021		

### Programs and Resources

Low-income FH households may be eligible for a range of housing resources and assistance programs designed to provide them with stable and affordable housing options. These programs often include government-sponsored initiatives such as the HCV, which help subsidize rent payments, and public housing units managed by local housing authorities. Additionally, the San Joaquin County Human Services Agency provides programs and services to assist eligible residents of San Joaquin County to meet their basic needs. Programs include temporary cash assistance, general assistance, Medi-Cal, CalFresh, and CalWORKS.

<sup>5</sup> U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021, Table S1903

Nonprofit organizations and community-based agencies often offer supportive services and programs specifically tailored to the needs of FH households facing financial hardship. These resources aim to alleviate the burden of housing costs, reduce the risk of homelessness, and provide a safe and stable environment for women and their families, ultimately contributing to their overall well-being and economic security. Access to these housing resources can make a significant difference in the lives of low-income female-headed households, offering them the opportunity to break the cycle of poverty and build a brighter future for themselves and their children.

**Homelessness**

**Existing and Projected Needs**

Individuals experiencing homeless, whether sheltered or unsheltered, have one of the most immediate housing needs of any group. The term "sheltered homeless" refers to individuals who are homeless and currently residing in emergency or temporary shelters. These individuals lack permanent housing and fall under the classification of homelessness. This category encompasses those living in emergency shelters or benefiting from programs that offer transitional housing for the homeless. Additionally, the definition of "sheltered homeless" includes individuals temporarily housed in motels or similar lodgings, facilitated by vouchers from community-based organizations or local government units. HUD's definitions of homelessness exclude certain scenarios. These exclusions involve individuals who frequently change their living arrangements ("couch-surfing"), incarcerated individuals, individuals with housing supported by rental assistance like Housing Choice Vouchers, or those whose housing is provided through San Joaquin County's General Assistance program.

The San Joaquin Continuum of Care (SJCoC) Point-In-Time (PIT) Count data reported four persons experiencing homelessness in Escalon in 2019 (Table 23). A PIT count was not conducted in Lathrop, Ripon, Escalon, and the unincorporated areas of the county as was done in 2019. Although the SJCoC believes that unsheltered homelessness has likely trended upward in San Joaquin County since 2019, San Joaquin County experienced a significant rise in COVID-19 cases and a 21% drop in volunteers at the time of the 2022 PIT count.

Table 23: Persons Experiencing Homelessness by Shelter Status, 2022

Shelter Status	Escalon			San Joaquin County		
	2017	2019	2022*	2017	2019**	2022
Unsheltered	0	4	0	567	1,558	1,355
Sheltered	0	0	0	985	1,071	964
Total	0	4	0	1,552	2,629	2,319

\*No count was conducted in this area in 2022.

\*\*Figures from 2019 were collected by a total of 401 volunteers, as opposed to 35 volunteers for the previous count in 2017. The significant increase in total number of unsheltered individuals counted was primarily as a result of the 1,045% increase in the number of volunteers counting.

Source: San Joaquin Continuum of Care Point in Time Count Local Report

## **Programs and Resources**

The San Joaquin County Neighborhood Preservation Division serves as the administrative entity for various federal and state grant programs aimed at assisting homeless individuals and families. These programs encompass the Continuum of Care (CoC), Emergency Solutions Grant (ESG) both at the federal and state levels, California Emergency Solutions and Housing (CESH), and the Homeless Emergency Aid Program (HEAP). CoC provides permanent supportive housing and transitional housing through rent assistance and support services. ESG funds focus on rapid rehousing, shelter operations, and outreach through several subrecipients. CESH offers flexible funds for various homelessness-related activities. HEAP provides block grant funds for addressing immediate homelessness challenges, supporting emergency housing vouchers, rapid rehousing, shelter construction, and more, distributed through multiple subrecipients. For additional resources, individuals can visit the San Joaquin CoC website or call 2-1-1 for assistance.

The City of Escalon does not have a constant population of homeless, but rather an occasional influx of homeless persons as they pass through the City. The City of Escalon has taken action to address homelessness by working with the City's regional partners to direct individuals experiencing homelessness to resources within San Joaquin and Stanislaus County. Additionally, emergency shelters are permitted in the Limited Industrial (M-1) and General Industrial (M-2) zoning districts and permitted in the R-3 and C-M zoning districts with the issuance of a conditional use permit.

## **SECTION 4.3: HOUSING RESOURCES**

### **4.3.1 Housing Assistance Programs**

The following section details the federal, state, and local housing assistance programs that are utilized by the City and those that may be locally available to Escalon residents. These programs provide funding for the construction, rehabilitation, or rental assistance for very low-, low-, and moderate-income households.

#### **Federal Assistance Programs**

Housing Choice Vouchers (Section 8)

The HASJC administers the Housing Choice Voucher program, a federal program designed to assist low-income individuals and families by subsidizing their rental costs in the private housing market. Participants in the program receive vouchers that can be used to secure housing of their choice, allowing them to select a safe and suitable place to live. The HASJC collaborates with landlords to ensure that the housing units meet quality standards and are affordable for voucher recipients. This program not only helps individuals achieve stable housing but also promotes community integration and economic self-sufficiency by freeing up financial resources for other essential needs.

#### Community Development Block Grant (CDBG)

CDBG funds are available for a variety of housing and community development activities. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. CDBG funds are awarded to entitlement communities on a formula basis for housing activities. Escalon receives CDBG funds, typically in the \$75,000 range through the San Joaquin Urban County and HOME Consortium. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income. The funds can also be used to offset infrastructure costs in support of affordable housing development.

#### Home Investment Partnership Program (HOME)

HOME funds are granted on a competitive basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance, and rehabilitation. The City participates in the San Joaquin County program, which administers HOME funds to projects in participating jurisdictions.

The City receives HOME funds, typically in the \$15,000 range each year, through the San Joaquin Urban County and HOME Consortium. Funds may be used for rehabilitation, acquisition and/or new construction of affordable housing.

#### Section 202/811 Program (Supportive Housing for Persons with Disabilities/Elderly)

Under the Section 202 program, non-profit organizations and consumer cooperatives have the opportunity to obtain no-interest capital advances from HUD. These funds are intended for the construction of rental housing for seniors and individuals with disabilities who fall under the Very-Low Income category. In addition to the Section 202 program, these capital advances can also be utilized in conjunction with Section 811. Section 811 supports the development of various housing options, including group homes, independent living facilities, and immediate care facilities. Eligible activities encompass acquisition, rehabilitation, new construction, and rental assistance. The Escalon Heritage House housing development is financed through a Section 202/811 contract.



## **State Assistance Programs**

### Low Income Housing Tax Credits (LIHTC)

The California Tax Credit Allocation Committee (CTCAC) oversees both federal and state LIHTC Programs, encouraging private investment in affordable rental housing for eligible households. These programs grant housing tax credits to developers of qualified projects with specific allocations. To qualify for these credits, rental housing developments must designate units for affordable rents to households at or below 46% of the area median income, with a commitment to maintain affordability for 55 years. Developers sell these tax benefits to investors for immediate capital to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing.

### Joe Serna, Jr., Farmworker Housing Grant Program

The Serna program helps fund new construction, rehabilitation, and acquisition of owner- and renter-occupied units for agricultural workers, prioritizing households that are lower-income. Funds may be used for land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs.

### Permanent Local Housing Allocation (PLHA)

The PLHA program provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The goal of the funding is to increase the supply of housing for households at or below 60% of the AMI, increase assistance to affordable owner-occupied workforce housing, assist persons experiencing or at risk of homelessness, facilitate housing affordability, particularly for lower- and moderate-income households, promote projects and programs to meet the local government's unmet share of regional housing needs allocation, and ensure geographic equity in the distribution of the funds.

## **Local Assistance Programs**

### GAP Loan Program

The GAP Loans provides deferred downpayment assistance loans, 20% of the sales price up to \$15,000 (whichever is the lesser), to low income, first-time homebuyers for the purchase of homes in the City of Escalon to help bridge the gap between the cost of a home and what a low-income household can afford.

### Property Rehabilitation Program

The Property Rehabilitation Program offers creative financing programs, including deferred loans and emergency grants, to assist low-income property owners in making

residential building improvements, especially to fix health & safety issues. It also offers a range of free services to make the improvement of your residential property as easy as possible.

### **4.3.2 Zoning for a Variety of Housing Types**

Pursuant to Government Code Sections 65583(a)(4), (c)(1), and 65583.2(c), this section provides an analysis of zoning and availability of sites for a variety of housing types.

#### **Single-Family Housing**

Single-family housing is primary permitted in the Estate Residential (R-E), Low Density Residential (R-1), Medium Density Residential (R-2), and Multiple-Family Residential (R-3) zoning districts. Single-family housing is also permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), and Community-Industrial (C-M) zoning districts, subject to specified limitations.

#### **Multi-Family Housing**

Multi-family units are permitted in the R-3 and C-2 zoning districts and are permitted upon issuance of a Conditional Use Permit (CUP) in the C-1 and C-M zoning districts. Other forms of multi-family housing such as two-family dwelling units are permitted in the R-2, R-3, C-1, C-2, and C-M zoning districts. Two-family dwelling units on corner lots where entrances front on opposite streets are permitted in the R-E, R-1, R-2, and R-3 zoning districts.

#### **Housing for Agricultural Employees**

Agricultural workers in Escalon have the option of residing in various housing options, including single-family and multi-family dwellings. Additionally, Escalon allows employee housing, specifically designed to accommodate six or fewer employees. Employee housing is treated as a single-family home and is permitted in all zones that allow single-family residences, subject to the same standards and permit requirements as a single-family residence.

#### **Emergency Shelters and Low Barrier Navigation Centers**

Emergency shelters do not require a discretionary permit in the Limited Industrial (M-1) and General Industrial (M-2) zoning districts. Emergency shelters are also permitted in the R-3 and C-M zoning districts upon issuance of a CUP. In accordance with Government Code Section 65583(a)(4)(A), the City will amend its zoning code to ensure that emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit in one or more zoning designations that allow residential uses, as detailed in Program 2-1.

## **Transitional Housing**

The City of Escalon considers transitional housing as a residential use. It is subject only to the restrictions and standards that apply to other residential dwellings of the same type (e.g., single-family residence(s) or multifamily development) in the same zone. The EMC defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

## **Supportive Housing**

Supportive housing is also considered as a residential use in the City of Escalon. The EMC defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site 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.” Supportive housing may be developed as a variety of housing types, including a single-family unit, multifamily development, or community care facility, and is subject to the same regulations as that housing type. For example, a supportive housing project of one single-family unit would be subject to the same standards as a single-family home. Program 2-1 has been included in the Housing Element to establish a formalized streamlined ministerial approval process for eligible supportive housing projects.

## **Residential Care Facilities**

Residential Care Facilities are broken down into two subtypes in the EMC, Small and Large. A Residential Care Facility, Large, is defined in the EMC as “a ‘large group home’ serves seven or more people and consists of a family home, group care facility, or similar facility as determined by the Director of the State Department of Social Services, for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual, as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq.” Residential Care Facilities, Large, are conditionally permitted in the R-E, R-2, R-2, C-2, C-M, M-1, and M-2 zoning districts. They are also permitted by right in the R-3 zoning district.

A Residential Care Facility, Small, is defined as “a ‘small residential facility’ serves six or fewer people and consists of a family home, group care facility, or similar facility as determined by the Director of the State Department of Social Services, for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual, as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500

et seq. A residential facility serving six or fewer persons shall be considered a family dwelling for all zoning purposes and shall be subject to the same standards and permit requirements as a single-family residence.” Residential Care Facilities, Small, are permitted in the R-E, R-1, R-2, R-3, C-1, C-2, and C-M zoning districts.

### **Manufactured Housing**

Manufactured housing is permitted with specific limitations in the R-E, R-1, R-2, R-3, C-1, and C-2 zoning districts. The EMC defines manufactured housing as a “residential unit constructed off-site and delivered and installed on a lot”. Manufactured homes must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) on a permanent foundation.

### **Mobile Home Parks**

The EMC defines residential, mobile homes as “a trailer coach that is used as a dwelling all the year round, has water faucets and shower or other bathing facilities that may be connected to a water distribution system, and has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system.” Mobile homes parks are conditionally permitted in the R-3 and C-1 zoning districts.

### **Accessory Dwelling Units**

The City of Escalon updated its zoning ordinance in compliance with California Government Code Sections 65852.2 and 65852.22. Accessory dwelling units (ADUs) are permitted in the R-E, R-1, R-2, R-3, C-1, C-2, and C-M zoning districts.

### **Missing Middle Housing**

Missing middle housing refers to a range of housing types that bridge the gap between single-family homes and large apartment complexes, such as duplexes, townhouses, and small apartment buildings. The EMC permits two-family dwelling units in the R-2, R-3, C-1, C-2, and C-M zoning districts. Two-family dwelling units that are located on corner lots and have entrances on opposite streets are also permitted in the R-E, R-1, R-2, and R-3 zoning districts. Additionally, California Senate Bill 9 (SB 9) allows property owners to split a single-family lot into two smaller lots and construct two separate units, effectively promoting the creation of duplexes or other missing middle housing types.

### **4.3.3 Opportunities for Energy Conservation in Residential Development**

The following section was prepared in accordance with Government Code §65583(a)(8), which requires that housing elements include an analysis of energy conservation opportunities in residential development.

## **Existing Residential Energy Use in Escalon**

The heating, cooling, and water usage of residential uses contribute to the overall energy consumption and greenhouse gas emissions nationwide. House heating fuel provides information on energy supply and consumption. According to the U.S. Census Bureau American Community Survey 5-Year Estimates, Escalon's energy supply and consumption trends are similar to that of the rest of the state. The primary house heating fuel in Escalon is utility gas (76.8%), followed by electricity (21.6%).

## **General Plan Policies**

The Escalon General Plan includes goals, policies, objectives, and implementation strategies related to energy conservation throughout the Safety, Air Quality, Circulation, and Housing Elements. The following themes related to energy conservation emerge:

- Reviewing development project applications for their potential impact on climate change. The City aims to identify projects that may contribute to or increase climate change impacts and requires them to incorporate measures to mitigate these effects. These measures include the integration of bicycle- and pedestrian-friendly amenities where appropriate, the incorporation of energy-efficient components and design, and the implementation of water conservation strategies, all of which are designed to reduce climate impacts to the greatest extent feasible.
- Promoting energy-efficient building designs and transportation systems. The General Plan stipulates that area and stationary source projects with significant air quality impacts, either individually or cumulatively, must include adequate air quality mitigation in their design. This mitigation includes the use of the best available and economically feasible control technology for stationary industrial sources, EPA-certified wood stoves in new residential units, clean fuel-compatible fuel storage tanks at refueling stations, and energy-efficient designs that maximize natural heating and cooling and passive cooling through landscaping.
- Encouraging new buildings and developments to prioritize energy efficiency. This is to be achieved by requiring new developments to incorporate energy-efficient passive design concepts and construction methods. The General Plan also encourages the use of solar and alternative energy systems and supports projects that voluntarily adopt measures to reduce energy usage and greenhouse gas emissions.

## **Subsidies and Incentives**

The U.S. Department of Energy's Low Income Home Energy Assistance Program (LIHEAP) is a federal initiative aimed at assisting low-income households that pay a high portion of their income to meet their energy need. LIHEAP offers one-time financial support to help eligible households manage their utility bills, steps in during emergencies,

such as imminent utility disconnection or potentially life-threatening energy crises, enhances energy efficiency for low-income homes through weatherization, provides education on energy conservation practices, and provides energy budget counseling.

Pacific Gas and Electric Company (PG&E) has developed a suite of initiatives to promote energy conservation and assist qualified customers in reducing their energy consumption and associated costs. The Energy Savings Assistance Program offers eligible customers energy-saving improvements at no charge. These improvements can include the repair or replacement of key appliances such as refrigerators, furnaces, and water heaters, along with insulation installation, weatherproofing, energy-efficient lighting, caulking, and low-flow showerhead installation. PG&E also encourages energy efficiency through its Rebate Programs, which provide financial incentives for the purchase of eligible appliances like clothes washers and various water heaters, whether gas, electric, or solar. Other PG&E programs include the Home Upgrade Program, which conducts energy assessments performed by participating providers and offers up to \$6,500 in home upgrades (i.e., air conditioning systems, furnaces, water heaters, insulation, windows, and wall heaters) based on the assessment results. For residents of San Joaquin County, PG&E partners with the San Joaquin County Weatherization Program administered through the Human Services Agency (HSA). This initiative delivers a range of weatherization services for single-family homes and duplexes.

## **Energy Conservation in New Residential Developments**

The EMC lays out energy conservation regulations for new residential developments in Section 16.02.300. Pursuant to the EMC, subdivisions that requires a tentative parcel or subdivision map, are required to incorporate, to the fullest extent possible, provisions for future passive or natural heating or cooling opportunities within the subdivision. Design possibilities include but are not limited to lot size and orientation in a manner that allows structures to be built with an east-west direction for optimal southern exposure and harnessing shade or prevailing breezes. In addition to the requirements of the EMC, all residential structures must comply with Title 24 energy conservation requirements.

## **SECTION 4.4: HOUSING CONSTRAINTS**

### **4.4.1 Nongovernmental Constraints**

Pursuant to Government Code Section 65583(a)(6), this section includes an analysis of the potential and actual nongovernmental constraints, including the availability of financing, the price of land, the cost of construction, environmental conditions, among others.

## Land Costs

The cost of land can pose a significant constraint to development. Land price is influenced by a variety of factors such as market conditions and land availability. Based on a survey of listings for lots for sale in the Escalon area on Zillow.com in August 2023, the average price per acre was approximately \$49,000 (Table 24).

Table 24: Land Costs in Escalon

Location	Status	Price	Acres	Price Per Acre
Address	Sold or For Sale	\$	#	\$
27164 Vine Ave, Escalon, CA 95320	For Sale	\$475,000	9.16	\$51,855
23201 S Santa Fe Rd, Escalon, CA 95320	For Sale	\$400,000	10	\$40,000
8665 La Castella Ln, Escalon, CA 95320	Sold	\$370,000	10.01	\$36,963
12189 S Escalon Bellota Rd, Escalon, CA 95320	For Sale	\$450,000	9.73	\$46,248
26592 Magnolia Rd, Escalon, CA 95320	For Sale	\$699,000	10	\$69,900
Average Price Per Acre				\$48,993
Source: Zillow.com, Accessed 08/25/2023				

## Availability of Financing

Housing affordability is significantly influenced by mortgage interest rates. When interest rates are higher, they result in increased monthly mortgage payments, which in turn limits the range of affordable housing options for potential buyers. Conversely, lower interest rates lead to lower monthly payments, thereby boosting the purchasing power of homebuyers. It is important to note that the housing market's response to changes in interest rates is not always immediate. This was evident during the COVID-19 pandemic, where there was a lag in the market's reaction to decrease in interest rates. As of September 2023, the interest rate for a 30-year fixed-rate mortgage is 7.12% (Figure 2).

According to the U.S. Census Bureau 2017-2021 American Community Survey, the median value of an owner-occupied unit in the City of Escalon is \$418,500, \$391,500 in San Joaquin County, and \$573,200 in California. Assuming a down payment of 20% and an interest rate of 7.12%, an annual household income of approximately \$115,000 would be required to purchase a home that is of median value in Escalon.

Figure 2: Nationwide Annual Average Mortgage Rates



Source: Freddie Mac Primary Mortgage Market Survey (2013-2023)

**Environmental Conditions**

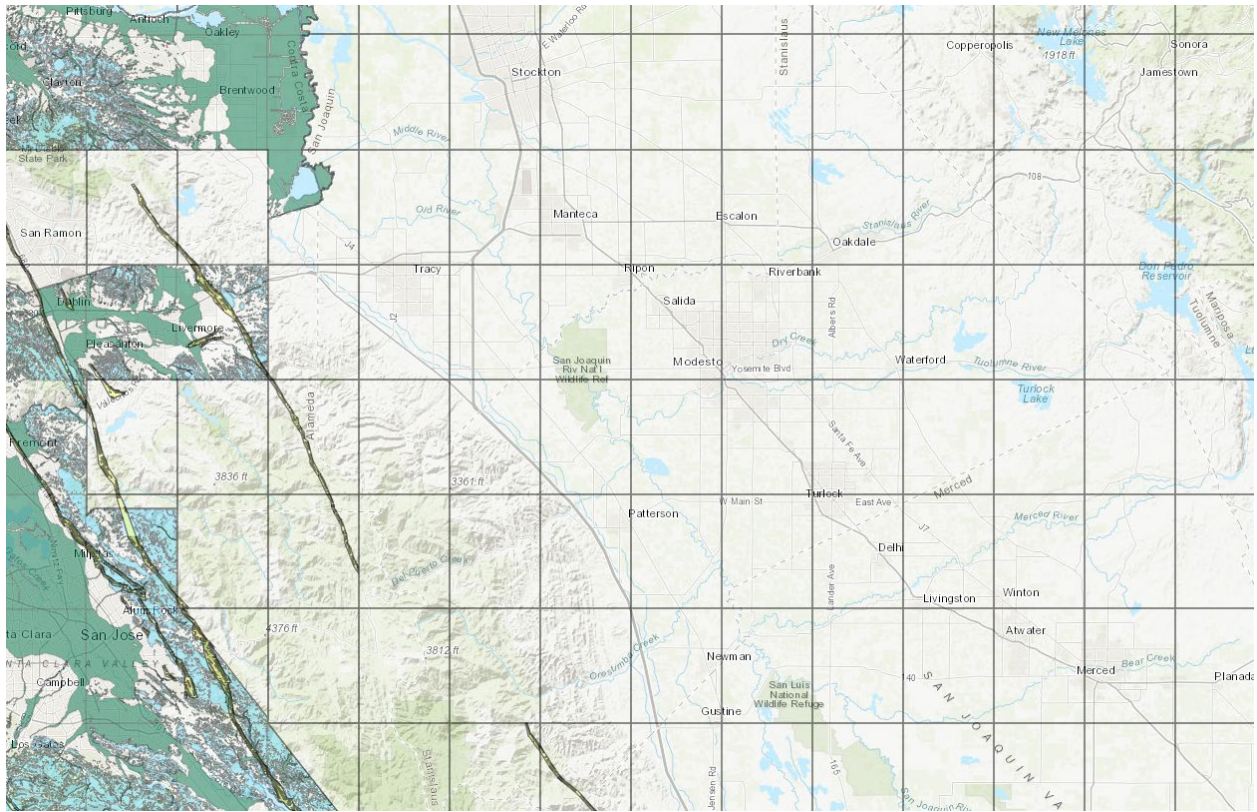
The following analysis of existing environmental hazards that may constrain housing development within Escalon has been completed in accordance with Government Code Section 65583.2(b)(4).

**Seismic and Geological Hazards**

The City of Escalon is not located within a seismically active area. Fault zones, Landslide and Liquefaction Zones present are more closely located to the west of the City. The nearest Landslide and Liquefaction Zone is located approximately 30 miles to the west. The nearest fault line is the Greenville Fault located approximately 39.5 miles from Escalon.

Figure 3: Seismic and Geological Hazard Zones



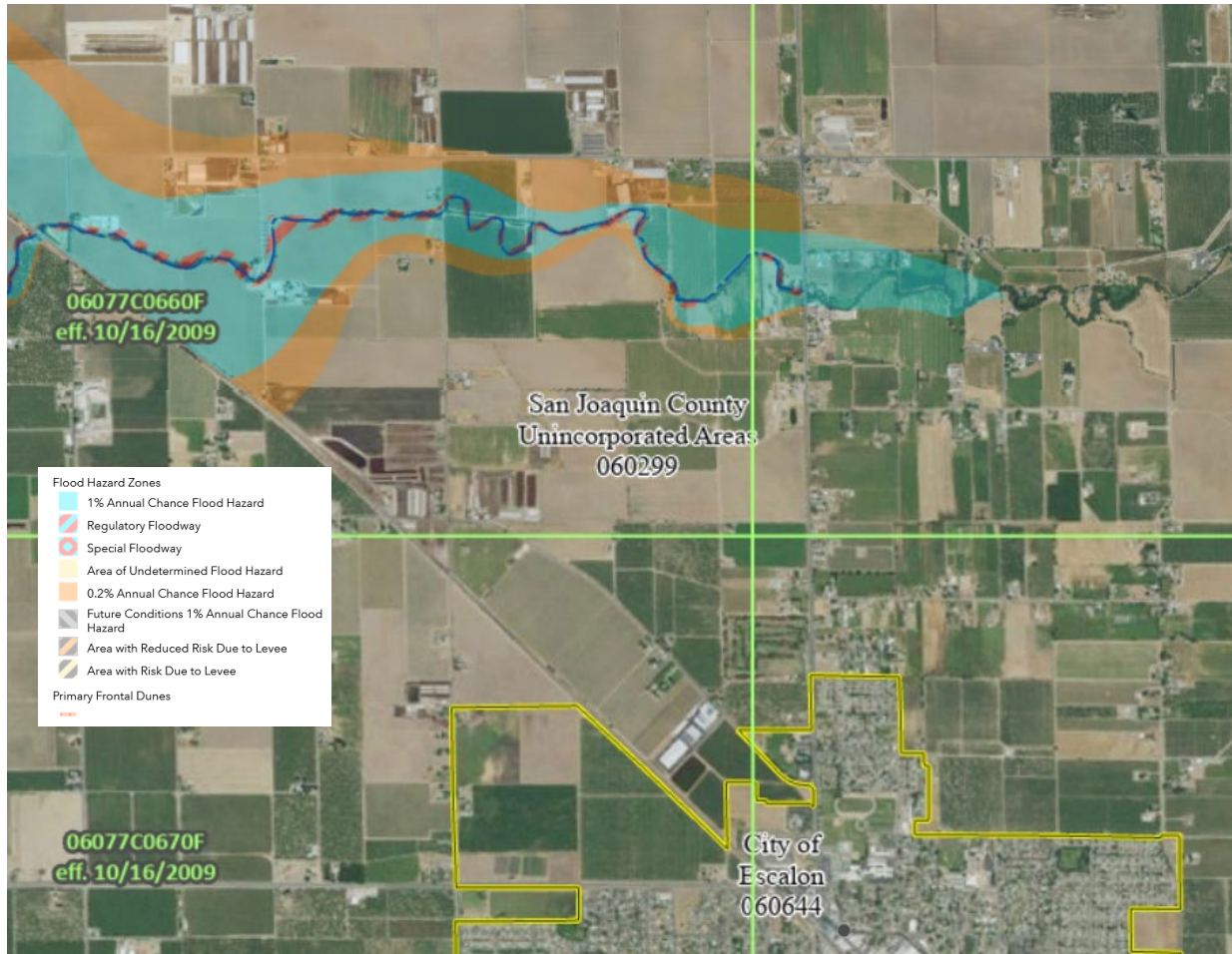


Source: California Department of Conservation

## Flooding

Escalon is not directly located within any flood hazard zones according to FEMA's National Flood Hazard Layer (NFHL) Viewer. The City's northern boundary is approximately 1.02 miles from a 1% Annual Chance Flood Hazard Zone (Figure 4).

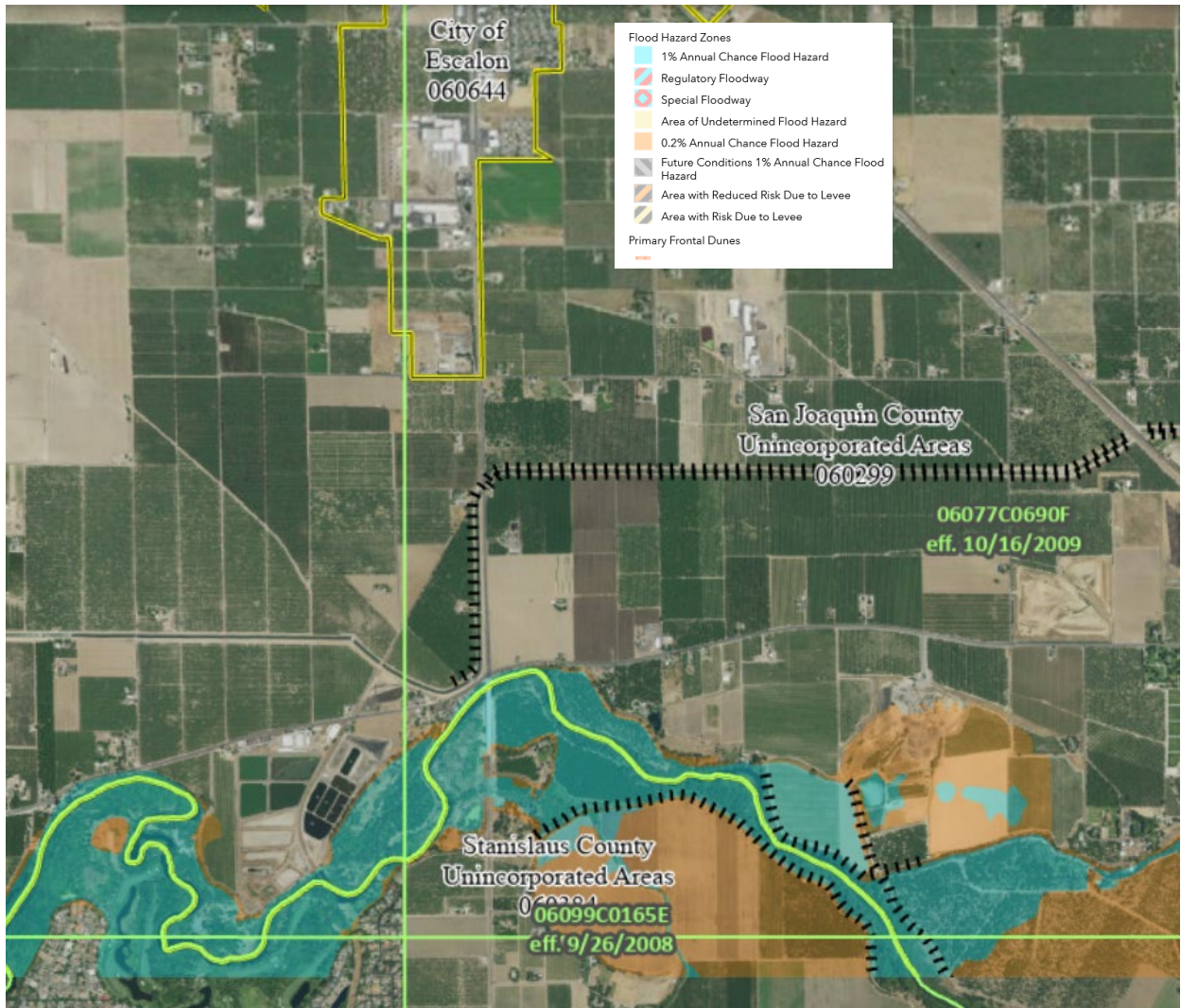
Figure 4: Flood Hazard Zones North of Escalon



Source: FEMA National Flood Hazard Layer Database

The nearest flood hazard zone is located to the south of Escalon, as depicted in Figure 5. The 1% Annual Chance Flood Hazard Flood Zone is located 0.84 miles from the City's southern boundary.

Figure 5: Flood Hazard Zones South of Escalon

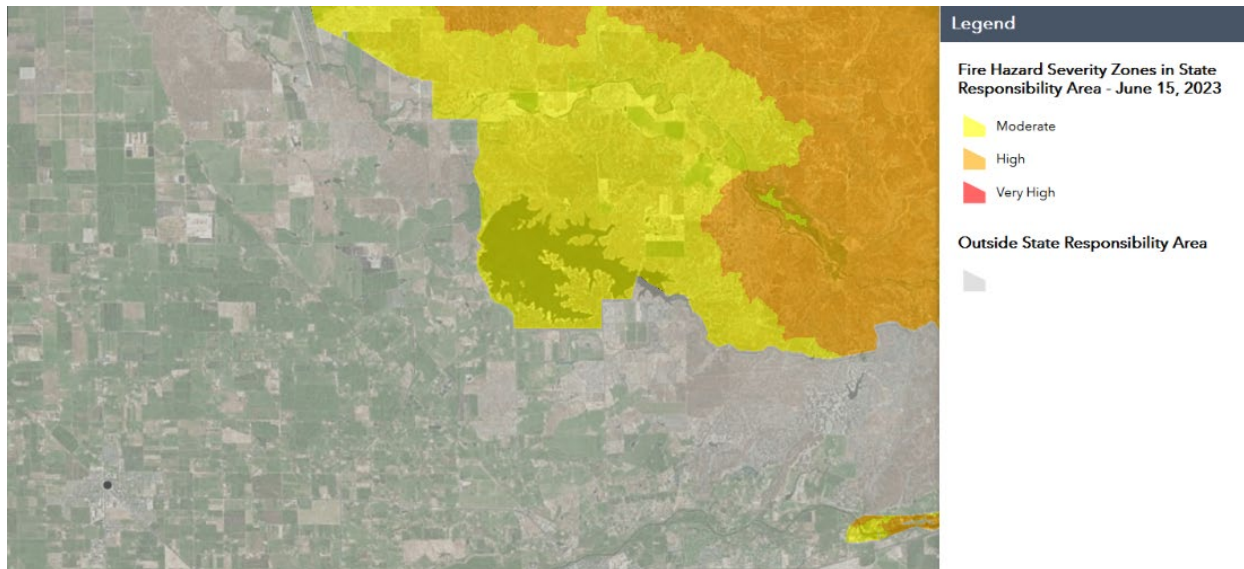


Source: FEMA National Flood Hazard Layer Database

## Fire Hazards

Fire Hazard Severity Zones (FHSZ) are categorized as a Moderate, High, or Very High. The City of Escalon is not located within a FHSZ. The nearest FHSZ is located northwest of Escalon (Figure 5).

Figure 6: Fire Severity Zones



Source: CAL FIRE Fire Hazard Zones Database

## Availability of Infrastructure

### Water

The City of Escalon delivers water for 2,238 residential and 168 commercial customers. Water supply for domestic service and fire flow is currently supplied from three active wells (Wells 3A, 9, and 10) that provide day-to-day domestic water and fire flow supply. The combined capacity of the system is 3,500 gallons per minute (gpm). Due to Well 1's current inactivity, Well 1A will be its replacement to increase water capacity. Well 1A construction has been bid, awarded, and is set to begin construction November 2023.

The City is also a participant in the South San Joaquin Irrigation District (SSJID) South County Water Supply Program. In 2020, Escalon replaced its 1995 Initial Agreement with SSJID with a new Water Supply Agreement, allowing the city to receive treated water from SSJID through existing and Phase II Project facilities. In 2021, the City Council directed staff to propose Configuration C to SSJID for connection to the Water Treatment Plant, involving an 18,000-foot transmission pipeline and associated facilities. The estimated cost for this connection is \$4,877,600, funded by ongoing contributions from

water users. Initially, SSJID water will be used seasonally, eventually becoming a reliable domestic water source for Escalon's growing population. The City and SSJID have completed initial surveys and alignment, with design slated for completion by the end of 2023, funding in 2024, and construction in 2025. Although there is not a need for the SSJID water to meet projected demands based on the market projections at least through 2030 and expectations of well yields in the City, the water supply will aid Escalon in its longer-term water supply needs.

## **Wastewater**

The City of Escalon manages two sewer systems: one for domestic use and another for stormwater/industrial purposes. Wastewater from these systems is transported to treatment facilities near McHenry Avenue. The domestic sewer system serves both residential (94%) and commercial/industrial (6%) customers.

The existing sewer system handles an average daily flow of 0.53 to 0.60 million gallons and can reach 1.12 million gallons per day (MGD) during wet weather. Projections suggest that influent flows could rise to 2.8 MGD with development within the 2035 growth boundary, ultimately reaching 6.78 MGD at buildout. To address this, the City identified four phases of sewer system improvements, with the Phase 1 and 2 Improvements focusing on immediate needs, including upgrading the McHenry Lift Station and related pipelines. Construction of a new Lift Station to replace the existing McHenry Lift Station is complete. While smaller projects are funded through connection fees, larger-scale improvements require long-term debt. The sewer system capacity accommodates the City's RHNA.

## **Dry Utilities**

Electricity and natural gas are provided by Pacific Gas and Electric Company (PG&E). South San Joaquin Irrigation District (SSJID) has been actively working for many years to replace these utility companies. SSJID continues to invest in updated financial feasibility studies to ensure that they are able to deliver reliable electric service and at lower rates.

AT&T, Spectrum, Velociter, and Viasat Internet are top contenders among internet service providers, offering affordable internet plans and providing services to most residents.

### **4.4.2 Governmental Constraints**

Government regulations may inadvertently lead to higher development costs, consequently increasing housing expenses. These governmental restrictions encompass various aspects like land use controls, policies, standards, codes, development fees, procedural requirements, and additional demands placed on developers.

## Land Use Controls

### Use Regulations

The zoning regulations within the Escalon Municipal Code (EMC) are the primary planning tools used to guide development. The zoning code establishes rules, including permitted uses within specified zoning districts, development standards, design criteria, permits types, local processing and permit procedures within the jurisdiction. Table 25 provides details on the zoning districts in Escalon that permit residential development types.

- "P" designates permitted uses (other planning approvals may be required).
- "C" designates uses that are permitted after review and approval of a Conditional Use Permit.
- "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
- "N" designates uses that are not permitted.

Table 25: Permitted Uses

Residential Uses	R-E	R-1	R-2	R-3	C-1	C-2	C-M	M-1	M-2	O	PF
Accessory buildings and uses	P	P	P	P	N	N	N	N	N	N	N
Boardinghouse	N	N	N	C	C	C	N	N	N	N	N
Manufactured structure (residential)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>6</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N	N	N	N
Mobile home park	N	N	N	C	C	N	N	N	N	N	N
Multiple-family dwellings	N	N	N	P	C <sup>2,4</sup>	P <sup>5</sup>	C <sup>2,4</sup>	N	N	N	N
Residential condominium	N	N	P	P	C <sup>2,4</sup>	P <sup>5</sup>	C <sup>2,4</sup>	N	N	N	N
Accessory dwelling unit	P	P	P	P	P	P	P	N	N	N	N
Single-family dwellings on existing lots less than 6,000 square feet	N	P	P	P	N	N	N	N	N	N	N
Single-family dwelling	P	P	P	P <sup>6</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N	N	N	N
Two-family dwellings	N	N	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N	N	N	N
Two-family dwelling on corner lot where entrances front on opposite streets	P	P	P	P	N	N	N	N	N	N	N
Emergency shelters	N	N	N	C	N	N	C	P <sup>7</sup>	P <sup>7</sup>	N	N

Employee housing	P	P	P	P <sup>6</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N	N	N	N
Residential care facility, large	C	C	C	P	N	C	C	C	C	N	N
Residential care facility, small	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N	N	N	N
Supportive housing	Permitted subject to the same requirements and standards as residential uses of the same type (e.g., single-family dwelling, multiple-family dwellings, etc.).										
Transitional Housing	Permitted subject to the same requirements and standards as residential uses of the same type (e.g., single-family dwelling, multiple-family dwellings, etc.).										

Notes:

1. Manufactured homes must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) on a permanent foundation.
2. Residences in Non-R District. Residential uses in any commercial zoning district shall comply with the development regulations applicable in the R-3 district; no residential use is allowed on the ground floor of any commercial building in any non-R district unless the project is approved under the planned development zoning district process.
3. Small family day care homes must meet requirements of the Health and Safety Code Section 1597.45; large family day care homes must meet requirements of Health and Safety Code Section 1597.46.
4. Condominium and townhouse developments can be approved only under the planned development zoning district process in the C-1 and C-M zones.
5. Multifamily residential allowed as a permitted use with a preliminary development plan.
6. Single-family units in the R-3 zoning district are limited to a single-family unit that is: (a) replacing an existing single-family unit on a one-for-one basis; (b) on an existing lot of 6,000 square feet or less; or (c) part of a housing development with the majority of units affordable to extremely low-, very low-, and/or low-income households.
7. Emergency shelters are a permitted use subject to the standards established under Chapter 17.50A EMC.

Source: Escalon Municipal Code

Development Standards

Zoning regulations aim to safeguard and enhance the well-being, safety, and overall quality of life for community members. They also strive to maintain the unique identity and essence of neighborhoods while ensuring fairness and inclusivity for all. The development standards set forth in the EMC are outlined in Table 26.

Table 26: Development Standards by Zoning District

Zoning District	Min. Lot Size (Sq. Ft)	Min. Lot Width (Feet)	Min. Lot Depth (Feet)	Max. Density (du/ac)	Max. FAR	Max. Height (Feet)	Min. Front Yard Setback (Feet)	Min. Side Yard Setback (Feet)		Min. Rear Yard Setback (Feet)	Max. Lot Coverage (Percent)	Min. Open Space
								Interior	Corner			
R-E	25,000	100	120			35	25	10 <sup>1</sup>	20	20	35	
R-1	6,000 <sup>2</sup>	60	90	6 <sup>3</sup>		35	15 <sup>4</sup>	5 <sup>5</sup>	15	20 <sup>6</sup>	65	
R-2	6,500 <sup>7</sup>	60 <sup>8</sup>		15		35	15 <sup>4</sup>	5 <sup>9</sup>	15	20 <sup>6</sup>	65	200sf/unit
R-3	7,500 <sup>10</sup>	60 <sup>8</sup>		29		35	15 <sup>4</sup>	5	5	20 <sup>6</sup>		200sf/unit
C-1	5,000	50			0.5		15 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11</sup>		
C-2						75	0 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11</sup>		
C-M	6,500					75	15 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11, 12</sup>	0 <sup>11</sup>		
M-1	8,000	60 <sup>8</sup>				50	15 <sup>11</sup>	0 <sup>11</sup>	0 <sup>11, 13</sup>	0 <sup>11</sup>		
M-2	50,000	100 <sup>8</sup>				75		10	10	20 <sup>14</sup>		
O	5,000					75	20	0	0 <sup>12</sup>	0		
PF	6,500					75	20	0	0 <sup>12</sup>	0		

1. 10 feet on one side and 20 feet on the other side.
2. 6,000 square feet for an interior lot and 7,000 for a corner lot, except as provided for in EMC 17.12.060
3. Maximum of six dwelling units per net acre. In a PD, maximum of 10 units.
4. 15 feet when a front porch is provided; 20 feet when no porch is provided; 25 feet from the front property line when the garage door is facing the street.
5. If the side yard not abutting a street is to be used for driveway purposes, the minimum width shall be 12 feet.
6. On corner lots, the rear yard for any building shall be not less than 10 feet in depth.
7. For the first two dwelling units, 3,000 square feet for each additional dwelling unit, 7,000 for corner lot, except as provided in EMC 17.12.060.
8. At a distance of 20 feet from the front lot line.
9. Five feet per story and 10' if the side yard not abutting a street is to be used for driveway purposes.
10. For the first two dwelling units, 1,500 square feet for each additional dwelling unit.
11. Minimum of 20' front, 10' side abutting street, and 20' side/rear setback on a lot which abut or are across the street or alley from a lot in a residential zone.



- |  |
|--|
| <ol style="list-style-type: none"><li>12. Side abutting street 15'.</li><li>13. Side abutting street 10'.</li><li>14. When abutting a residential district</li></ol> |
|--|

### Design Guidelines

In 2022, the Escalon City Council adopted Multi-Family & Senior Residential Design Guidelines. The primary purpose of these guidelines is to provide developers, architects, property owners, and designers with a clear and user-friendly set of design policies. These guidelines are used by City staff to evaluate proposed multi-family and senior residential housing projects. The overarching goal is to streamline the planning review process by setting clear expectations for quality design in these types of developments, with a strong focus on safety, livability, and long-term viability. The guidelines are applied with consideration for specific project contexts to strike a balance between creative design and compatibility with existing neighborhoods. The guidelines primarily address building design and site design elements. Other codes and regulations such as the City's Zoning Code, Standard Specifications, applicable building codes, and the Escalon General Plan continue to apply.

### Parking Standards

Excessive parking standards can hinder housing development by increasing development costs and limiting the land that could otherwise be utilized for amenities or residential units. The parking standards established by the EMC are shown in Table 27. The parking standards in Escalon are similar to those of surrounding jurisdictions such as Modesto and Oakdale.

Table 27: Parking Requirements

Type of Unit	Required Parking	Required Guest Parking
Single-Family	2 covered spaces	-
Two-Family	2 covered spaces	-
Senior Housing (Deed restricted)	1/unit	1/every four units
Multi-Family	1.5 space/living unit	0.5 spaces/unit
Mobile Home Parks	2 spaces/mobile home space	1 space/every six spaces

Accessory Dwelling Unit Requirements

The EMC outlines comprehensive requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in accordance with California Government Code Sections 65852.2.

On and Off-Site Improvements

The EMC outlines regulations pertaining to both on- and off-site improvements. On-site improvements refer to enhancements made directly to a property or location, such as landscaping. Off-site improvements, on the other hand, typically involve changes or upgrades in the surrounding area, such as infrastructure development or street improvements. Projects that do not require a parcel map are required to connect to utilities and may be required to provide street improvements, such as curb, gutter, sidewalk and drainage facilities. If deemed appropriate, deferred street improvement agreements may be executed by the city council. The development improvements required for projects that require a parcel are as follows:

- Grade and fill to a grade acceptable to the city engineer and construct all necessary grade crossings, culverts, bridges and other related works;
- Construct and install all drains, drainage facilities, channel improvements and other drainage works required to provide adequate drainage for the subdivision and to protect all lots and adjacent land from flood or overflow by storm or flood waters in accordance with the accepted plans for drains and drainage works;
- Construct and install concrete curbs, gutters and sidewalks on both sides of every street and on the proximate side of each existing or dedicated street bordering the subdivision. If a street is an extension of a turnaround or temporary turnaround, the bulbed portion shall be removed and required improvements installed;
- Install or provide for the installation of water mains, sanitary sewer, storm drains, necessary appurtenances and all laterals required to serve each lot;

- Relocate or provide for the relocation of any underground or overhead utility, including irrigation lines and traffic signal lines, the relocation of which is necessitated by development of the subdivision;
- All underground utilities, sanitary sewers, storm drains and other facilities installed in streets or alleys shall be constructed prior to the paving of such street or alley. Service connections for all underground utilities and sanitary sewers shall be laid at such lengths to avoid disturbing the street or alley improvements when service connections thereto are made;
- Install street pavement;
- Install sidewalks, alleys, pedestrian ways and bikeways;
- Provide for the planting of residential street trees;
- Install or provide for the installation of street lighting facilities; and
- Construct of fencing, walls, or sound reduction barriers, where necessary.

In addition to on- and off-site improvements, impact fees are charged to offset the impact of the new development on public infrastructure and services, such as roads, schools, parks, or emergency services. The City’s impact fees are shown in Table 30.

### Local Processing and Permit Procedures

Processing times in Escalon do not pose a constraint to development. Entitlements are typically processed faster in Escalon than in surrounding jurisdictions. For example, the typical processing time for a variance application in Escalon is 30 days, whereas it is 60 days in Modesto and four to six weeks in Stockton. Typical processing times for permits submitted for review in Escalon are shown in Table 28.

Table 28: Timelines for Permit Procedures and Decision-Making Authority

Permit Type	Typical Processing Time	Approval Authority	Appeal Authority
Site Plan Permit	60 Days	Planning Commission	City Council
Conditional Use Permit	30 Days	Planning Commission	City Council
General Plan Amendment	120 Days	City Council	Final
Tentative Map	60 Days	City Council	Final
Parcel Map	60 Days	City Council	City Council
Annexations	9 months	City Council	Final

Variance	30 Days	Planning Commission	City Council
Environmental Impact Report	9 months	Planning Commission or City Council	City Council

**Senate Bill 35**

Senate Bill 35 (SB 35), codified under Government Code §65913.4 requires cities and counties who have not made sufficient progress towards their RHNA to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act. As indicated in HCD’s SB 35 Statewide Determination Summary, Escalon is subject to SB 35 streamlining provisions when qualifying projects include at least 10% affordability. As of October 2023, the City has not received an SB 35 application. If the City were to receive an SB 35 application, it would follow state law procedure. Program 1-3 has been included in this Housing Element to create and implement a formalized procedure for qualifying projects under SB 35.

**Fees and Other Exactions**

Table 29 depicts the permitting and processing fees related to housing development in Escalon. The purpose of these fees is to offset the expenses incurred during the processing, evaluation, and enforcement of relevant regulations. In compliance with Government Code Section 66020, the City is required to set permit and development fees at levels that do not surpass the actual expenses associated with providing the corresponding services.

Table 29: Permitting and Processing Fees

Fee Category	FY 2022-2023
Annexation	\$11,082
Variance	\$913
Conditional Use Permit	\$913
General Plan Amendment	\$5,480
Rezone	\$7,658
Site Plan Review (6,000 sf or less)	\$4,027
Site Plan Review (Greater than 6,000 sf)	\$9,205
Pre-application/Development Review	\$1,584
Planned Development	\$7,550

<b>Subdivisions</b>	
Certificate of Compliance	\$913
Lot Line Adjustment	\$1,218
Tentative Parcel Map or Final Map (0-5 lots)	\$5,178
Tentative Tract Map or Final Map (5+ lots)	\$11,506
<b>Environmental</b>	
Categorical Exemption	\$134
Initial Environmental Study	\$1,024
Environmental Impact Report	\$10,000
Negative Declaration	\$7,806
Mitigated Negative Declaration	\$8,689
Source: City of Escalon FY 22-23 Schedule of Fees	

In accordance with California Government Code sections 66000- 66025 (the “Mitigation Fee Act”), the City also collects development impact fees. Impact fees are a one-time charge for new development to mitigate impacts resulting from the project. Common examples of impact fees include school fees and utility connection fees. The impact fees that are collected in Escalon are depicted below in Table 30.

Table 30: Development Impact Fees

<b>Type</b>	<b>Single-Family (per unit)</b>	<b>Multi-Family (per unit)</b>
Transportation mitigation	\$1,328	\$770
Police	\$2,433	\$1,946
City Hall	\$1,078	\$863
Parks	\$7,851	\$6,281
Recreation	\$7,851	\$6,281
Public Works	\$1,150	\$920
Library	\$148	\$118
Admin Fee	\$655	\$515
Water Connection Fee	\$11,045	\$15,124*
Sewer Connection Fee	\$7,054	\$5,878
<b>Total</b>	<b>\$40,593</b>	<b>\$38,696</b>
* Per duplex, multi-family and apartments – site specific		

In Riverbank, a city of similar size to Escalon and located approximately four miles to the southeast of city limits, the total development impact fees for residential uses vary from \$19,873 to \$46,309<sup>6</sup>.

## **Building Codes and Enforcement**

Escalon regulates construction and development through the Development Services Department. As part of the permit process, plans are reviewed to ensure compliance with adopted codes. The 2022 California Building Standards Code (Cal. Code Regs., Title 24) went into effect on January 1, 2023. Enforcing this code does not impose unnecessary restrictions on housing development. Building permit applications may be submitted in-person, by mail, fax, or email.

## **Housing for Individuals with Disabilities**

The Americans with Disabilities Act (ADA) plays a pivotal role in ensuring equal housing opportunities for individuals with disabilities. One of its significant provisions mandates that a specific percentage of units in new multi-family developments must be fully accessible to those with physical disabilities. This requirement is not subject to discretionary decisions by cities. Under the ADA, cities are also obligated to reasonably modify their policies when necessary to prevent discrimination against individuals with disabilities. While local agencies still possess the authority to regulate land use, they are legally required to accommodate individuals with disabilities. The City upholds ADA requirements for new housing development projects during the review of entitlements and building permit applications. Additionally, Chapter 17.53 of the City of Escalon's Municipal Code establishes the procedure for requesting reasonable accommodation. This adopted procedure helps to ensure that households have a streamlined process to request improvements and modifications to accommodate a disability.

## **Locally Adopted Ordinances**

The City of Escalon's Affordable Housing Ordinance is a response to the escalating need for affordable housing within the City. The City acknowledges the necessity for the construction and maintenance of affordable housing to safeguard the public welfare. Much like other areas of the state, Escalon has seen increases in housing prices and rents, making it challenging for low-income households and larger families to secure suitable and affordable housing. Limited federal and state funds for affordable housing construction further compound this issue. To meet housing needs, the City incorporated policies to require 10 and 15 percent of all housing units in new developments to be available for very-low, low-, or moderate-income individuals and families. The ordinance

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<sup>6</sup> City of Riverbank System Development Fees, Resolution No. 2023-032

establishes procedures, standards for inclusionary units, duration of affordability restrictions, occupancy requirements, priorities, and alternatives to the development of affordable housing units. Additionally, the ordinance includes the creation of a housing trust fund in which in-lieu fees are deposited. In-lieu fees are permitted as a pathway for developers to meet their obligation in the Affordable Housing Ordinance if the developer demonstrates that, due to special circumstances pertaining to the physical characteristics and location of the residential project, development of inclusionary units or the dedication of land is not feasible and would cause undue hardship.

# SECTION 5: FAIR HOUSING ASSESSMENT

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## **Section 5.1 Background**

The obligation to affirmatively further fair housing (AFFH) stems from the Fair Housing Act of 1968, a key piece of legislation that aimed to eliminate discriminatory practices that were preventing certain groups of people, particularly racial and ethnic minorities, from accessing housing opportunities based on their protected characteristics. Additionally, the Act sought to promote fair housing practices and equal housing opportunities for all, and to create a more inclusive and just housing market. In line with this, the 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful actions to address significant disparities in housing needs and access to opportunity related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. These measures are intended to address disproportionate housing needs of the City's most vulnerable residents, including renters and cost-burdened households.

### **5.1.1. Housing Element Requirements**

All Housing Elements due on or after January 1, 2021 must contain a Fair Housing Assessment that addresses the requirements outlined in Assembly Bill 686. Under current Housing Element law, the Fair Housing Assessment must identify factors that contribute to local fair housing challenges and include meaningful actions within the Housing Element Programs to address those factors. The findings must also be integrated into the Sites Inventory. Lastly, the process of updating the Housing Element must actively engage the public and conduct outreach initiatives that actively promote the advancement of fair housing objectives.

Per the guidance of the Department of Housing and Community Development (HCD), the Fair Housing Assessment addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups.

## **Section 5.2 Fair Housing Enforcement and Outreach Capacity**

Fair housing enforcement and outreach capacity pertains to the City and local fair housing entities' ability to disseminate information related to fair housing and provide outreach and education to ensure community members possess a comprehensive understanding of fair housing regulations and their rights. Additionally, enforcement and outreach capacity include the ability to address compliance with fair housing laws, such as investigating grievances and obtaining remedies.

## 5.2.1 Compliance with Existing Fair Housing Laws and Regulations

Laws at both the Federal and State levels prohibit intentional housing discrimination and prohibit any actions or policies that may have a discriminatory effect based on a person's protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, additional laws such as the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act prohibit discrimination based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Examples of policies or practices that have discriminatory effects include exclusionary zoning and land use, predatory lending practices, and residential rules that may inhibit religious or cultural expression.

Both the Federal and State governments have systems in place to handle and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone, and by mail, and they provide protection and monetary relief to those who have been victims of housing discrimination. At the national level, the U.S. Department of Housing and Urban Development (HUD) also investigates and acts on complaints that violate the Federal Fair Housing Act.

Additional protections provided by the State include:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) prohibits acts of violence or threats of violence based on factors such as race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or involvement in a labor dispute.
- The Bane Civil Rights Act (California Civil Code Section 52.1) offers an extra layer of safeguarding fair housing choices by protecting all Californians from the use of force or threat of force to interfere with an individual's constitutional or legal rights, including the right to equal access to housing.
- California Civil Code Section 1940.3 bars landlords from asking potential tenants about their immigration or citizenship status. This law also prohibits local governments from passing regulations that direct landlords to inquire about a person's citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12, and 1946.13) prevents tenants from being evicted without "just cause." This means that tenants living in multi-family units for a minimum of one year can only be evicted for specific reasons, such as non-payment of rent, criminal behavior, or violation of a significant term in the lease. The law also limits rent increases to a maximum of 5% plus inflation, with a total cap of 10%.

- California Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in State-funded programs and in land use decisions.

Local laws in Escalon and San Joaquin County do not extend the protected classes or housing covered under FEHA. The definitions of protected classes and housing coverage under FEHA are also not expanded by the Housing Authority of the County of San Joaquin or the Stanislaus County Housing Authority. It is important to note that they must adhere to supplementary housing regulations as directed by HUD.

In the realm of the City's Municipal Code, efforts to promote affordable housing development and advance fair housing have been demonstrated through the implementation of local ordinances. Specifically, the Escalon Municipal Code (EMC) encompasses the following sections to promote the development of affordable housing and further fair housing:

- Reasonable Accommodation for Persons with Disabilities (EMC Chapter 17.53)
- Density Bonus Ordinance (EMC Chapter 17.48)
- Affordable Housing Ordinance (EMC Chapter 17.50)

### 5.2.2 Fair Housing Services, Outreach, and Enforcement at a Local Level

The City is actively engaged in supporting fair housing law and enforcement through various channels. The City collaborates with San Joaquin Fair Housing, an organization dedicated to promoting fair housing practices. This partnership likely involves initiatives aimed at ensuring fair and accessible housing for those in need within the community. The City allocates Community Development Block Grant (CDBG) funds to the organization to support these endeavors. Additionally, residents seeking information on housing resources can access details via the City's website or acquire a pamphlet or at City Hall.

Escalon benefits from local and regional organizations that provide fair housing services, outreach, and legal aid. Some of these organizations include:

- **San Joaquin Fair Housing** - Established in 1983, SJFH provides an assortment of fair housing services to the broader San Joaquin County community. Based out of their offices in downtown Stockton, the association offers education, outreach, training, and referral services, as well as tenant-landlord mediation services. SJFH staff also work to facilitate the fair housing complaint submittal and investigation process.
- **Pioneering Restoration and Elevating Voices of Advocacy, Idealism, and Leadership** - PREVAIL serves the San Joaquin County Community. The

organization provides emergency shelter and ongoing supportive services to women, men and their children who are homeless as a result of recent domestic violence and sexual violence. PREVAIL also provides up to 21 months of shelter and supportive services to youth ages 18 to 21, and emancipated youth ages 16-17, who are at risk or experiencing homelessness to prepare them for independent living. They also provide 30 days of emergency shelter to youth ages 22-25.

- **Housing Authority of the County of San Joaquin** – HACSJ is a governmental organization dedicated to enhancing housing opportunities for residents within San Joaquin County, California. Through various housing programs and initiatives, it strives to provide affordable and accessible housing solutions while promoting community development and improving the quality of life for individuals and families.
- **San Joaquin County Department of Aging and Community Services** - The Department of Aging and Community Services supports older adults, adults with disabilities, family caregivers, and residents in long-term care facilities. The Department's services help older adults find employment; support older and disabled individuals to live as independently as possible in the community; promote healthy aging and community involvement; and assist family members in their vital care giving role.

### 5.2.3 Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgements Related to Fair Housing and Civil Rights

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. FHEO data from January 2013 to November 2022 shows there were no FHEO cases or inquiries in Escalon.

### 5.2.4 Housing Enforcement and Outreach Capacity: Fair Housing Issues & Contributing Factors

Escalon remains fully committed to upholding all relevant State and Federal fair housing laws. As previously mentioned, the City disseminates information regarding housing resources on its website, however, the City will play a more proactive role in disseminating information and guiding residents, landlords, and other stakeholders towards local fair housing and housing legal assistance organizations. Empowering residents and landlords

with the knowledge of fair housing laws not only promotes awareness but also serves to bolster accountability in the community. When individuals are informed about their rights and responsibilities, it paves the way for increased adherence and enforcement of these crucial regulations. Under Program 5-1, the City will continue disseminating handouts on fair housing law and tenants' rights through its informational outreach program.

As part of this program, the City will distribute information to areas with Covenants, Conditions, and Restrictions (CC&R). CC&Rs are contractual agreements that define the use, development, and maintenance of properties within a specific development. In Escalon, there are seven areas with CC&Rs. CC&Rs can inadvertently perpetuate housing inequalities. To ensure CC&Rs do not violate the fair housing law or impede the development of housing allowed under State law, several legislative measures have been passed, such as Assembly Bill (AB) 721 and AB 1584. AB 721 addresses prohibits CC&Rs from restricting 100 percent Below Market Rate residential projects. By doing so, AB 721 aligns with fair housing practices, ensuring that restrictive covenants allow the development of affordable housing and remove barriers that might otherwise impede the creation of housing options for marginalized or economically disadvantaged populations. AB 1584 operates similarly to AB 721 concerning CC&Rs. It renders unenforceable any CC&R contained within property deeds, contracts, or other legal instruments that prohibits or restricts the construction or use of an ADU on a single-family zoned lot.

Under Program 5-2, the City will conduct outreach to educate the residential areas with CC&Rs on State law and ensure compliance with fair housing laws.

## **Section 5.3 Patterns of Integration and Segregation**

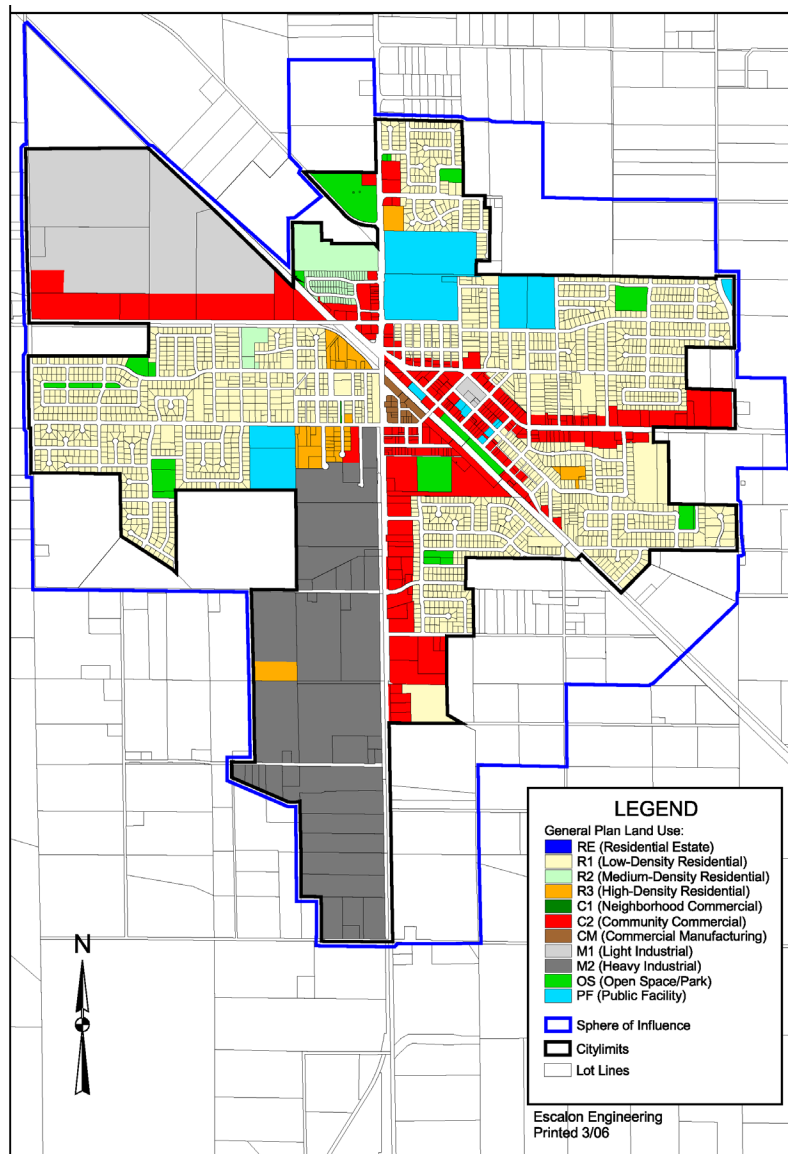
Segregation refers to the uneven geographic distribution of different demographic groups across communities, while integration signifies the equal distribution of these groups within geographic areas. This section of the Fair Housing Assessment evaluates the extent of racial and income-based segregation and integration at both the local and regional level. Historical exclusionary zoning practices, which aimed to exclude specific races and land uses from certain communities, have contributed to this segregation. Although contemporary laws prohibit racially discriminatory zoning, many communities, including Escalon, still exhibit housing patterns influenced by past practices, limiting housing availability. Currently, most of the land in Escalon is zoned for residential, low-density use.

### **5.3.1 Land Use & Zoning**

The housing stock in Escalon is distributed across various categories: single-family homes (92.9%), multifamily homes consisting of 2 or more units (6.4%), and other housing variations (0.7%). Escalon has a higher percentage of owner-occupied residences at 71.5% compared to both San Joaquin County's 59.1% and Stanislaus

County's 59.5%, while Escalon's renter-occupied rate of 28.5% contrasts with San Joaquin County's 40.9% and Stanislaus County's of 40.5%.<sup>1</sup>

Figure 1: City of Escalon Zoning Map



### 5.3.2 Race & Ethnicity

To discern patterns of integration and segregation, it's imperative to analyze data related to race and ethnicity, particularly within the context of the significant demographic shifts. Between 2010 and 2021, data from the U.S. Census Bureau's American Community Survey 5-Year Estimates reveals notable demographic shifts in Escalon, San Joaquin

<sup>1</sup> Data sourced from the U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, 2021 (DP04).



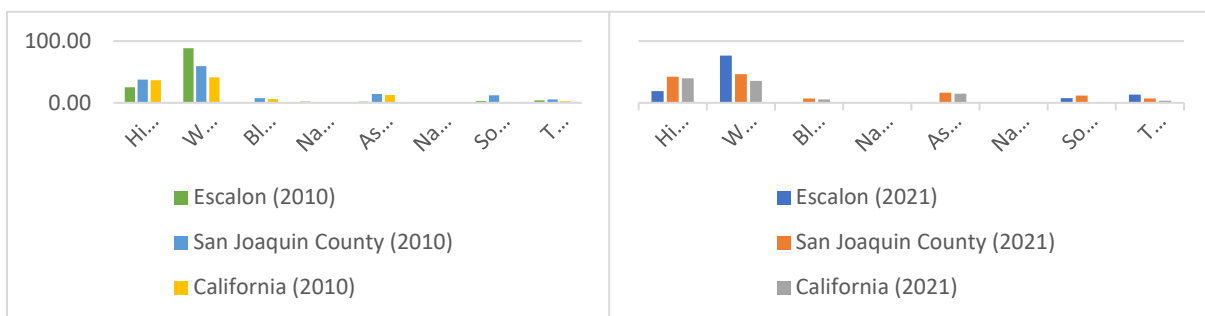
County, and California. While the Hispanic or Latino and Asian alone populations in Escalon decreased, they increased significantly at the county and state levels. In contrast, the White alone population declined across all three areas. The Black or African American alone population saw mixed changes, with a decrease in Escalon but an increase in the county. Native American alone populations consistently decreased while the Native Hawaiian or Other Pacific Islander alone population has increased. There were substantial increases in the Some other race alone and Two or More Races populations across the board. These findings illuminate the changes in demographic groups within these regions.

Table 1: Population by Race, Escalon and the Region, 2010-2021

Race or Ethnicity	Escalon		San Joaquin County		California	
	2010	2021	2010	2021	2010	2021
Hispanic or Latino	1,792	1,429	253,771	326,185	13,456,157	15,593,787
White alone	6,241	5,699	398,739	358,383	15,107,042	14,109,297
Black or African American alone	61	38	49,261	53,843	2,163,955	2,128,184
Native American alone	148	24	7,083	6,006	153,430	124,341
Asian alone	117	107	96,579	127,533	4,683,828	5,802,086
Native Hawaiian or Other Pacific Islander alone	0	30	3,311	4,717	131,505	134,692
Some other race alone	218	558	80,892	91,957	109,184	149,096
Two or More Races	269	1,002	37,748	52,460	832,189	1,413,870

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, B02001 & B3003

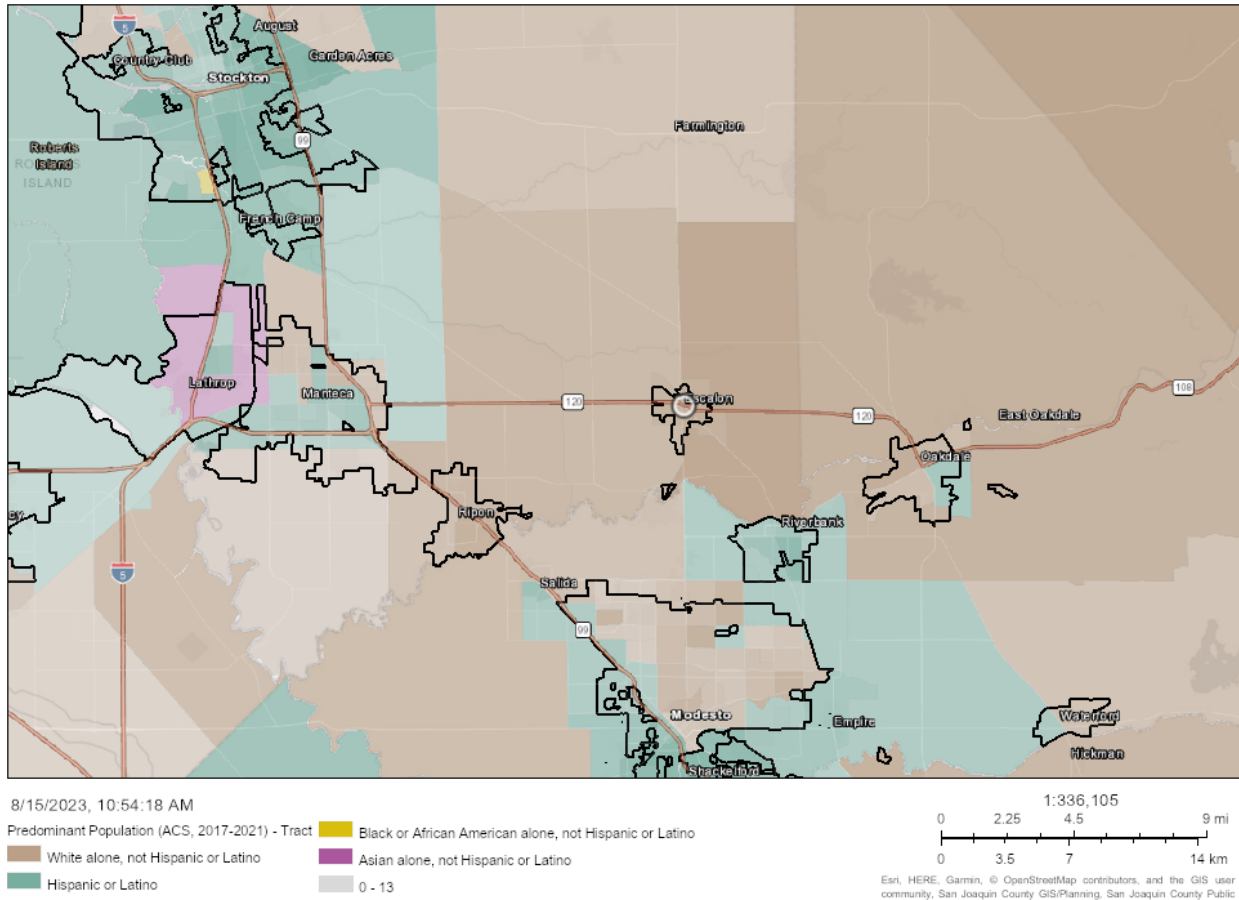
Figure 2: Racial Demographics of Escalon, San Joaquin County & California, 2010-21



Source: U.S. Census Bureau, American Community 5-Year Estimates, 2010 and 2021

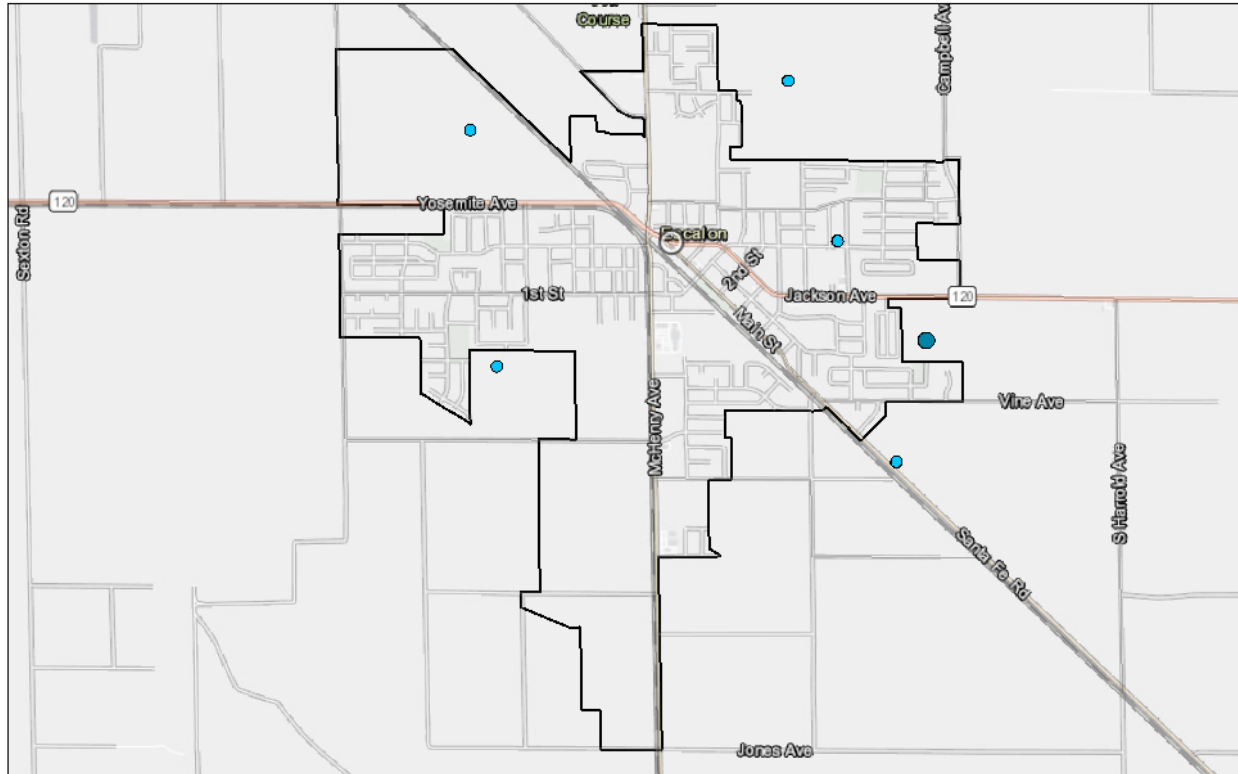
The primary demographic group in census tracts within Escalon consists of individuals identifying as White alone, not Hispanic or Latino. The primary demographic group in census tracts within the surrounding jurisdictions predominantly consists of individuals identifying as Hispanic or Latino or White alone, not Hispanic or Latino.

Figure 3: Predominant Population, Census Tracts



Illustrated in Figure 4, within Escalon City limits there exist two block groups characterized by a concentration ranging from 20 to 40 percent of the total non-white population.

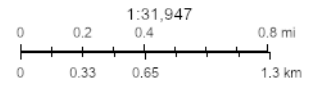
Figure 4: Racial Demographics of Escalon by Block Group, 2020



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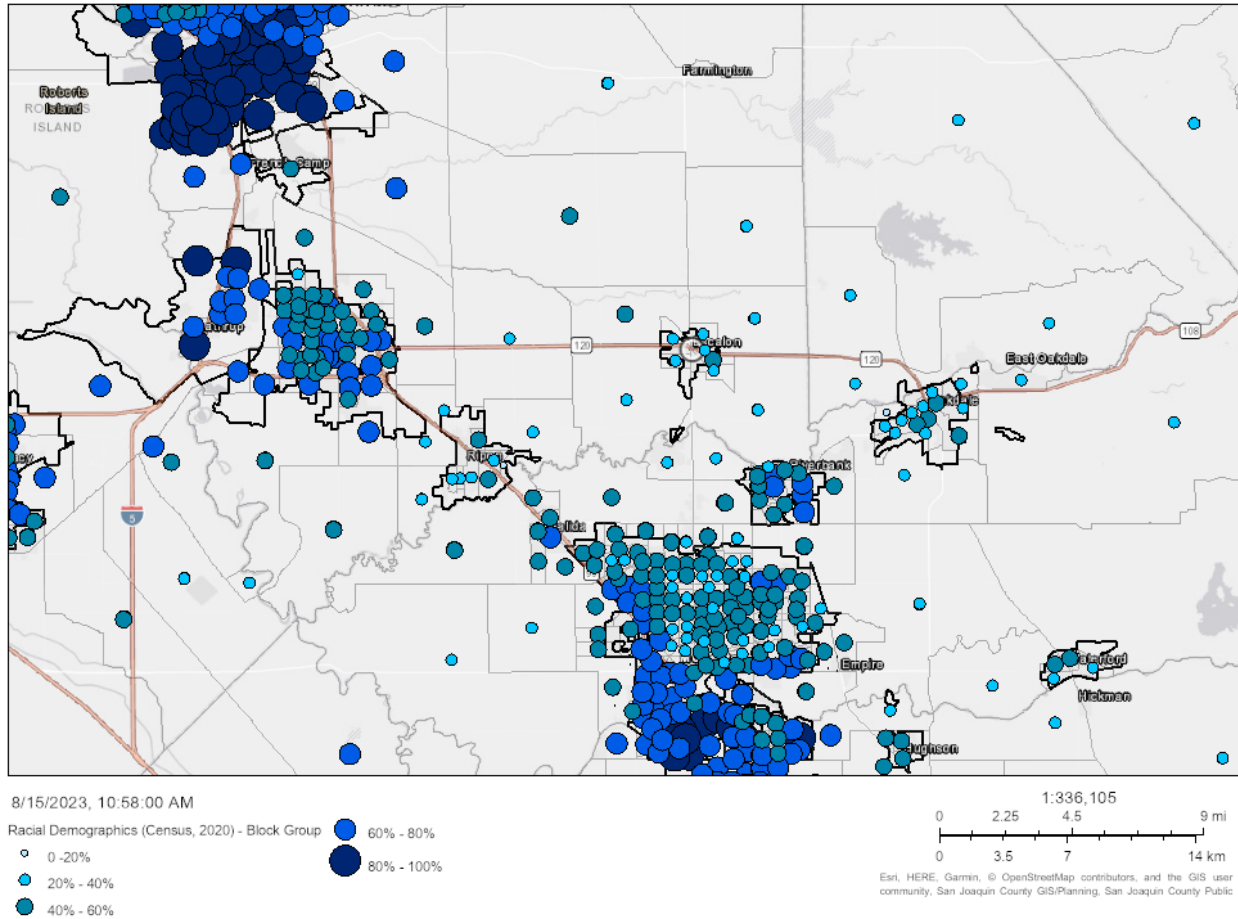
Racial Demographics (Census, 2020) - Block Group

- 40% - 60%
- 20% - 40%



San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc.,

Figure 5: Racial Demographics of Escalon by Block Group, 2020



Racial/ethnic segregation in San Joaquin County decreased slightly between 1990 and 2000 but then increased between 2000 and 2020. Asian/Pacific Islander residents are the most segregated in San Joaquin County compared to other racial and ethnic groups, followed by Black/African American residents (Table 2). These groups experience a moderate level of segregation, with dissimilarity index scores between 40 and 54. Hispanic/Latino residents are the least segregated in the county, with a dissimilarity score below 40, indicating a low level of segregation on a regional level.

Table 2: Racial Dissimilarity Trends for San Joaquin County

	1990	2000	2010	2020
Non-White/White	25.07	22.61	25.46	28.11
Asian or Pacific Islander/White	32.79	31.74	42.75	46.26
Black/White	50.74	41.86	36.87	43.13
Hispanic or Latino/White	24.26	24.41	24.27	27.39
Source: Affirmatively Furthering Fair Housing Mapping Tool				

### 5.3.3 Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a person with a disability as someone who “has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such an impairment (such as cancer that is in remission), or is perceived by others as having such an impairment (such as a person who has scars from a severe burn).” A person with a disability is at greater risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. According to 2021 American Community Survey data, 7.8 percent of Escalon residents have a disability of some kind. The two most prevalent disabilities in Escalon are individuals with a cognitive difficulty and an independent living difficulty, which affect 4.7 percent and 4.0 percent of Escalon residents, respectively.

Table 3: Population by Type of Disability in Escalon

Disability	Percentage
With an independent living difficulty	4.0%
With an ambulatory difficulty	2.7 %
With a cognitive difficulty	4.7%
With a vision difficulty	1.0%

With a self-care difficulty	1.0%
With a hearing difficulty	2.6%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021	

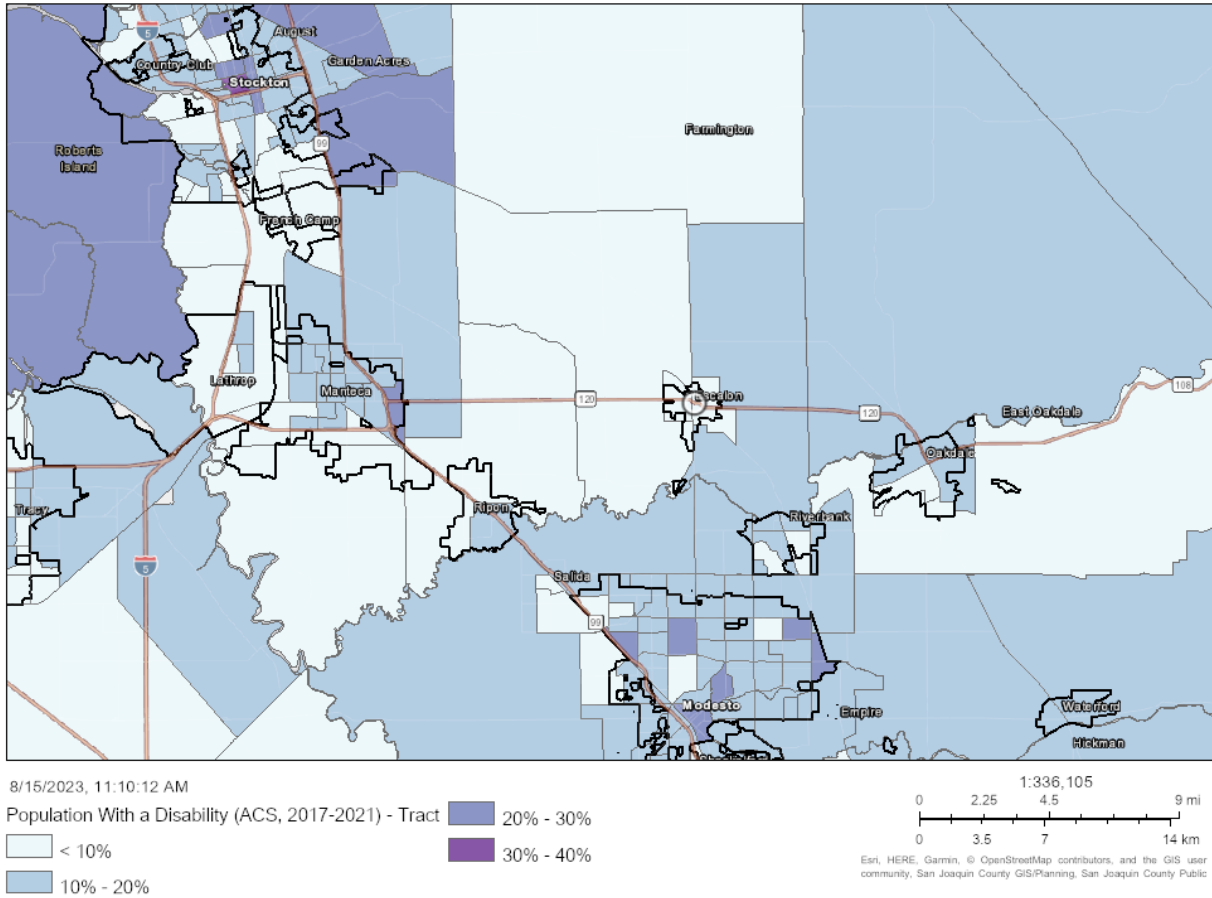
Within this population, there are significant differences in disability status by race and ethnicity. Black residents are more likely to have disabilities than any other group. There is a significant concentration of Black residents with a disability in the City, with 57.9 percent of Black residents having a disability (Table 4). According to the 2021 American Community Survey, of the 22 Black residents with a disability, 100% are over the age of 65.

Table 4: Disability Status by Race and Ethnicity in Escalon

Race or Ethnicity	Total Population	# with a disability	% with a disability
Total non-institutionalized population	7,458	578	7.8%
White alone	5,699	528	9.3%
Black or African American alone	38	22	57.9%
American Indian and Alaska Native alone	24	0	0.0%
Asian alone	107	6	5.6%
Native Hawaiian and other Pacific Islander alone	30	0	0.0%
Some other race / two or more races	558	2	0.4%
Hispanic or Latino (of any race)	1,429	38	2.7%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021			

The share of the population with a disability in Escalon is lower than the surrounding area. Although there is not a significant concentration of residents with a disability within the City, there are differences in disability status by race and ethnicity, as noted above.

Figure 6: Population with a Disability in the Area



### 5.3.4 Familial Status

Data from the 2021 American Community Survey indicates that Escalon has a lower share of children in female-headed households and lower share of single adult householders than the surrounding area (Figure 7, Figure 8).

Figure 7: Percent of Children in Single Female-Headed Households

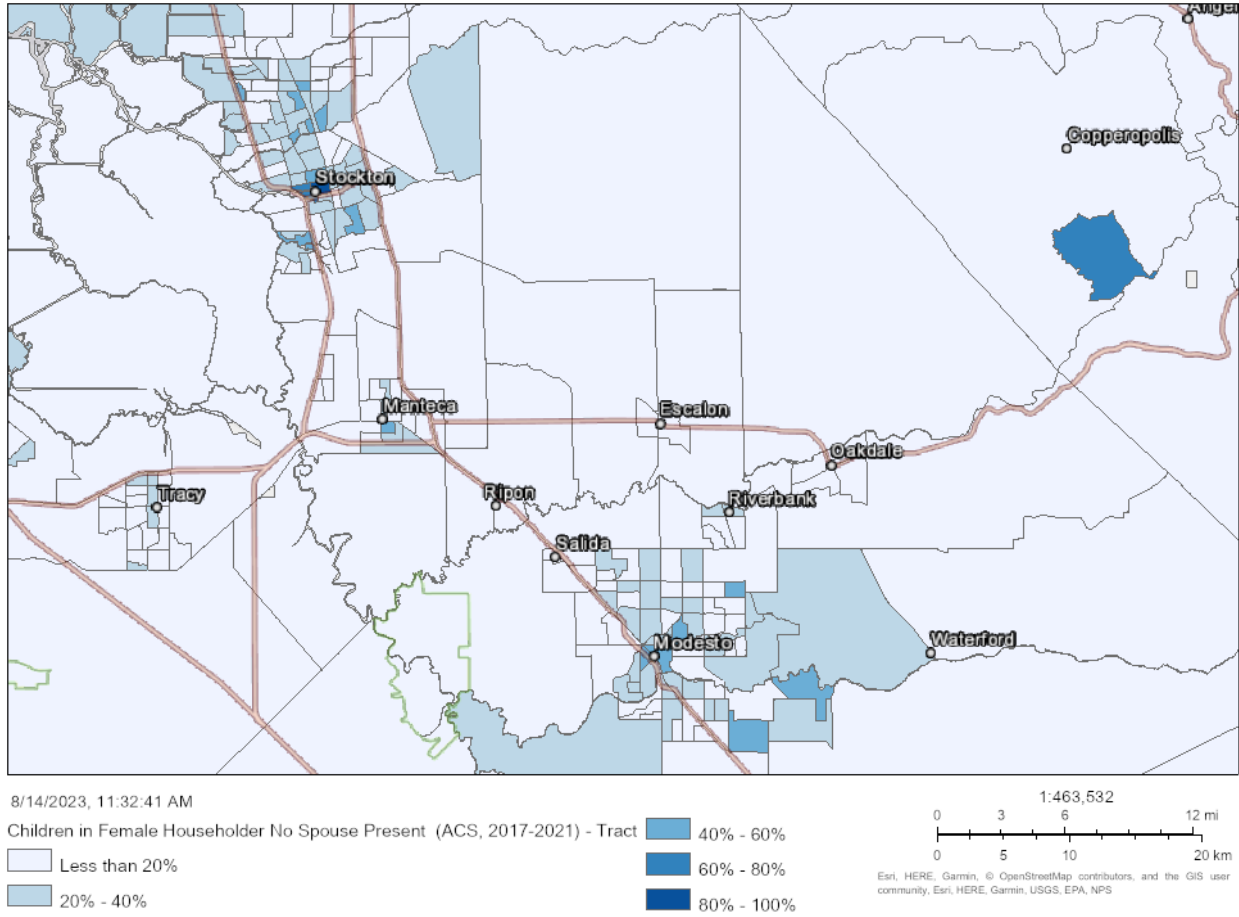
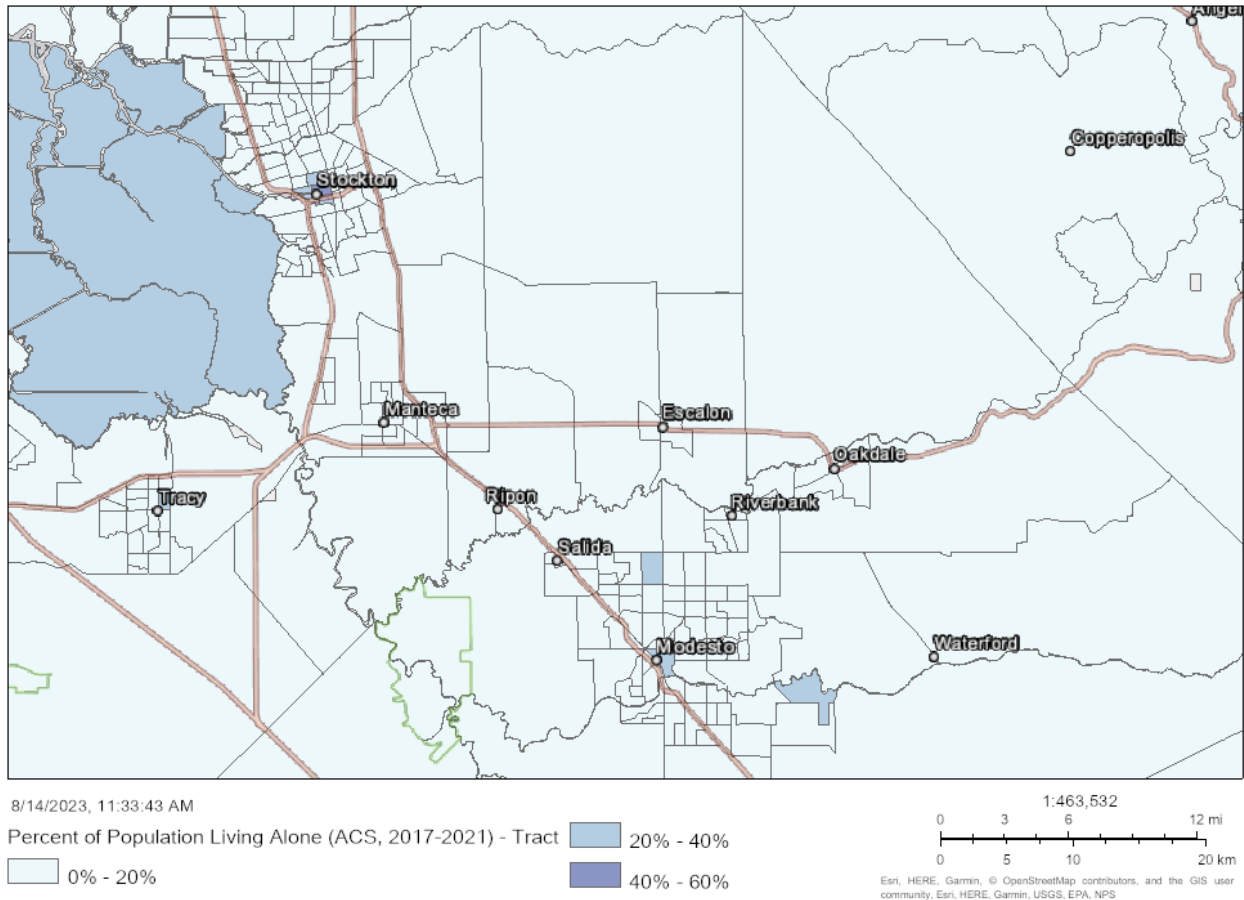




Figure 8: Percent of Single Adult Householders



### 5.3.5 Income

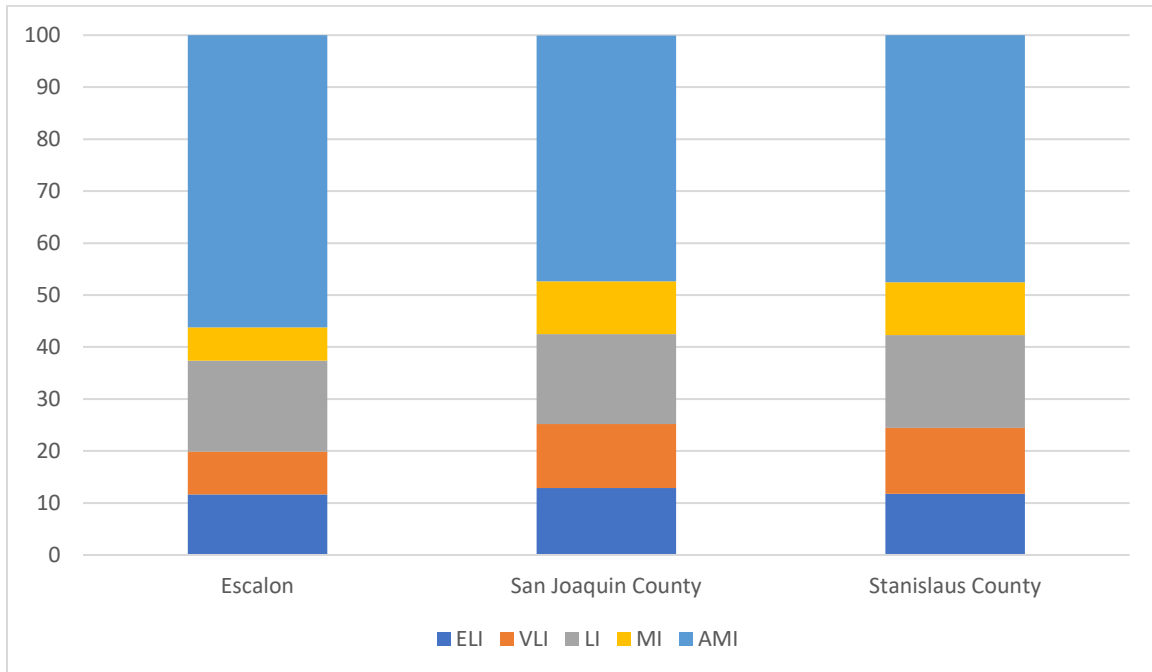
The primary determinant of a household's capacity to manage housing expenses alongside essential life requirements is its household income. Lower-income households encounter constraints in achieving this balance and frequently encounter added challenges when searching for dignified housing. While economic factors that influence housing choices might not be explicitly classified as fair housing concerns, the interplay between household income, household composition, race/ethnicity, and other factors frequently sheds light on biases that raise fair housing concerns.

Table 5: Households by Household Income Level, 2019

	<30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
<b>Escalon</b>	310	220	465	170	1,495
<b>San Joaquin County</b>	29,460	28,185	39,585	23,210	108,130
<b>Stanislaus County</b>	20,435	22,095	31,030	17,665	82,670

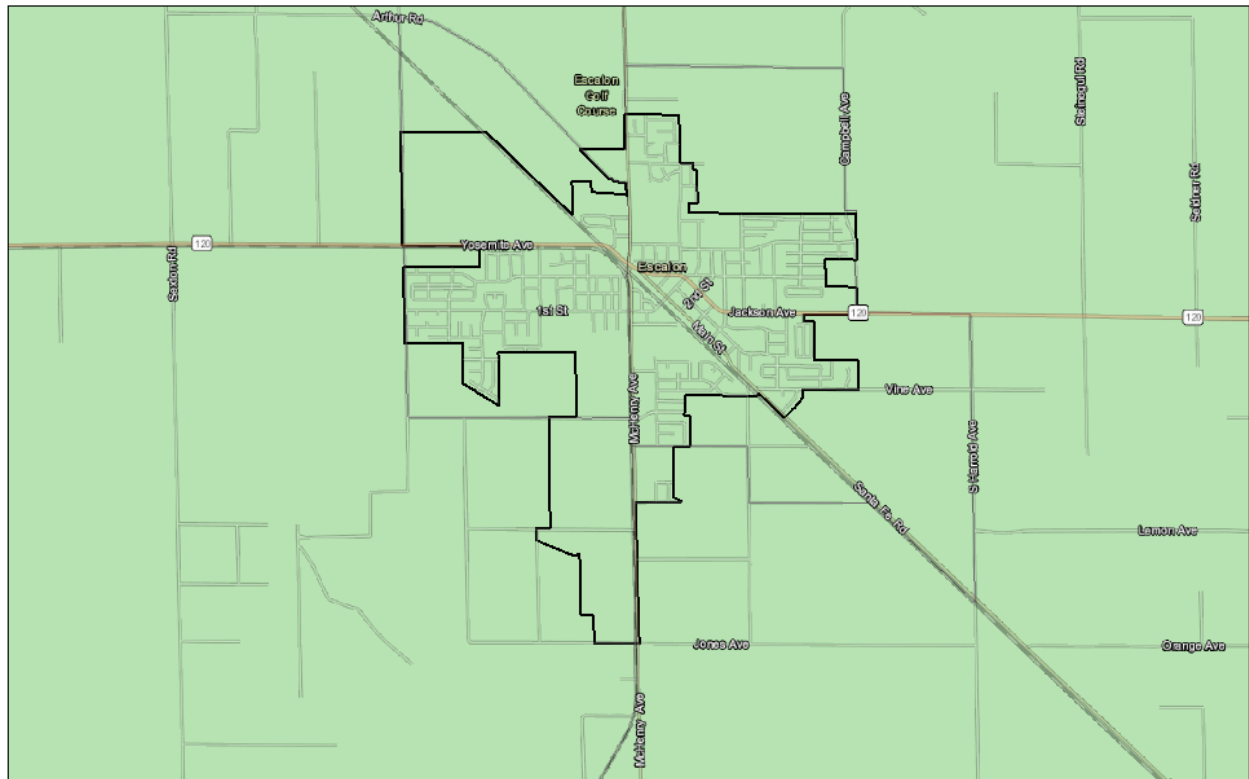
Source: HUD, CHAS 5-YEAR Estimates, 2019

Figure 9: Households by Income Group, Escalon and the Region, 2019



According to the American Community Survey 5-Year Estimates (2017-2021), the median household income is lower in Escalon than in the surrounding counties. The median household income is \$67,176 in Escalon, \$74,962 in San Joaquin County, and \$68,368 in Stanislaus County.

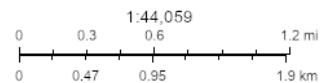
Figure 10: Median Income by Census Tract, Escalon



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Median Income (ACS, 2017-2021) - Tract

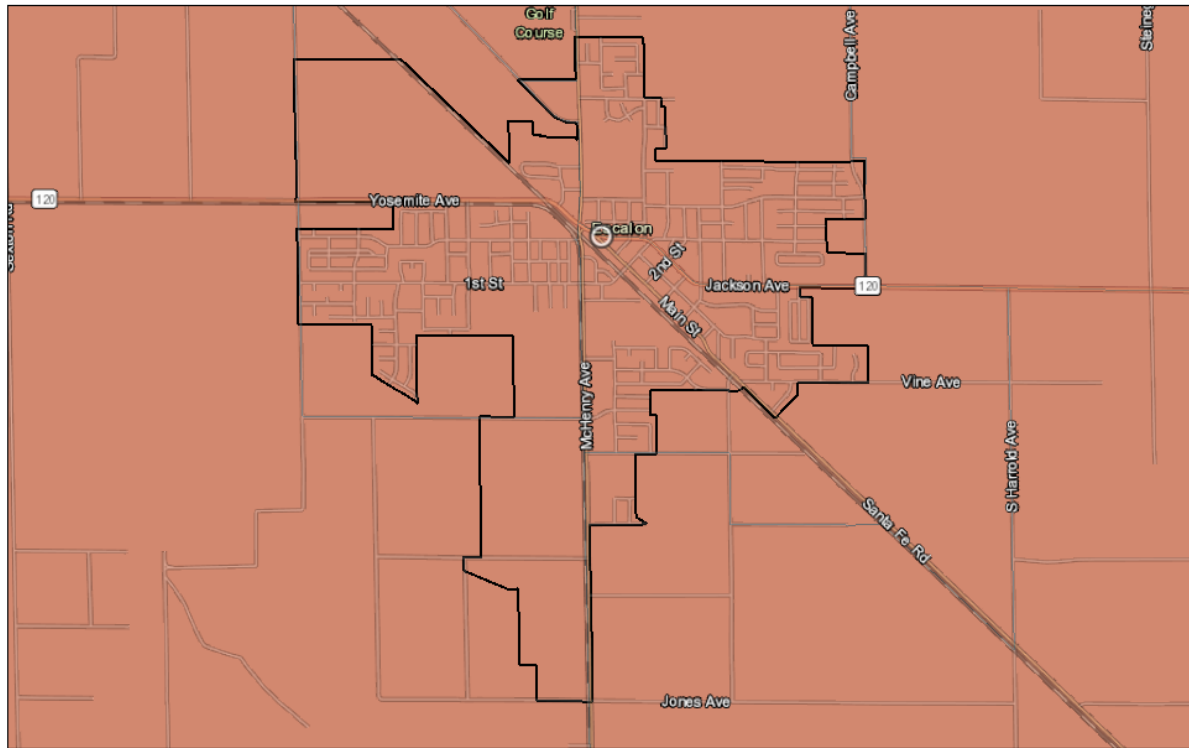
■ \$55,000 - \$90,100



San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc.

Within the block groups in Escalon, a significant proportion (25% to 50%) of the residents have incomes that are considered low to moderate income (Figure 11).

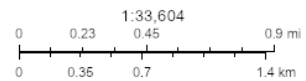
Figure 11: Low to Moderate Income Population by Block Group, Escalon



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Low to Moderate Income Population (HUD, 2011-2015) - Block Group

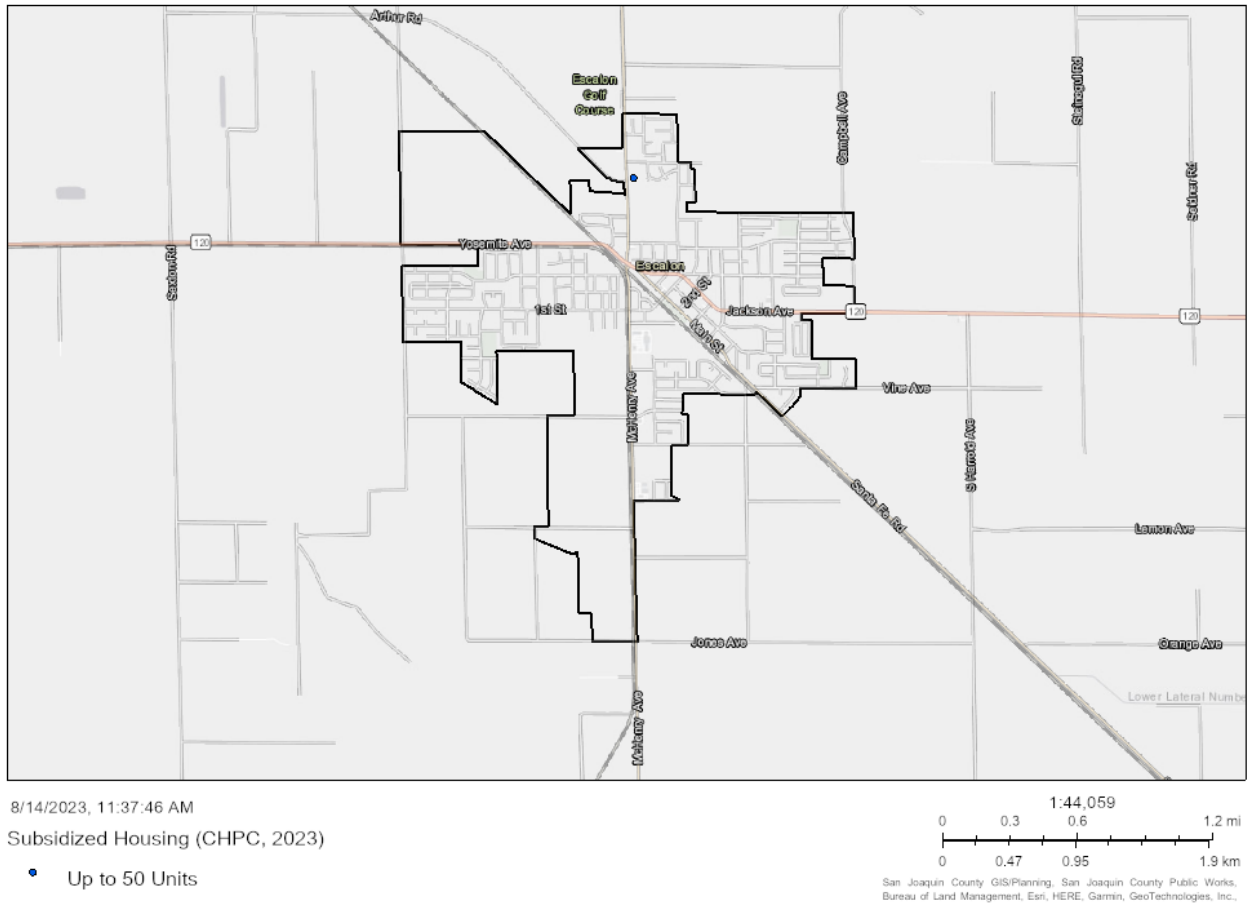
25% - 50%



San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc.

As depicted in Figure 12, there is one subsidized housing development in Escalon. Located in the north of Escalon, the Escalon Heritage House is a 42-unit subsidized housing community for seniors over the age of 62 and the mobility/sensory impaired, operated by Retirement Housing Foundation (RHF).

Figure 12: Map of Existing Affordable Housing Projects

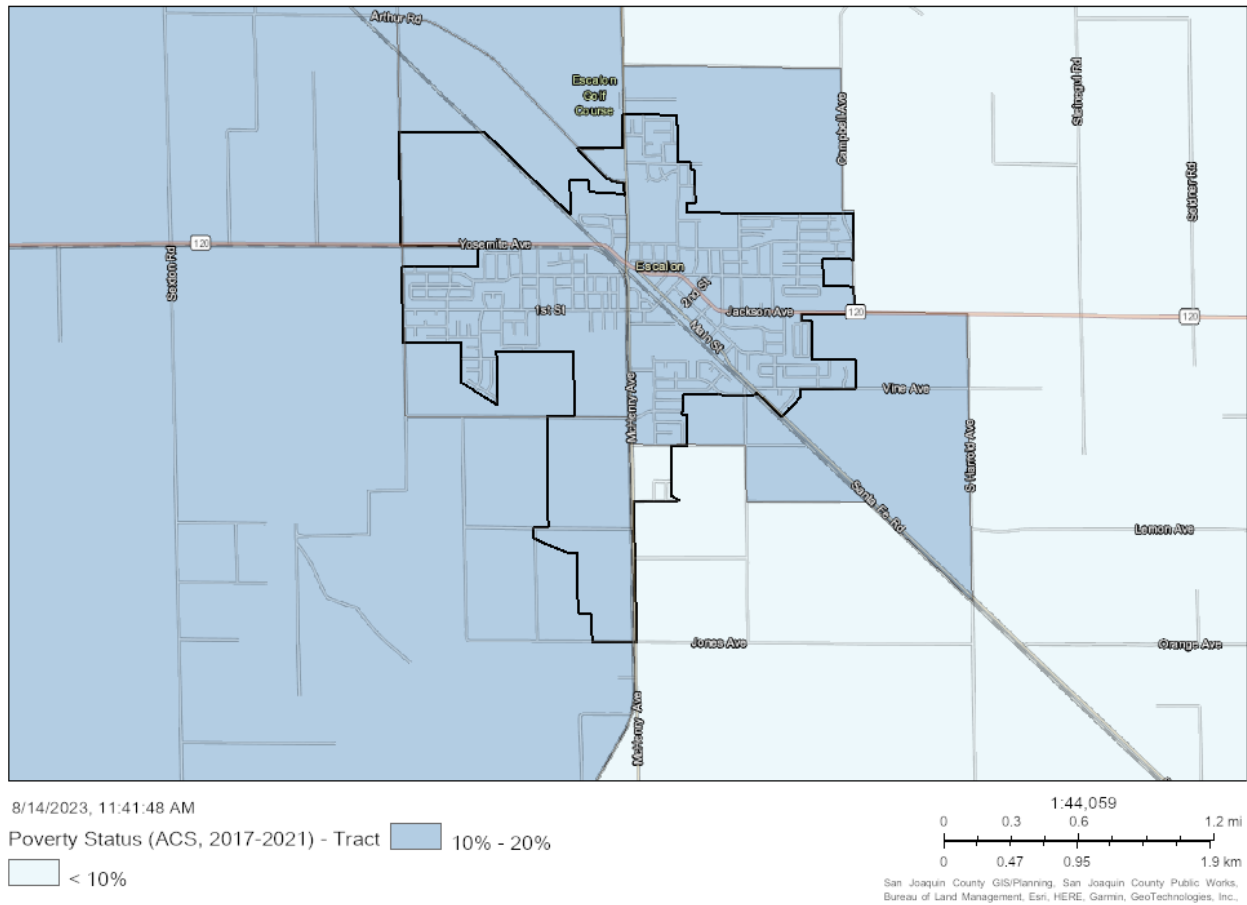


### 5.3.6 Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and do not correspond to Area Median Income. Approximately 10.7% of Escalon residents were determined to be living below the poverty level, less than the 12.3% of San Joaquin County residents, 14.1% of Stanislaus County residents, and 12.3% of Californians in poverty.<sup>2</sup>

<sup>2</sup> U.S. Census Bureau

Figure 13: Population by Poverty Status in Escalon

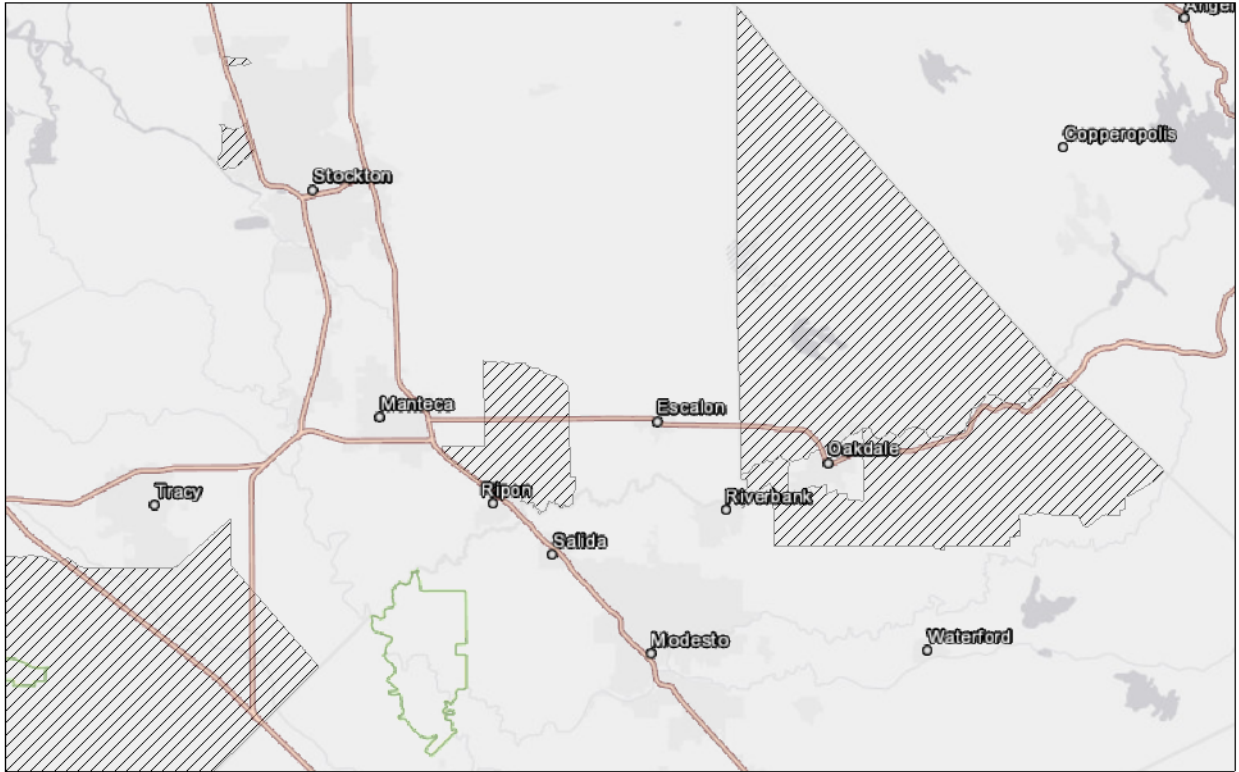


### 5.3.7 Racially & Ethnically Concentrated Areas of Poverty & Affluence

HUD defines census tracts with a majority non-white population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPs or areas of High Segregation & Poverty in the City of Escalon.

The City of Escalon does not fall within a Racially Concentrated Area of Affluence (RCAA). RCAA refers to a geographic region where a high proportion of affluent individuals of a particular racial or ethnic group predominantly reside. In comparison, Figure 14 below depicts RCAA designated areas to the east in Oakdale, and to the west near Ripon.

Figure 14: Racially Concentrated Areas of Affluence, 2019



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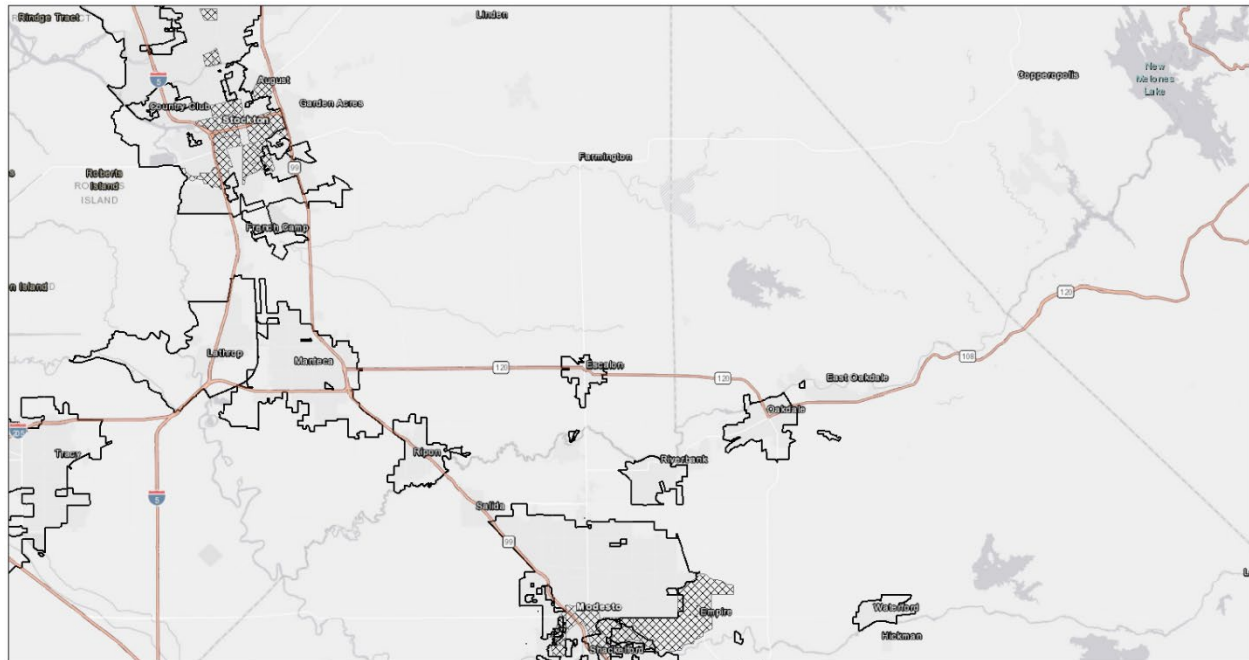
Racially Concentrated Areas of Affluence (HCD, 2019) - Tract

Not a RCAA  
RCAA

1:463,532  
0 3 6 12 mi  
0 5 10 20 km  
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

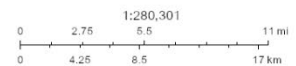
Figure 15 identifies areas in California that are both high-poverty and racially segregated. As depicted below, there are no areas in Escalon that have been identified as high segregation and poverty. There are areas of high segregation and poverty, however, in the nearby larger jurisdictions of Stockton and Modesto.

Figure 15: TCAC/HCD Opportunity Map: High Segregation and Poverty



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COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty (HCD, 2023) - Tract



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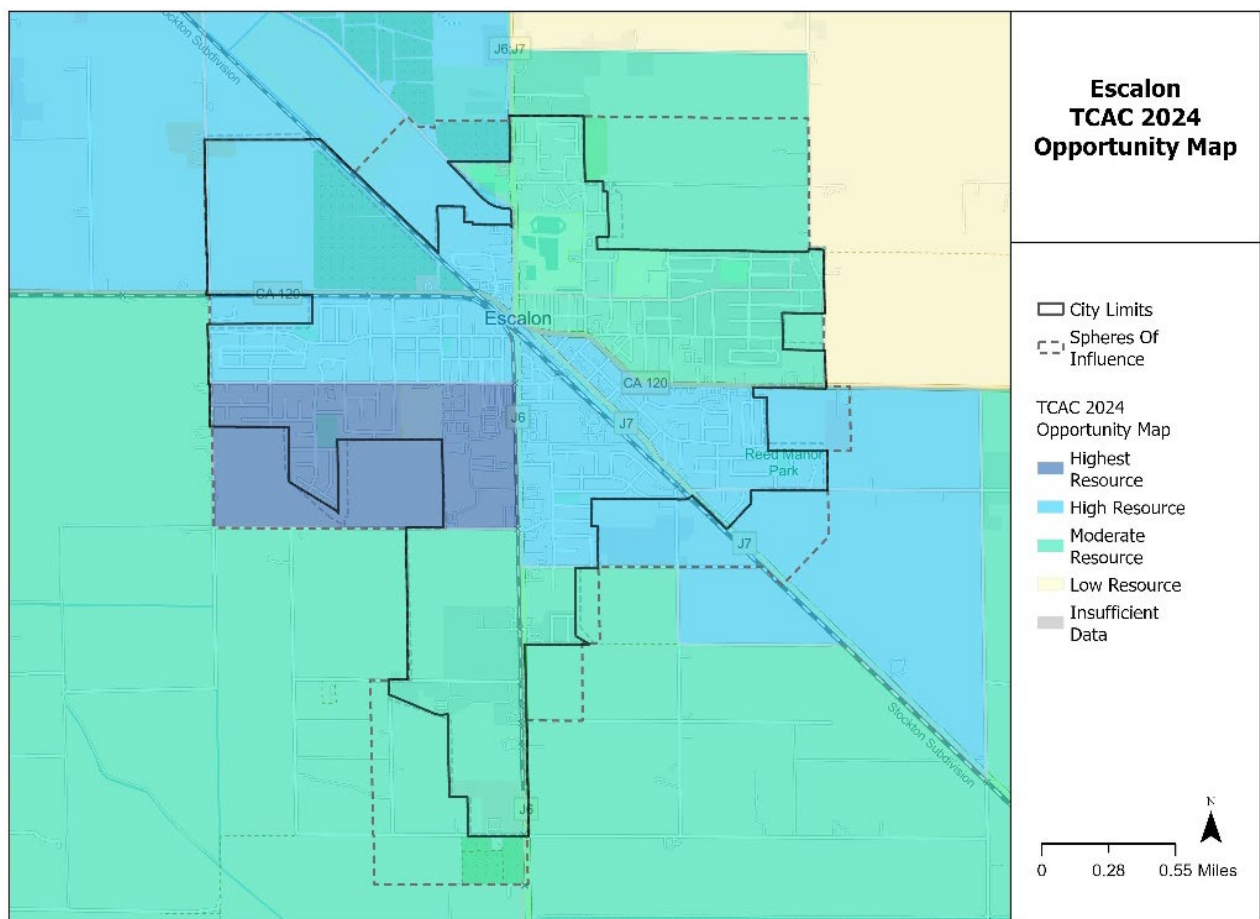


## Section 5.4 Disparities in Access to Opportunity

### 5.4.1 Resource Areas

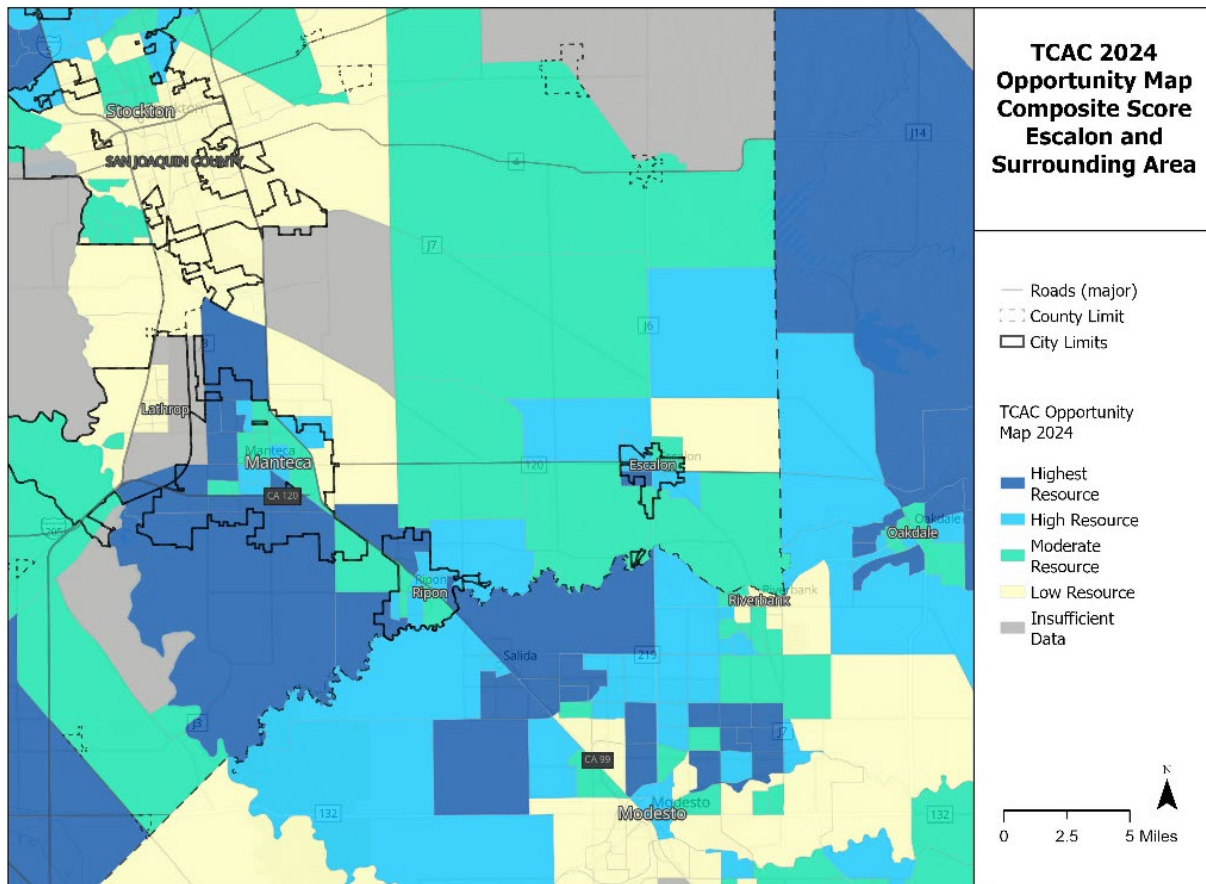
The California Tax Credit Allocation Committee (TCAC) Opportunity Area Composite Score evaluates the level of resources associated with education, poverty, proximity to employment and economic prospects, pollution levels, and other relevant factors across geographic areas. The final scores are divided into four primary categories: Highest Resource, High Resource, Moderate Resource, and Low Resource. Escalon is comprised of Moderate, High, and Highest Resource Areas (Figure 16).

Figure 16: TCAC Opportunity Map Composite Score, City of Escalon, 2024



As depicted in Figure 17, many of the jurisdictions of similar geographic size and population size surrounding Escalon contain areas categorized as Moderate, High Resource, and Highest Resource. A High Resource area contains a high diversity of economic, educational and health and safety resources and amenities that can be associated with high opportunity areas. In contrast to Escalon, the surrounding jurisdictions of Stockton and Modesto contain a mix of TCAC Opportunity Area Composite Scores.

Figure 17: TCAC Opportunity Map Composite Score, Escalon and Surrounding Area, 2024



### 5.4.2 Education

The TCAC Opportunity Map Education Score provides an index that measures the level of educational outcomes by census tract or rural block groups. The block groups located within Escalon score between 69 to 92. It is important to note that the block groups that score the highest and lowest (Block Group 060770049022 and 060770049023) capture data from the unincorporated county. Overall, the TCAC Opportunity Areas Education Scores in Escalon indicate a more positive educational outcome.

Another indicator of educational outcomes is school district performance. The California School Dashboard is an online tool developed by the California Department of Education to provide a comprehensive and multi-dimensional view of school and district performance. It offers a range of data and information to help parents, educators, and the public evaluate and understand how schools and districts are performing in various areas. According to the California School Dashboard, the Escalon Unified School District (EUSD) serves 2,585 students, of which 49.1% are socioeconomically disadvantaged and

17.6% are English Learners. EUSD’s student population is predominantly comprised of Hispanic students (51.2%), followed by White students (44.0%).

Table 6: Student Demographics in the Escalon Unified School District, 2022

Student Group	Total	Percentage
English Learners	455	17.6%
Foster Youth	2	0.1%
Homeless	9	0.3%
Socioeconomically Disadvantaged	1,269	49.1%
Students with Disabilities	229	8.9%
Race/Ethnicity	Total	Percentage
African American	16	0.6%
American Indian	8	0.3%
Asian	27	1.0%
Filipino	11	0.4%
Hispanic	1,323	51.2%
Pacific Islander	3	0.1%
Two or More Races	48	1.9%
White	1,138	44.0%
Total Enrollment	2,585	100%

Source: California School Dashboard, Escalon Unified School District, 2022

The data provided in Table 7 delves into the English Language Arts/Literacy and Mathematics achievement levels within EUSD, comparing them against both the San Joaquin County and State of California averages. EUSD outperforms the County average in the higher achievement categories of "Standard Exceeded" and "Standard Met" in both subjects. In the EUSD, County, and State, over two-thirds of students scored within the "Standard Nearly Met" and "Standard Not Met" categories in Mathematics.

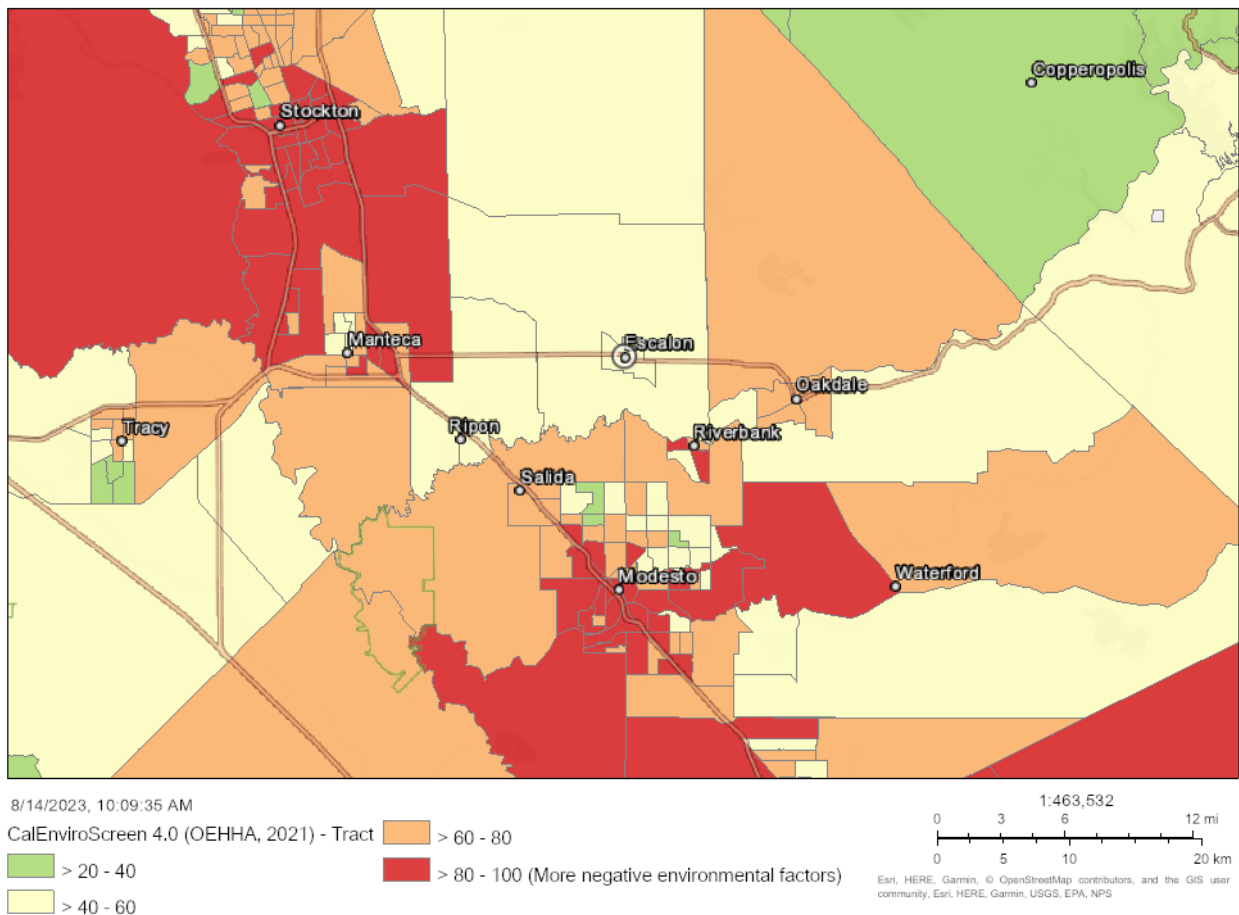
Table 7: English & Math Proficiency, Escalon Unified School District, 2021-2022

Achievement Level	English Language Arts/Literacy			Mathematics Achievement		
	EUSD	County	State	EUSD	County	State
Standard Exceeded: Level 4	13.41%	14.24%	20.50%	10.10%	10.32%	16.06%
Standard Met: Level 3	28.55%	24.70%	26.56%	18.56%	14.96%	17.32%
Standard Nearly Met: Level 2	22.62%	24.80%	22.62%	28.82%	25.56%	24.66%
Standard Not Met: Level 1	30.33%	36.26%	30.33%	42.52%	49.16%	41.96%
Source: California Assessment of Student Performance and Progress						

### 5.4.3 Access to Healthy Environment

The California Office for Environmental Health Hazard Assessment (COEHHA) released the latest version of CalEnviroScreen in October 2021. Cal EnviroScreen 4.0 is a tool used to identify communities that are disproportionately affected by multiple sources of pollution and environmental hazards. The tool combines various environmental, health, and socioeconomic data to create a screening methodology that helps prioritize resources and actions to address environmental justice concerns. A community within the 75<sup>th</sup> percentile or above is one with higher levels of pollution and/or has other negative environmental traits and is considered a “disadvantaged community.” As depicted in Figure 18, Escalon does not contain a census tract within the 75<sup>th</sup> percentile or above.

Figure 18: CalEnviroScreen 4.0 by Census Tract, San Joaquin Valley Area, 2021

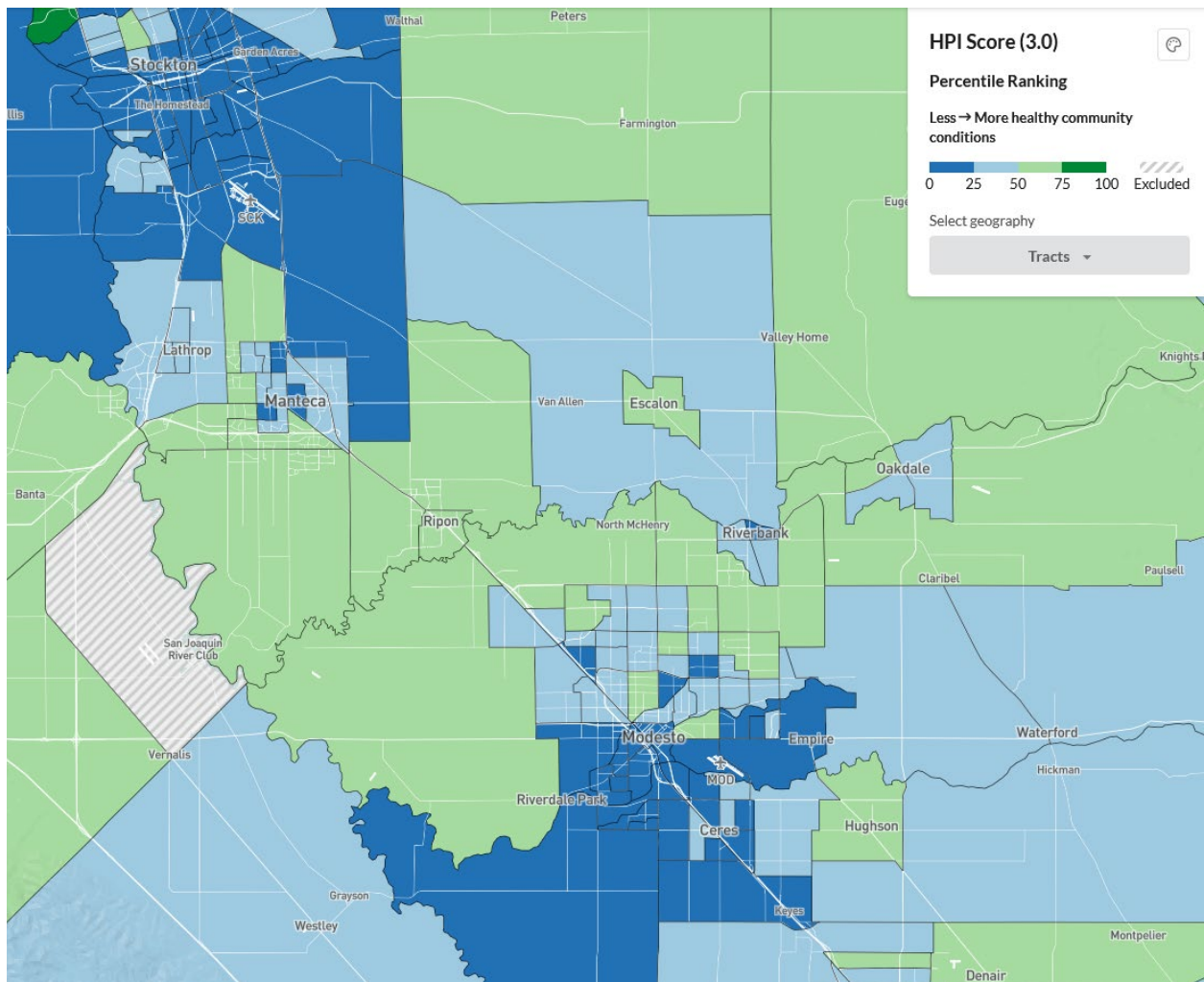


The California Healthy Places Index (HPI) is a tool that measures and assesses the health and well-being of communities across California. The HPI takes into account a wide range of factors such as access to healthcare services, education, housing, economic opportunities, air and water quality, transportation options, and more. By analyzing these factors and assigning scores to different regions, the HPI aims to identify areas with higher

levels of health disparities and inform the public about where investments and interventions are needed to improve overall well-being.

Escalon is within the 69.9 percentile, meaning that Escalon has healthier community conditions than 69.9 percent of other California Tracts (Figure 19). According to the HPI, Escalon has higher scores in indicators assessing social (84.3), education (72.9), healthcare access (66.1) conditions, and lower scores in indicators assessing transportation (39.5) and clean environment (33.8) conditions. Additionally, Escalon has healthier housing conditions than 47 percent of other California Tracts. However, the City has a significantly lower score in the indicator measuring housing habitability than the San Joaquin County (37.5) and Stanislaus County (75.0) averages, with Escalon falling within the 16.9 percentile.<sup>3</sup>

Figure 19: Healthy Places Index, 2021



<sup>3</sup> The California Healthy Places Index defines “housing habitability” indicator as the percent of households with basic kitchen facilities and plumbing.

#### 5.4.4 Transportation

The City of Escalon operates an efficient and accessible transit system known as eTrans, catering to both residents and visitors. To aid riders in navigating the system, the City provides a comprehensive ridership guide on its website, available in both English and Spanish.

The eTrans transit system provides easy access to information and services through the aforementioned ridership guide, as well as the Vamos Mobility and Umo apps, offering route planning and real-time information for travelers. Notably, the eTrans system has partnered with the Uber Subsidy Program, which subsidizes up to \$10.00 per ride with a \$2.00 upfront fare, allowing riders to conveniently travel from Escalon to Riverbank, Oakdale, or Modesto throughout the week.

For those in need of reasonable accommodations/modifications, eTrans has made all reasonable modifications to policies and programs to accommodate individuals with disabilities, ensuring that everyone can access their services with ease. The eTrans system operates with the goal of providing equal opportunity and accessibility for all residents. All requests for reasonable modifications (e.g., deviated fixed route, paratransit, or facilities) can be submitted via email, telephone, or by mail.

As part of the City's commitment to sustainability, eTrans offers free bus services to encourage residents to use public transportation, contributing to a greener environment and reducing traffic congestion.



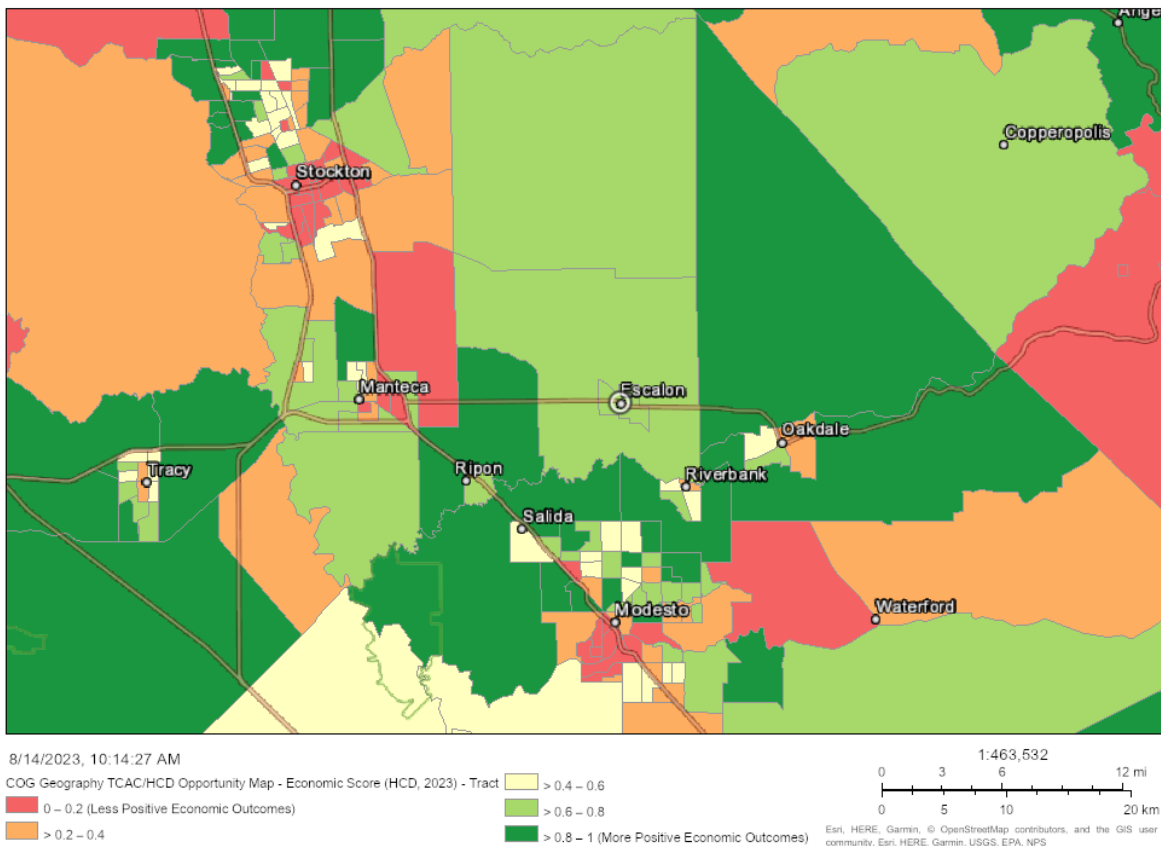


### 5.4.5 Economic Development & Job Access

The TCAC Opportunity Maps account depicts differences in access to opportunities between geographic areas. The Economic Domain score factors in various indicators to generate the scores for each census tract or rural block group. These indicators encompass the following aspects: poverty, which measures the proportion of the population with an income level above the 200% of the federal poverty line; adult education, indicating the percentage of adults holding a bachelor's degree or higher; employment, considering the percentage of adults aged 20-64 who are engaged in either the civilian labor force or the armed forces; job proximity, which evaluates the number of jobs occupied by individuals without a bachelor's degree within a designated radius of each census tract; and median home value, reflecting the value of owner-occupied housing units.

A score of less than 0.2, depicted in red below, is considered to be a less positive economic outcome, whereas a score of greater than 0.8, depicted in dark green below, is viewed as a more positive economic outcome. As shown in Figure 21, all census tracts within the City have an economic domain score above 0.6, which indicates a more positive economic outcome.

Figure 21: TCAC Opportunity Map Economic Scores by Census Tract, 2023



A lack of access to banking services is a factor that can further racial and socio-economic inequities. Federal data notes that bank access within Escalon is limited, with no brick-and-mortar branches reported (Table 8). However, PNC Bank (formerly BBVA Compass) recently opened on the southern edge of the City and may not yet be reflected in aggregated data. Local knowledge indicates that BMO Harris Bank (formerly Bank of the West) and the local Oak Valley Community Bank also operate branches within the City. There are additional FDIC-regulated banking options in both San Joaquin and Stanislaus County, including Chase Bank and Wells Fargo in nearby Oakdale.

Table 8: FDIC-Regulated Bank Branches, San Joaquin County Municipalities, 2022

Municipality	Population	Population of Color	FDIC-Regulated Full-Service Brick and Mortar Branches
Escalon	7,458	23.6%	0
Lathrop	28,078	61.5%	0
Lodi	67,020	53.6%	4
Manteca	85,799	57.5%	2
Ripon	15,961	20.5%	0
Stockton	322,107	80.7%	12
Tracy	95,384	68.2%	2
<b>San Joaquin County Total*</b>	<b>789,410</b>	<b>68.7%</b>	<b>22</b>
Ceres	49,132	46.0%	1
Hughson	7,425	27.5%	0
Modesto	218,782	54.2%	4
Newman	12,154	28.8%	0
Oakdale	28,019	64.0%	1
Patterson	23,517	42.2%	0
Riverbank	24,714	38.8%	0
Turlock	72,673	57.7%	2
<b>Stanislaus County Total*</b>	<b>552,999</b>	<b>58.3%</b>	<b>8</b>

\*County totals include unincorporated communities.

Source: Federal Deposit Insurance Corporation (FDIC), BankFind Suite: API for Data Miners & Developers; U.S. Census Bureau, American Community Survey 5-Year Estimates

### 5.4.6 Housing the Workforce

To effectively plan to meet future housing needs of the workforce, it is necessary to analyze employment and population trends. According to the San Joaquin County Demographic and Employment Forecast, Escalon is projected to experience steady population and job growth from 2015 to 2050, with the fastest growth rate occurring between 2020 and 2025 (Table 9).

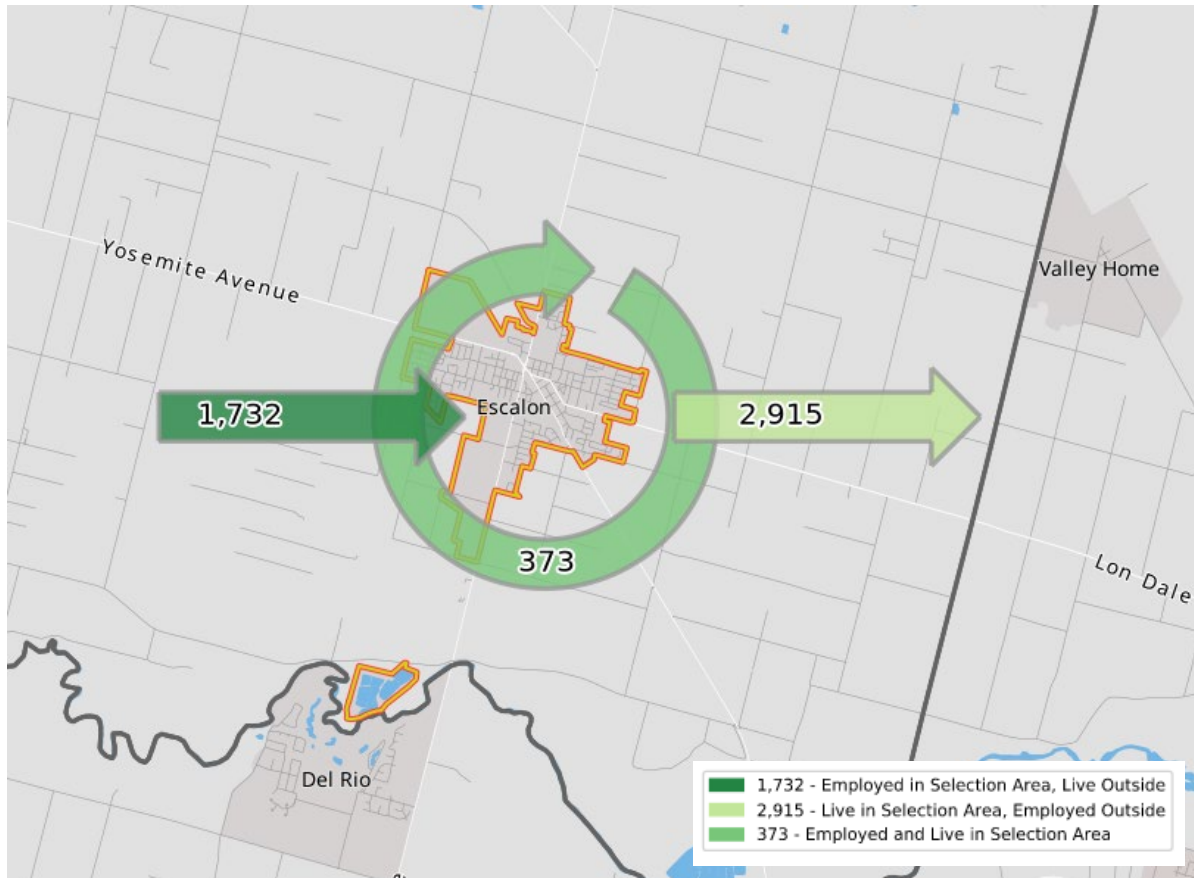
Table 9: Projected Change in Jobs and Population in Escalon, 2015-2050

Year	Population	% Change	Jobs	% Change
2015	7,470	-	2,321	-
2020	7,740	3.61%	2,335	0.60%
2025	8,158	5.39%	2,597	11.23%
2030	8,452	3.60%	2,616	0.73%
2035	8,599	1.74%	2,650	1.30%
2040	8,718	1.39%	2,731	3.06%
2045	8,831	1.29%	2,829	3.59%
2050	8,927	1.09%	2,936	3.78%
<b>Total</b>	<b>+1,457</b>	<b>+18.51%</b>	<b>+615</b>	<b>+24.29%</b>

Source: <https://www.sjcog.org/DocumentCenter/View/7085/Q-Population-Household-and-Employment-Projections>

Figure 22 highlights the commuting patterns of employed individuals within Escalon and the surrounding areas. As exemplified below, Escalon has a high number of workers commuting into and out of the City, with a large proportion of residents traveling outside of the City for employment. This trend is accompanied by a low proportion of residents who are employed within the City itself.

Figure 22: Inflow and Outflow of Workers in Escalon



Source: U.S. Census Bureau, OnTheMap, 2019<sup>4</sup>

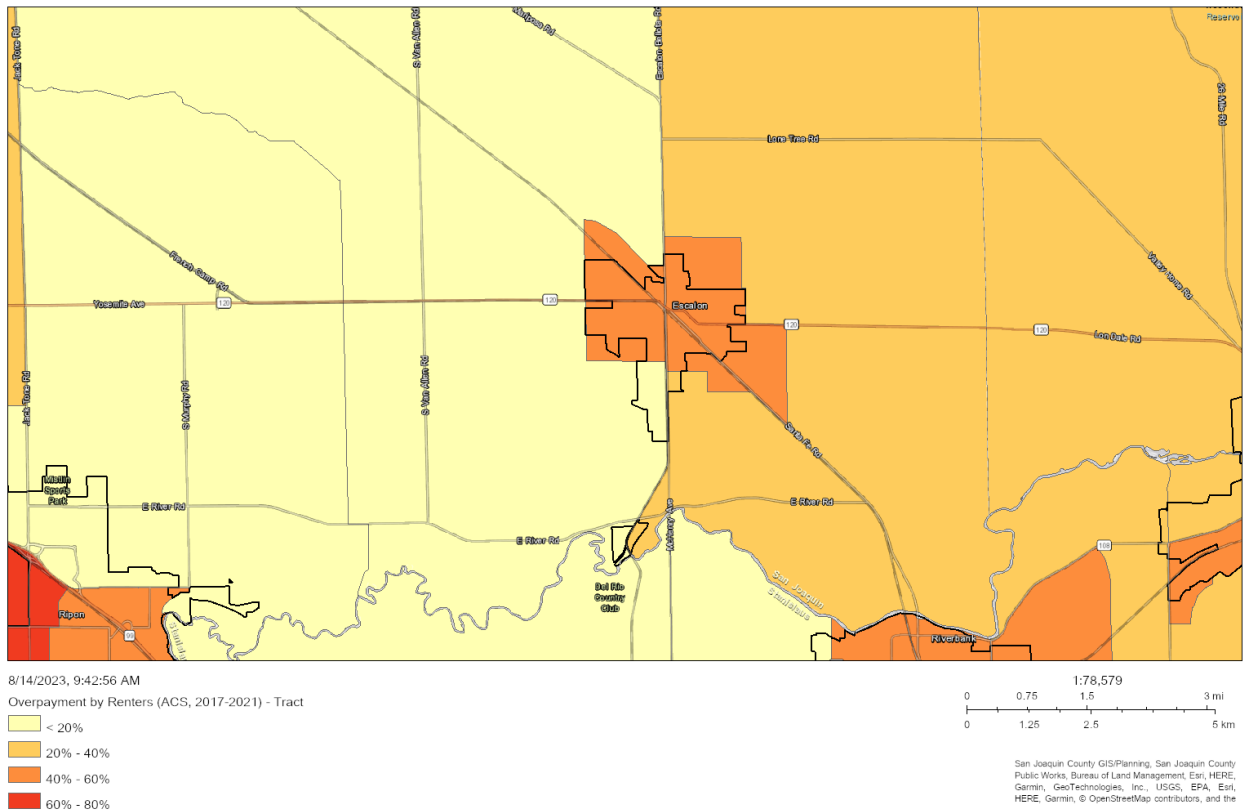
## Section 5.5 Disproportionate Housing Needs & Displacement

### 5.5.1 Cost Burden & Severe Cost Burden

Housing cost burden refers to the proportion of an individual or household's gross income dedicated to housing expenses. It is measured with a threshold of 30 percent for “cost burden” and 50 percent for “severe cost burden”, highlighting the impact of housing costs on financial. Some of the implications of high-cost burden include housing-induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation. According to the American Community Survey 5-Year Estimate (2017-2021), the median gross rent in Escalon was \$1,632. To rent a typical unit in Escalon without cost burden, a household would need to have an income of at least \$65,280.

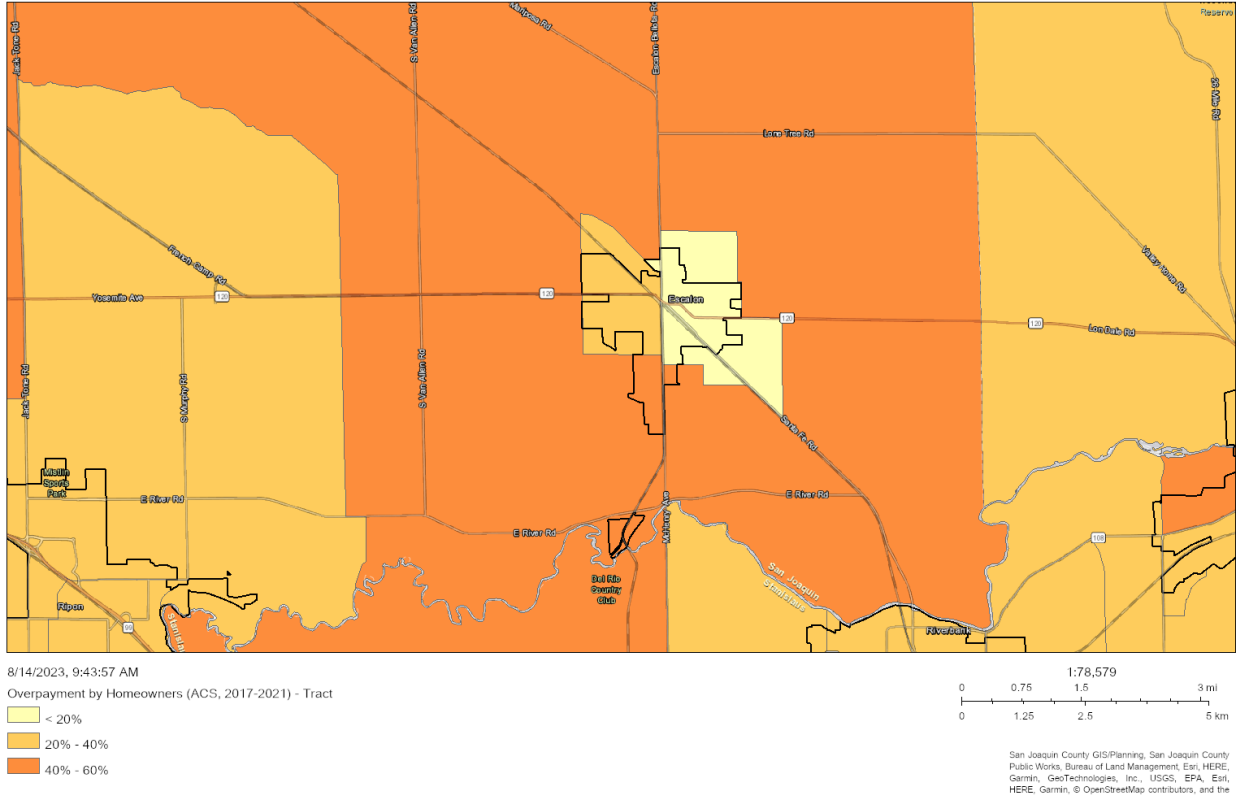
<sup>4</sup> The arrows depicted in Figure 22 do not indicate the direction in which workers travel and are meant to convey the general inflow and outflow of the workforce.

Figure 23: Overpayment by Renters, 2019



Home prices in California have skyrocketed in the last decade; however, most homeowners have mortgages with fixed rates and are therefore less likely to be impacted by market increases. In contrast, renters are subject to rent increases based on market rates and tend to experience more cost-burden. This is the case in Escalon where in the northern portion of the City 40-60% of renters are either cost-burdened or severely cost-burdened and less than 40% of homeowners are cost-burdened or severely cost-burdened. Inversely, 40-60% of homeowners in the south of the City are cost-burdened or severely cost-burdened and less than 40% of renters are cost-burdened or severely cost-burdened.

Figure 24: Overpayment by Homeowners, 2019



The median gross rent in Escalon is 17.67 and 24.13 percent higher than both San Joaquin and Stanislaus County, respectively (Table 10). This difference in median gross rents highlights the higher rent in Escalon compared to the surrounding areas and reflects the growing demand for affordable housing.

Table 10: Median Gross Rent, 2017-2021

	Escalon	San Joaquin County	Stanislaus County
Median Gross Rent	\$1,632	\$1,387	\$1,315
Source: U.S. Census American Community Survey 5-Year Estimates			

## 5.5.2 Overcrowding

Households where the number of occupants per room falls between 1.01 and 1.5 are considered to be overcrowded. Households with a ratio exceeding 1.51 persons per room are designated as being severely overcrowded. The calculation of persons per room excludes spaces such as bathrooms, porches, foyers, halls, and half-rooms. This method of assessing residential overcrowding not only sheds light on living conditions but also holds implications for demographic and socioeconomic contexts. Studies have shown that overcrowding is linked to an elevated risk of contracting communicable diseases, a higher prevalence of respiratory illnesses, and a heightened vulnerability to homelessness. In Escalon, 11 households are overcrowded.

Table 11: Occupants Per Room for Households by Race and Ethnicity in Escalon, 2021

Race or Ethnicity	Total Households	# Units with 1.00 or Fewer Occupants Per Room	# Units with 1.01 or More Occupants Per Room
Total Non-Institutionalized Population	2,866	2,855	11
White Alone, Not Hispanic or Latino	2,024	2,024	0
Black or African American Alone	38	38	0
Asian Alone	32	32	0
Hispanic or Latino (of any race)	460	449	11
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021			

Data concerning severe overcrowding by race and ethnicity is not available, but there is data on severe overcrowding by housing tenure. In Escalon, there are no households, owner-occupied or renter-occupied, that are severely overcrowded.

Table 12: Severe Overcrowding for Households by Tenure in Escalon, 2021

Tenure	Total Households	# Units with 1.00 or Fewer Occupants Per Room	# Units with 1.01 to 1.50 Occupants Per Room	# Units with 1.50 or More Occupants Per Room
Owner-Occupied	2,048	2037	11	0
Renter-Occupied	818	818	0	0

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021



As shown in Figure 25 and Figure 26, less than 10% of all housing units are overcrowded or severely overcrowded.

Figure 25: Overcrowded Households by Census Tract

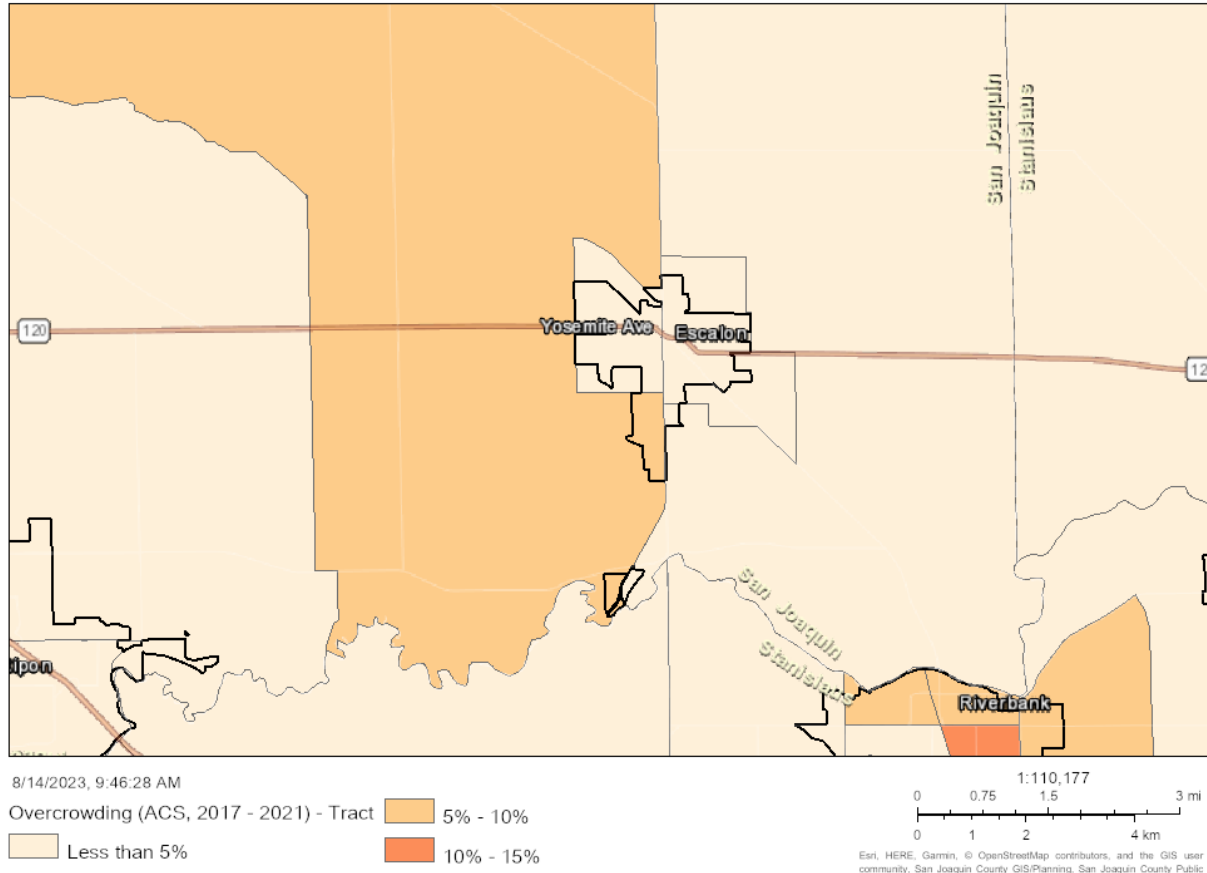
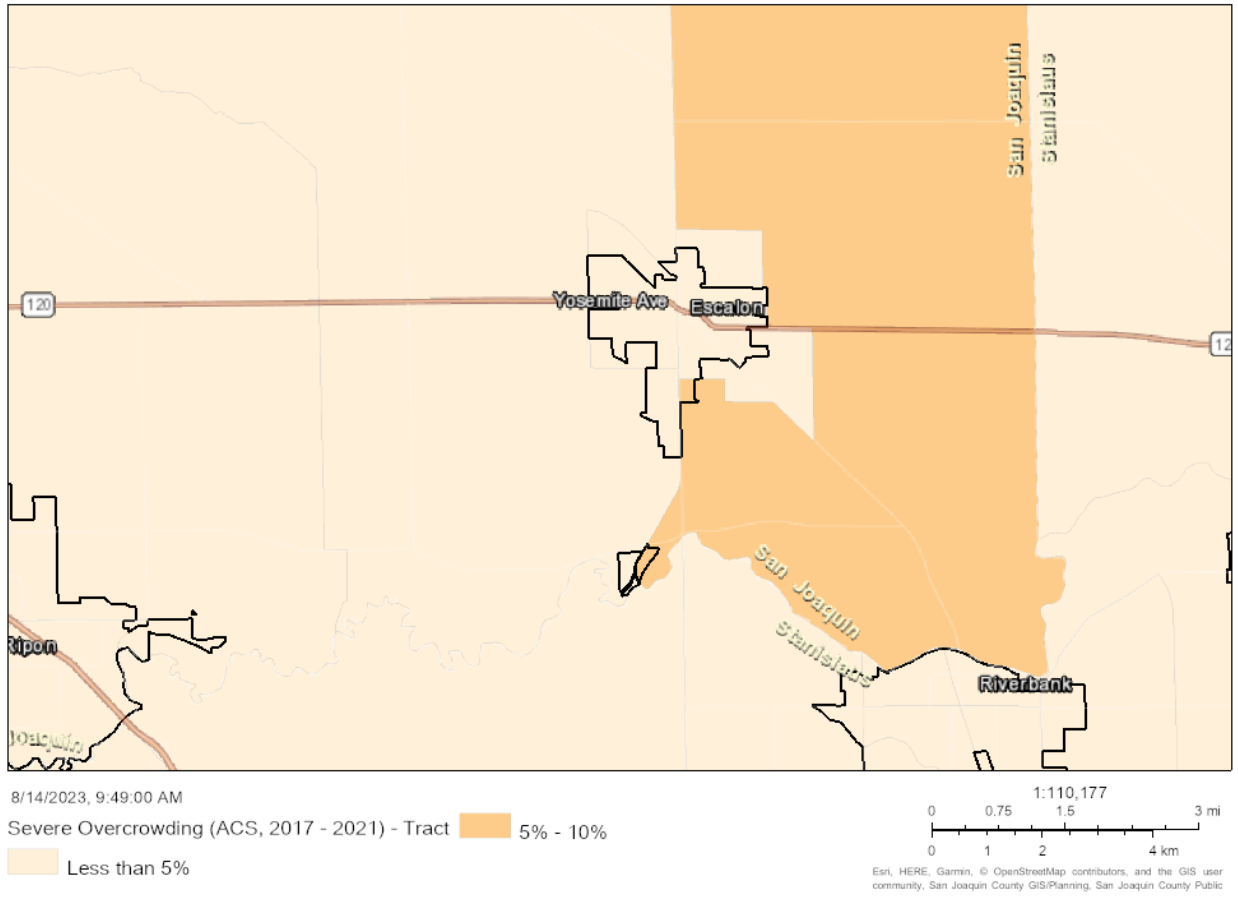


Figure 26: Severely Overcrowded Households by Census Tract



### 5.5.3 Substandard Housing

As outlined by the U.S. Census, substandard housing issues can be categorized into two types: (1) Residences lacking amenities like hot and cold piped water, a flush toilet, and a bathtub or shower; and (2) Homes where kitchen facilities are deficient, such as the absence of a sink with piped water, a stove or range, or a refrigerator. In San Joaquin County, 1.7% of renter households lack a complete kitchen and 0.6% lack plumbing. Rates of substandard housing are lower in Escalon than San Joaquin County with no households lacking complete kitchens or plumbing.

Table 13: Substandard Housing Issues in Escalon & San Joaquin County, 2021

	Escalon (2010)		Escalon (2021)		San Joaquin County (2010)		San Joaquin County (2021)	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Lacking Complete Kitchen (%)	0.0	0.0	0.0	0.0	0.4	1.9	0.4	1.7
Lacking Plumbing (%)	0.4	0.0	0.0	0.0	0.5	0.6	0.3	0.6

Similar to the limited percentage of inadequate housing units in Escalon, the neighboring regions also exhibit minimal levels of substandard housing units. Areas within the surrounding region that do contain substandard housing units hover around 5%, with most substandard housing units in the unincorporated county areas. Figure 27 and Figure 28 indicate that 5-10% of housing units to the east of Escalon lack complete plumbing and kitchen facilities. However, this area slightly surpasses the threshold at 5.49% and is within the general range of the surrounding region.

Figure 27: Regional Housing Units Lacking Complete Plumbing

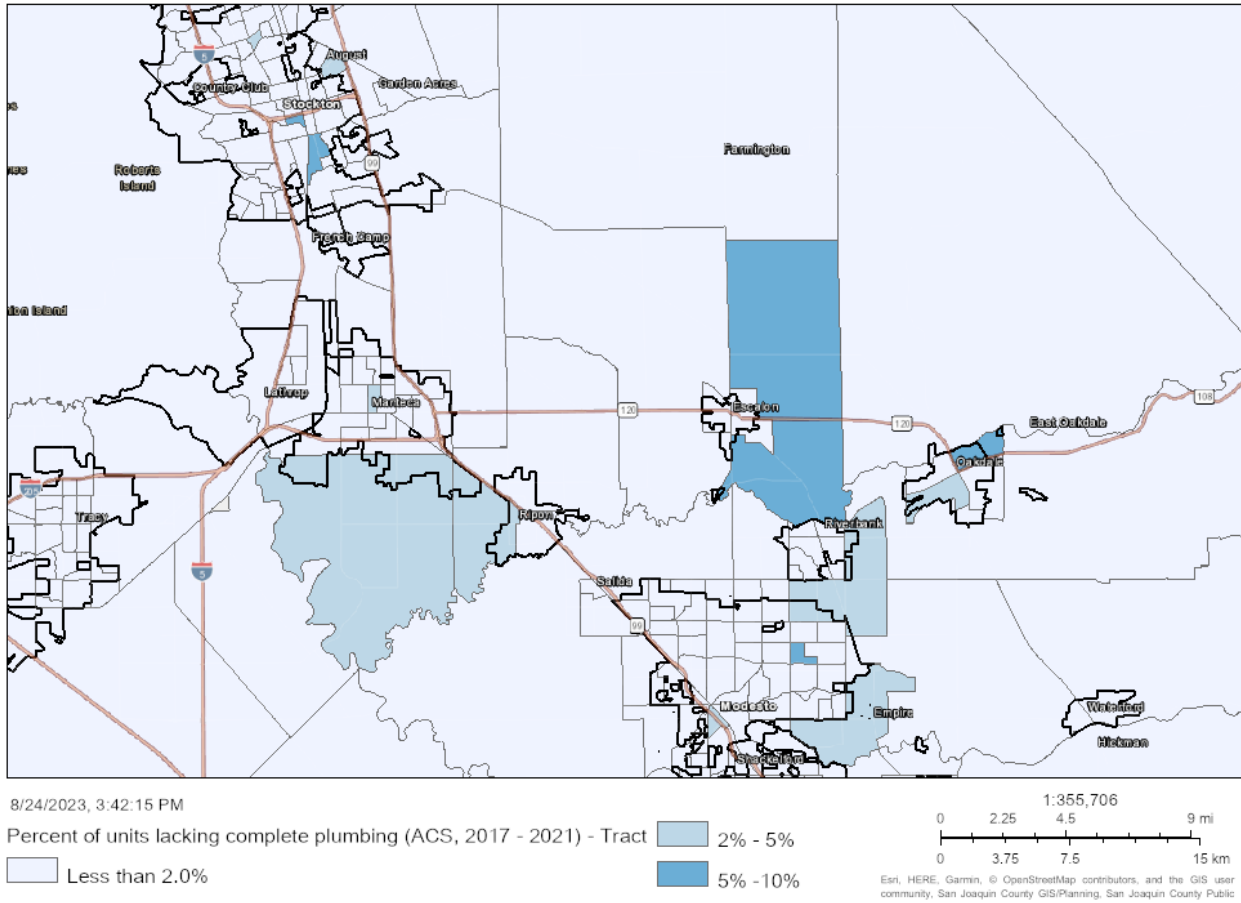
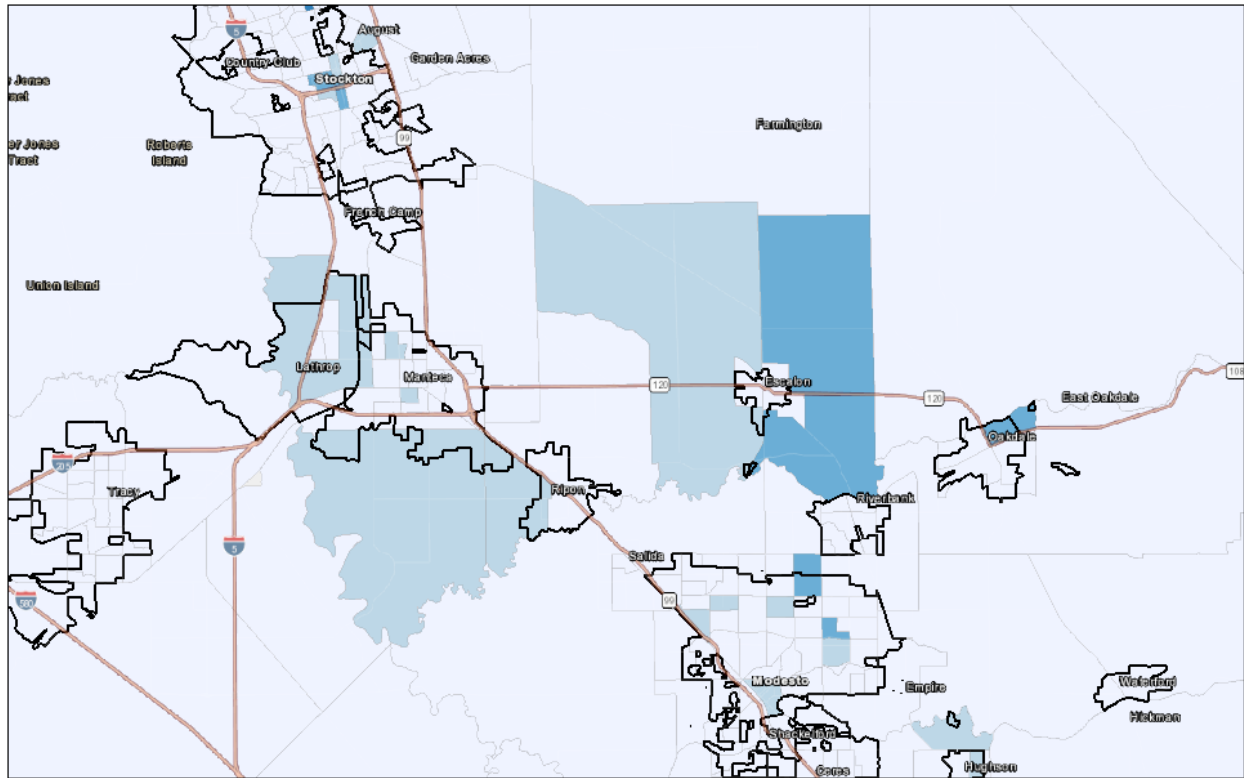


Figure 28: Regional Housing Units Lacking Complete Kitchen



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Percent of units lacking complete kitchen (ACS, 2017 - 2021) - Tract

	Less than 2.0 %		5% - 10%
	2% - 5%		10% - 15%

1:355,706

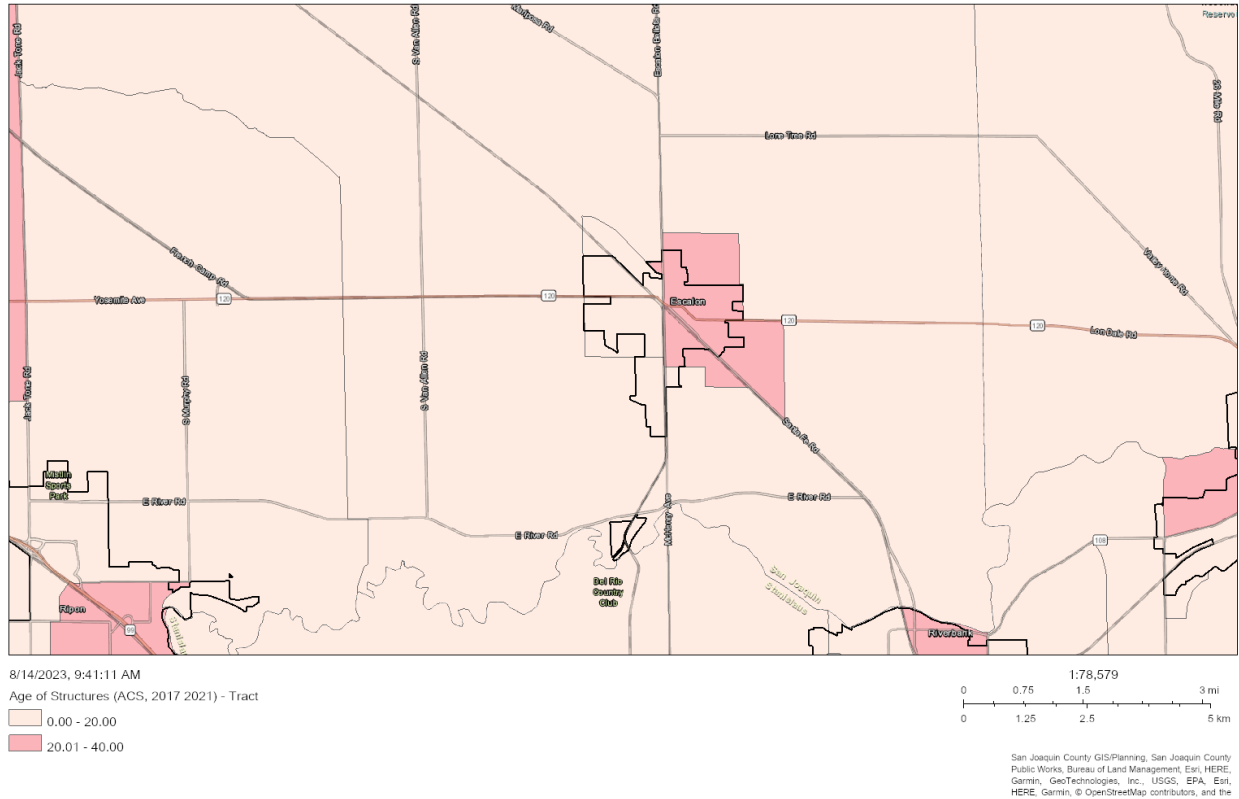
0 2.25 4.5 9 mi

0 3.75 7.5 15 km

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Figure 29 depicts the percent of total units built prior to 1960. In Escalon, zero to 20 percent of housing units west of Escalon Avenue and 20 to 40 percent east of Escalon Avenue were built prior to 1960.

Figure 29: Age of Structures



### 5.5.4 Displacement

Changes in neighborhood composition often stem from established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: the movement of people, public policies, and investments such as capital improvements and planned transit stops, along with the flow of private capital. These processes can disproportionately affect people of color, lower income households, individuals with disabilities, larger families, and those who are at risk of homelessness or currently experiencing homelessness. Additionally, they can also cause displacement and homelessness.

In this context, displacement refers to the involuntary relocation of a household due to actions taken by landlords or shifts in the market. Displacement is driven by a combination of increasing housing costs, income inequality, stagnant wages, and an inadequate production of housing at market rates. Decades of disinvestment in low-income communities can result in rent gaps, or disparities between current rental income and

potentially achievable rental income if the property is converted to its most profitable use. Consequently, market forces and speculative investment can contribute to the occurrence of displacement.

The University of California, Berkeley (UCB) Urban Displacement Project Bay Area Model 2020 identifies Escalon as Lower Displacement Risk for all households (Figure 30, Figure 31, Figure 32. The surrounding areas of Stockton and Modesto are identified as At-Risk of Displacement, Elevated Displacement, and High Displacement for all households.

Figure 30: Displacement Risk for All Households, 2022

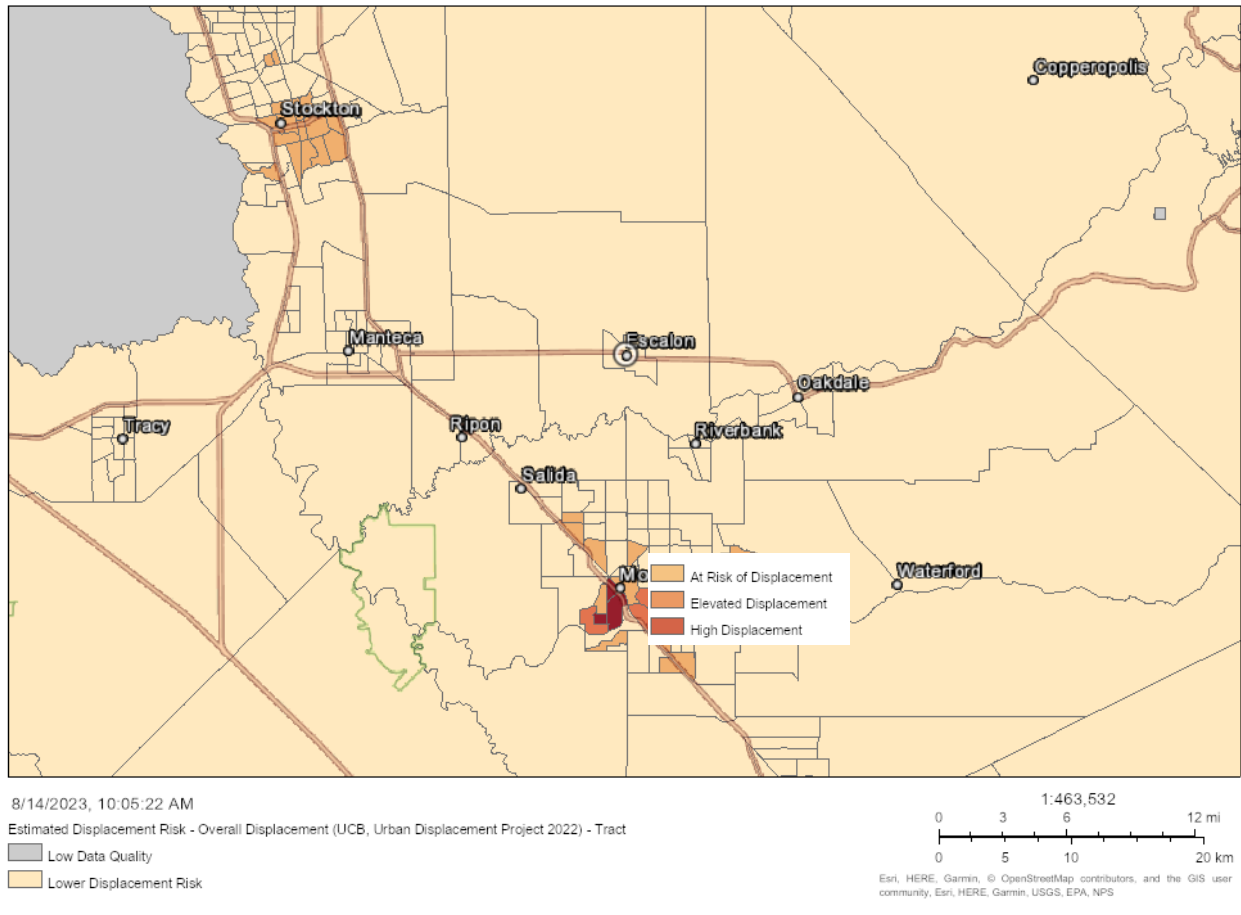


Figure 31: Displacement Risk for Low-Income Households, 2022

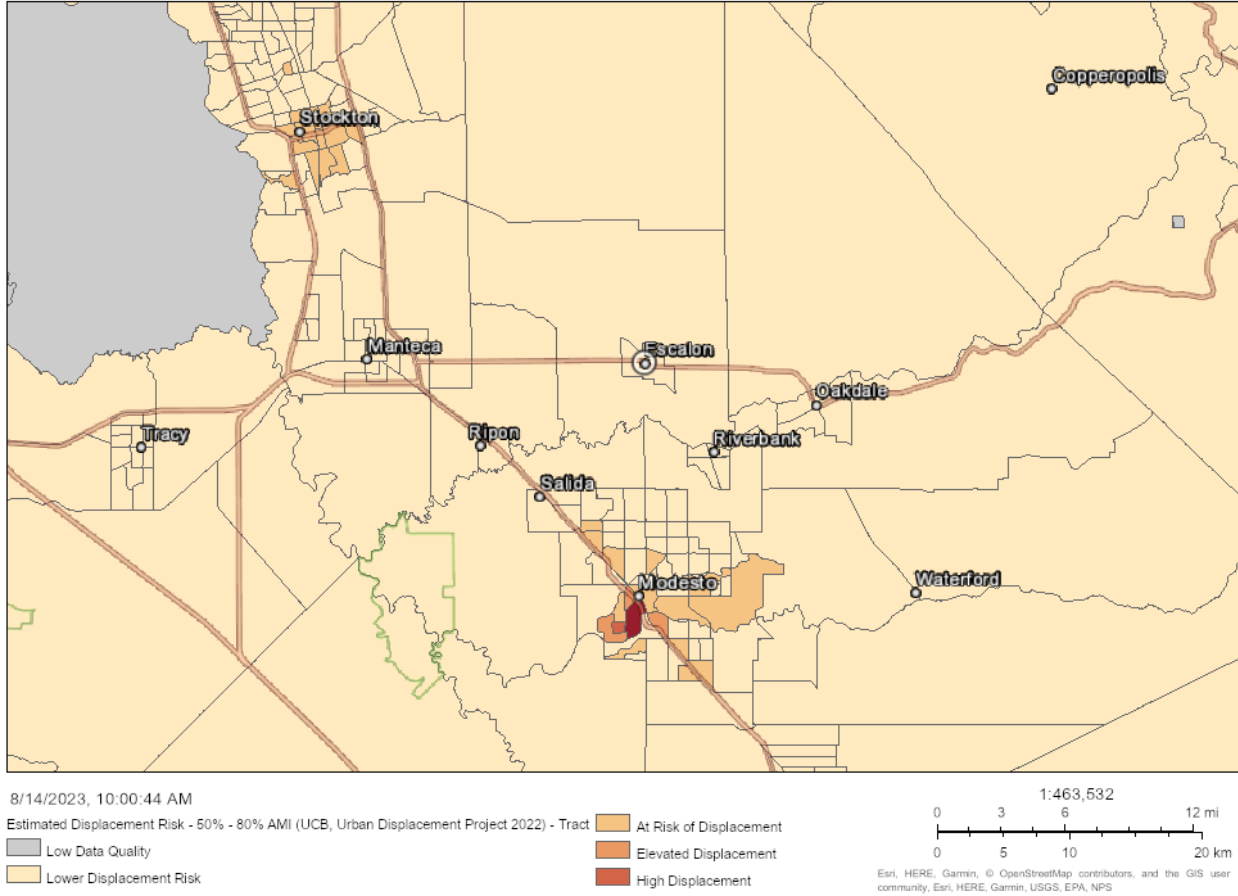
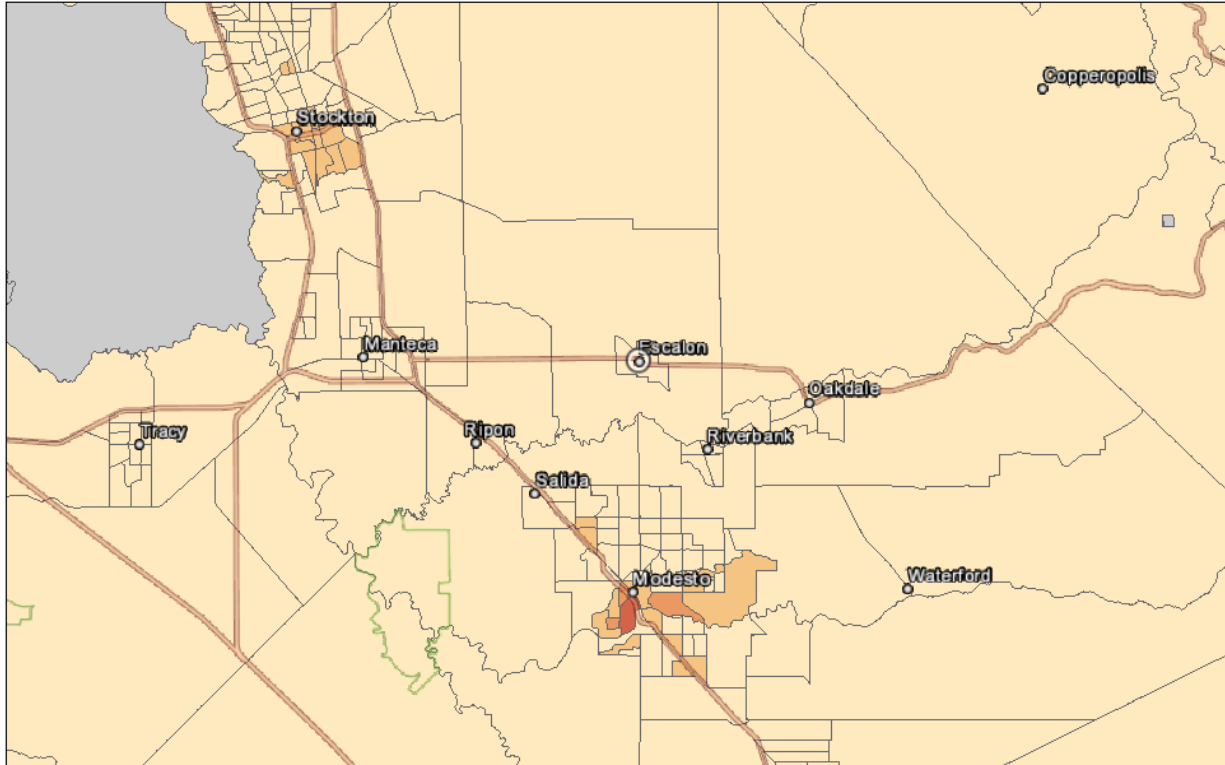




Figure 32: Displacement Risk for Very Low-Income Households, 2022



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Estimated Displacement Risk - 0% - 50% AMI (UCB, Urban Displacement Project 2022) - Tract

	At Risk of Displacement
	Elevated Displacement
	High Displacement

 Low Data Quality

 Lower Displacement Risk

1:463,532

0	3	6	12
mi			
0	5	10	20
km			

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

Displacement can also occur as a result of natural disasters. Figure 33 and Figure 34 identify areas that are at risk of flooding and disaster-driven displacement. In Escalon, the Special Flood Hazard Areas are located outside of the City.

Figure 33: Special Flood Hazard Areas in Escalon, 2022

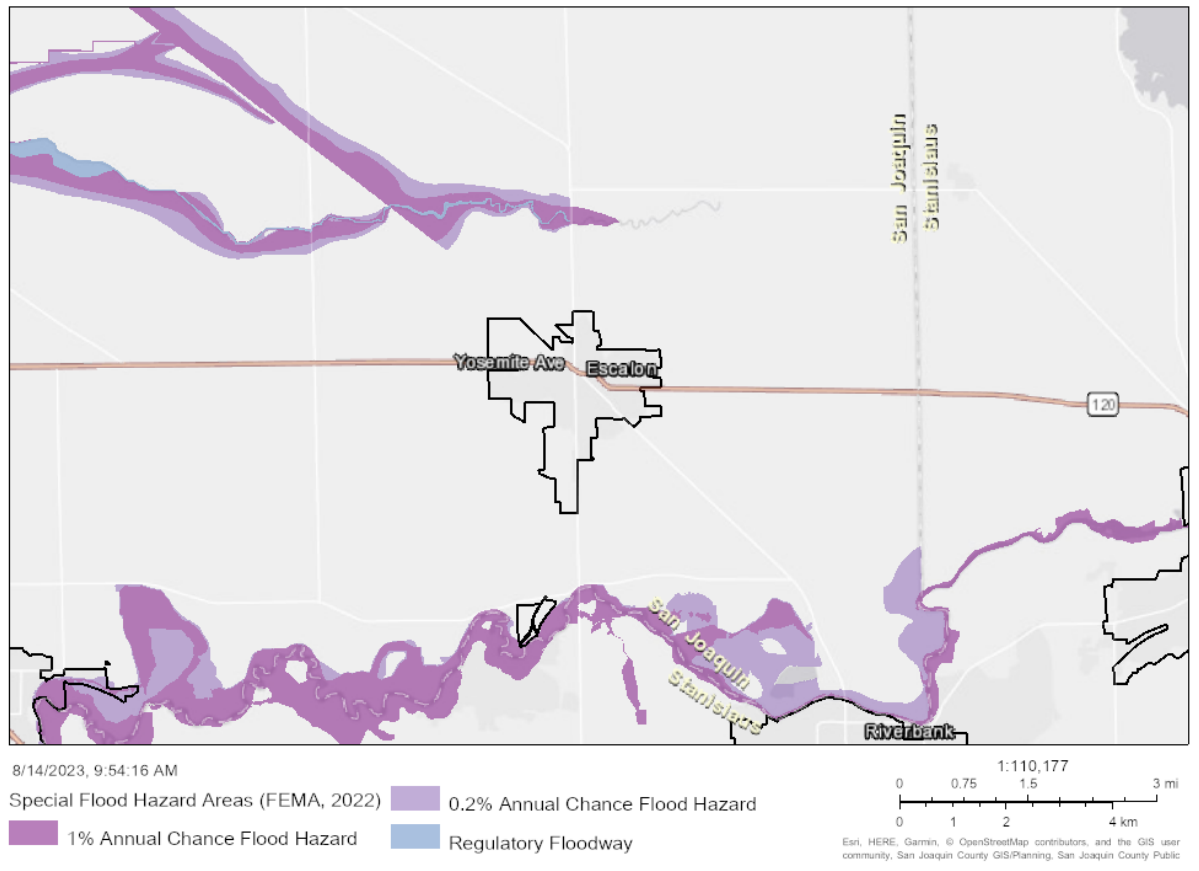
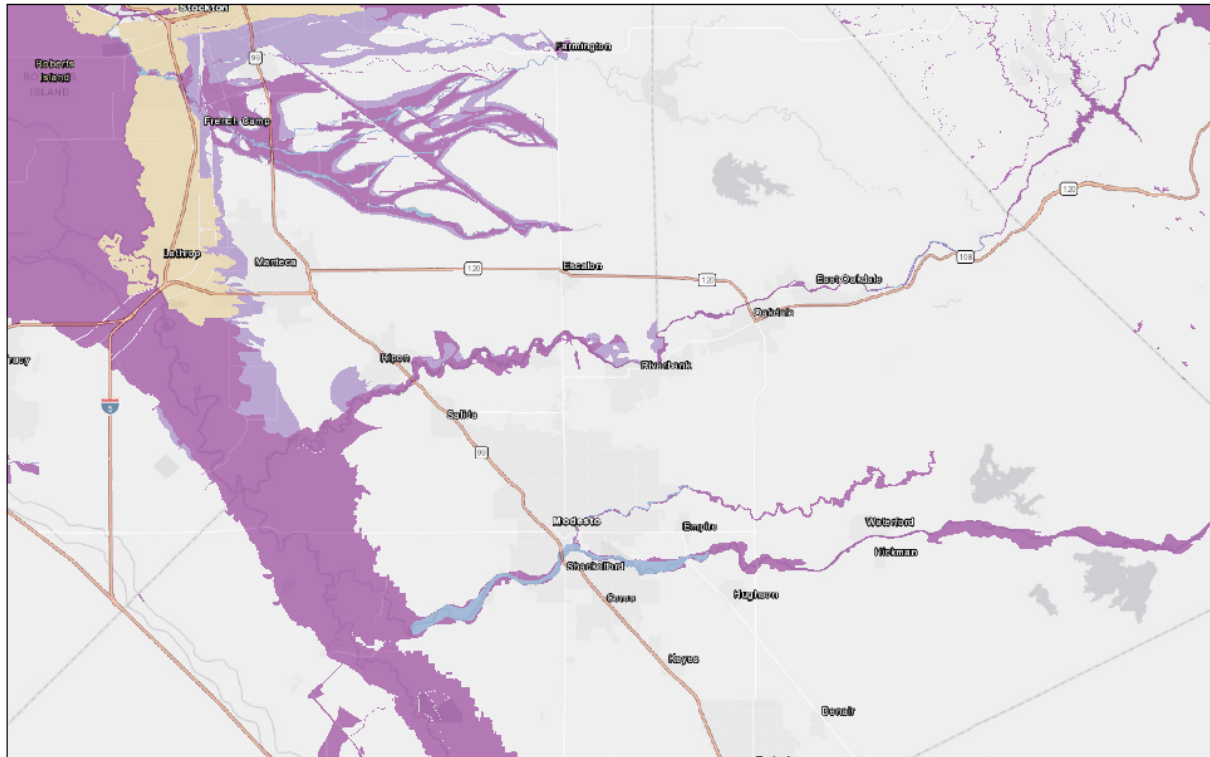
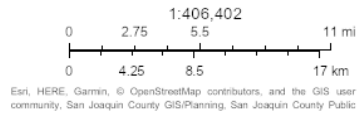


Figure 34: Special Flood Hazard Areas in the San Joaquin Valley Area, 2022



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- Special Flood Hazard Areas (FEMA, 2022)
  - 1% Annual Chance Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Area with Reduced Risk Due to Levee

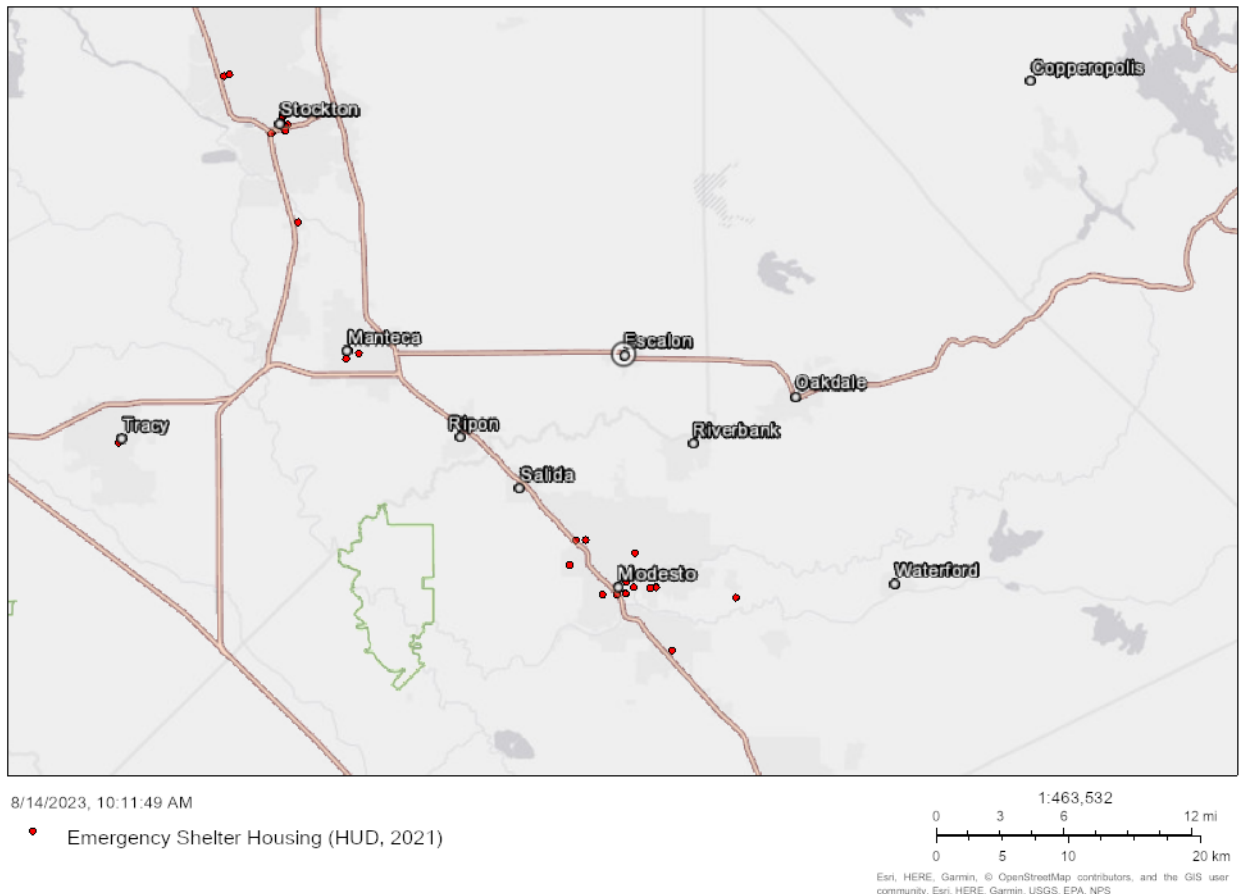


### 5.5.5 Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as any, “individual or family who lacks a fixed, regular, and adequate nighttime residence,” or an individual whose, “primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground.” This also includes those at risk of being homeless, those fleeing domestic violence, those who have no other residence, and those who lack the resources to obtain permanent housing. HUD defines a “chronically homeless” individual as “a homeless individual with a disability [who has been homeless] ... continuously for at least twelve (12) months or on at least four (4) separate occasions in the last three (3) years, where the combined occasions total a length of time of at least twelve (12) months.”

In Escalon, there is no emergency shelter housing. Emergency shelters are located in the surrounding jurisdictions of Modesto, Manteca, Tracy and Modesto. Information regarding the Point-In-Time Count in Escalon and the surrounding area can be found in Section 4.

Figure 35: Emergency Shelter Housing, 2021



## Section 5.6 Contributing Factors & Housing Programs

Data compiled in this Fair Housing Assessment found potential challenges to fair housing and to equal access to affordable housing throughout the City, including the following:

1. Availability of affordable units in a range of sizes
2. Inaccessible sidewalks, pedestrian crossings, or other infrastructure
3. Lack of language access
4. Community opposition
5. Land use and zoning laws
6. Lack of resources for fair housing agencies and organizations

### 5.6.1 Ranking of Contributing Factors

Contributing factors are the factors that create, contribute to, perpetuate, or increase the severity of fair housing issues, including the following factors identified.

The first high priority contributing factor is availability of units in a range of sizes. Programs support ADUs, missing middle housing, and zoning for a variety of housing types, all to address disparate housing needs including displacement risk.

The second contributing factor relates to connectivity. Any future for Escalon would be best served by greater linkages between neighborhoods, especially for residents in need of pedestrian connectivity and/or public transportation.

The third contributing factor is lack of language access. Programs are primarily focused on bringing greater Spanish language access into housing sustainability, tenant support, and voucher applications through robust public outreach.

The fourth contributing factor is community opposition regarding segregation and integration. Escalon's housing programs support integration on a local and regional basis.

The fifth contributing factor is land use and zoning laws. The City has a variety of programs to come into compliance with State law and support the development of a variety of housing types in Escalon to reduce disparities in access to opportunities.

The sixth and final contributing factor pertains to lack of resources for fair housing agencies and organizations. As a community relatively distanced from population centers with highest access to fair housing resources, Escalon can actively pursue connection with regional partners, and fulfill fair housing actions as an independent resource. Program actions contained in the Housing Strategy include regional and local solutions.

### 5.6.2 Contributing Factors & Program Actions

The following Programs will be implemented to address these prioritized fair housing issues and contributing factors (ranked by highest, high, and baseline priority):

Table 14: Fair Housing Issues, Contributing Factors, and Program Actions

Contributing Factor	Program Actions
Availability of units in a range of sizes <i>(Highest Priority)</i>	Program 2-1: Zoning for a Variety of Housing Types Program 2-3(A): Missing Middle Housing – SB 684 Program 2-3(B): Missing Middle Housing – SB 9 Program 2-4: Accessory Dwelling Units
Inaccessible sidewalks, pedestrian crossings, or other infrastructure <i>(Highest Priority)</i>	Program 2-2: Senior Housing Program 2-5: Affordable Housing Funding & Incentives Program 3-1: Neighborhood Improvements
Lack of language access <i>(High Priority)</i>	Program 3-4(C): Bilingual Energy Efficiency Outreach Program 3-4(D): Bilingual Energy Conservation Outreach Program 5-2(A): Bilingual HCV Information Program 5-2(B): Bilingual Tenant/Landlord Rights Toolkit Program 5-2(E): Bilingual Rental Agreements in City-Assisted Developments Program 5-3(B): Bilingual Tenant Relocation Assistance Information
Community opposition <i>(High Priority)</i>	Program 1-1(A): Housing Administration Program 1-3: Accessible & Transparent Development Application Information and Standards Program 4-1(B): Removal of Constraints – Developer Outreach
Land use and zoning laws <i>(Moderate Priority)</i>	Program 1-3: Accessible & Transparent Development Application Information and Standards Program 2-1: Zoning for a Variety of Housing Types <ul style="list-style-type: none"> <li>• (A): Permanent Supportive Housing</li> <li>• (B): Low Barrier Navigation Centers</li> <li>• (C): Employee Housing</li> <li>• (D): Junior Accessory Dwelling Units</li> <li>• (E): Residential Care Facilities</li> <li>• (F): Manufactured Homes</li> <li>• (G): Family Housing</li> </ul> Program 4-3: Parking Reductions for Eligible Projects
Lack of resources for fair housing agencies and organizations <i>(Moderate Priority)</i>	Program 5-1: Equal Housing Opportunity Program 5-4: Housing Choice Vouchers Program 5-5: Reasonable Accommodation

### 5.6.3 Housing Programs & AFFH Considerations

The Housing Programs outlined in Section 2 address a variety of fair housing issues and opportunities, including housing mobility, the provision of new housing opportunities in areas of higher opportunity, place-based strategies for community revitalization, anti-displacement measures, and outreach and enforcement mechanisms to ensure that the City is proactively engaging the community to access these programs. Each program includes metrics that the City will use throughout the planning period to measure its success in affirmatively furthering fair housing.

In order to affirmatively further fair housing, an agency will ensure that actions within its jurisdiction avoid perpetuating patterns of segregation, and actively support integration. Most programs have citywide geographic targeting designations due to the small size of Escalon – 7,471 residents as of 2020. Yet in comparison to the region, Escalon has a comparatively high resource designation, and regional efforts can support the greater Escalon community moving forward.

Table 15: Housing Program Metrics to Affirmatively Further Fair Housing

Action Area	Key Program	Specific Commitments	Timeline	Geographic Targeting	2023-2031 Metrics
Housing Mobility	Program 5-2: Removal of Impediments to Fair Housing	Provide fair housing information, conduct outreach to areas with CC&Rs, host/participate in Housing Resource Fair, include bilingual rental agreements, partner with regional organizations.	Ongoing, with deliverables ranging from June 30, 2024 to December 31, 2031.	Citywide, including neighborhoods and subdivisions with Covenants, Conditions & Restrictions (CC&Rs).	Educate renters, homeowners, and landlords on fair housing laws and resources available to promote increased housing stability, fair housing practices, and affirmatively further fair housing.

Place-Based Strategies for Community Revitalization	Program 3-1: Neighborhood Improvements	Capital Improvement Plan (CIP) prioritization; explore accessory commercial units (ACUs).	Annually, with CIP update, following HEU adoption, and ACUs by 2030.	Citywide, emphasizing areas with aging housing stock & infrastructure.	Support at least three capital improvement projects in areas of highest need.
Displacement	Program 5-3: Anti-Displacement Actions	Require replacement housing units, provide bilingual information, assess tenant relocation provisions, and apply for rehabilitation funding.	Ongoing, with deliverables ranging from March 30, 2025 to December 31, 2031.	Citywide, including affordable housing developments.	Maintain and rehabilitate two single-family residences and 14 trailers of the existing housing stock, require code compliance for rental units, monitor the affordability of 42 affordable units, and ensure tenants are paid relocation payments for no-fault just cause.
Outreach & Enforcement	Program 4-2: Housing Outreach and Stakeholder Engagement	Survey, meetings, partnership, marketing materials, and religious institution outreach.	(Bi)annually, ongoing; marketing, outreach by June 2025.	Regional, including developers active in San Joaquin and Stanislaus.	Secure funding and monitor the effectiveness of programs, procedures, and incentives.

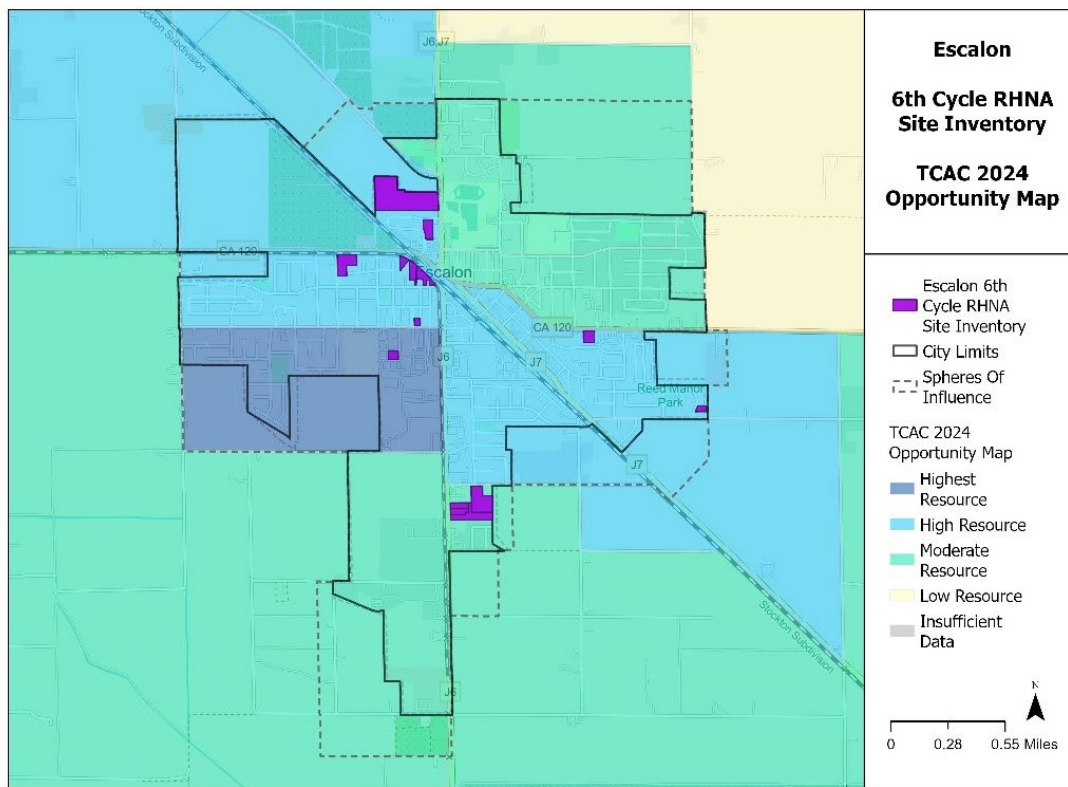


## Section 5.7 Fair Housing & Housing Sites

### 5.7.1 Segregation & Integration

Housing sites identified to meet Escalon's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. Escalon contains areas designated as Highest Resource, High Resource, and Moderate Resource, and sites are primarily distributed throughout these Highest and High Resource, not concentrated by income, and supported by fair housing programs.

Figure 36: Housing Sites and Resource Areas



### 5.7.2 Racially & Ethnically Concentrated Areas of Poverty

There are no racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence within Escalon.

### 5.7.3 Disproportionate Housing Needs Including Displacement

Risk of displacement and cost burden are highest amongst low-income renter households. The location of housing sites will not exacerbate these conditions, and programs are included to address this need, including Program 5-3: Anti-Displacement Actions.

#### **5.7.4 Disparities in Access to Opportunity**

There are minimal disparities in access to opportunity by protected class and income throughout Escalon. Sites on the southern end of the City are located in a Moderate Resource Area. Program 2-1: Neighborhood Improvements is included to support infrastructure improvements in Moderate Resource areas and adjacent to new developments.

#### **5.7.5 Improved and Exacerbated Conditions**

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. Escalon's sites are primarily located within High and Highest Resource Areas, higher than the most neighboring jurisdictions in both San Joaquin and Stanislaus Counties. Additionally, fair housing conditions are not exacerbated by the housing development anticipated within the 2023 Housing Element.

## APPENDIX A

This section outlines the evaluation of the City’s progress toward achieving its 5<sup>th</sup> Cycle Housing Element programs, including lessons learned, which informed the identification of new and modified programs for the 6<sup>th</sup> Cycle Housing Element.

Table A1: 2019 Housing Element Program Implementation Status

Program	Timeframe	Progress and Lessons Learned	Status
<p><b>Program 1-1 Maintain Residential Zoning</b>            Retain existing residential zoning and discourage non-residential uses in these zones through maintaining Zoning Ordinance provisions that require:</p> <ul style="list-style-type: none"> <li>• A use permit for of all nonresidential uses in residential zoning,</li> <li>• Site plan approval of any residential use of more than three units and all nonresidential uses; and,</li> <li>• Construction of at least an 8-foot masonry wall to separate residential uses from non-residential uses.</li> </ul>	Ongoing	<p>This program has been implemented on an ongoing basis. However, when coupled with other programs, it can be strengthened.</p>	<p>There are a variety of programs to promote a balance of residential and commercial developments.</p>



<p><b>Program 1-2 Neighborhood Improvements</b></p> <p>Use available means to improve neighborhoods, including:</p> <ul style="list-style-type: none"> <li>Identify priorities for improvements in the City's older residential neighborhoods, including curbs, gutters, and sidewalks; housing rehabilitation; and neighborhood improvement activities. Where needed improvements are identified in lower income areas, seek supplemental state funding for the improvements to supplement the City's CDBG and HOME funds. If funding remains limited, focus on high priority activities. Ensure that improvements consider accessibility for seniors and disabled persons, focusing on areas where seniors and other populations congregate and walk, to</li> </ul>	<p>Ongoing; update Capital Improvements Program on an annual basis</p>	<p>This program has been implemented on an ongoing basis. Capital improvement projects are reviewed annually.</p>	<p>Program has been modified and carried forward.</p>
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<p>ensure that the curbs, sidewalks, and lighting is appropriate to prevent both fall-related and traffic-related accidents.</p> <ul style="list-style-type: none"> <li>• Continue to update the City's Capital Improvement Program (CIP) to ensure that neighborhoods needing improvement are scheduled for funding at a specific budget year in the future.</li> <li>• Encourage homeowners to use Improvement Bond Acts under which residents can install curbs and gutters and have the cost added to their taxes.</li> </ul>			
<p><b>Program 1-3 Housing Rehabilitation Program</b> Continue and expand the City's Housing Rehabilitation Program through the following activities:</p> <ul style="list-style-type: none"> <li>• Continue to provide funding for the City's Housing Rehabilitation Program through the HOME and CDBG funds available to</li> </ul>	<p>Ongoing</p>	<p>These actions are implemented on an ongoing basis. The County Rehabilitation Program is active and information pamphlets with program information is made available through on the City website, as well as at</p>	<p>Program has been modified and carried forward due to a continued need for a home rehabilitation program.</p>



<p>the City administered by the Urban County and HOME Consortium.</p> <ul style="list-style-type: none"> <li>• Coordinate with San Joaquin County to determine if the County has the capacity to administer additional housing rehabilitation funds for the City's Housing Rehabilitation Program once CalHOME or similar funds are available for housing rehabilitation. If there is capacity and funds are available, apply for CalHOME or similar funds to supplement the housing rehabilitation program offered to City residents through the County.</li> <li>• Make pamphlets available at City Hall, the public library, other public facilities, and on the City's website that describe available housing rehabilitation and home repair programs,</li> </ul>		<p>City Hall. Additionally, City Code Enforcement currently operates on a complaint basis. Complaint forms are available at City Hall or can be submitted through an online portal.</p>	
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<p>including San Joaquin County Aging and Community Services assistance with accessibility improvements. Note: If funding is unavailable in a given year, then pamphlets should not be distributed.</p> <ul style="list-style-type: none"> <li>• Community Development, Building, Public Works, and Police Department staff shall coordinate to identify areas of the City with a high incidence of homes with deferred maintenance and target these areas for code enforcement. This should be completed in conjunction with identifying priority activities under Program 1-2.</li> <li>• Distribute program information in conjunction with continuing building code enforcement.</li> </ul>			
<p><b>Program 1-4 Conservation of Affordable Units</b></p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis. The City</p>	<p>Program has been modified and carried forward.</p>



<p>Conserve the existing supply of subsidized and below-market-rate housing to ensure that affordability is preserved through an early warning system and timely application of state and federal grant funds for conservation.</p> <ul style="list-style-type: none"> <li>• Contact owners/operators of subsidized multi-family housing at least annually to determine the status of at-risk units.</li> <li>• Upon approval of assisted multifamily housing projects, provide the project applicant with the City's noticing requirements.</li> </ul>		<p>contacts Heritage House on an annual basis.</p>	
<p><b>Program 2-1 Adoption of the Latest Model Codes</b>  The City will review the model codes adopted by the State and adopt changes to the City's codes, as appropriate, to provide for safe and decent housing, accessible development, and energy-efficient/energy-conserving practices.</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>





<p><b>Program 2-2 Urban Residential Densities and Density Bonuses</b></p> <p>The City will continue, on an ongoing basis, to monitor its policies and ordinances to provide for the most efficient densities and ensure that the City can accommodate its RHNA including extremely low, very low, and low income units. As part of addressing housing needs, the City will continue to identify appropriate housing sites that allow a range of densities and accommodate the City's allocation while continuing to ensure that the City's development standards provide for appropriate design techniques, including setbacks, site layout, and massing of structures, that reflect the small town character of the City. The City should continue to implement compact, smart growth principles such as traditional neighborhood design and traffic calming techniques.</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>
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<p><b>Program 2-3 Affordable Housing Incentives</b></p> <p>Continue to provide incentives and mechanisms that promote development of affordable housing, including multifamily, that is affordable to a range of incomes including extremely low, very low, and low, including:</p> <ul style="list-style-type: none"> <li>• Allow duplexes to be built on corner lots in the R-1 zoning district, provided that each unit faces a separate street so that the duplex looks like a single family dwelling from either street;</li> <li>• Grant density bonuses commensurate with State Density Bonus law;</li> <li>• Exempt one of two multi-family units in accordance with the Growth Management Ordinance;</li> <li>• Guarantee building permits for affordable senior housing under the Growth Management Ordinance;</li> </ul>	<p>Review and update brochure in 2020 and as necessary thereafter; promote use of incentives and available programs on an ongoing basis</p>	<p>Incentives under Program 2-3 have been made available to promote the development of affordable housing.</p>	<p>This program has been implemented and will not be carried forward.</p>
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<ul style="list-style-type: none"> <li>• Encourage the use of the density bonus for the provision of lower and moderate income housing units;</li> <li>• Permit accessory dwelling units in accordance with State Law;</li> <li>• Allow flexibility of development standards and innovative housing types;</li> <li>• Permit full utilization of existing lots that do not meet lot size or setback requirements, as allowed by Chapter 17.46 of the Zoning Ordinance; and</li> <li>• Expedite processing of affordable units, including extremely low, very low, and low income, and special needs units, including senior, disabled, developmentally disabled, farmworker/employee, large family, emergency shelters, and supportive/transitional housing.</li> </ul>			
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<p>The City will review and update the City’s brochure describing various incentives, mechanisms, and funding programs for providing affordable housing in the City, including density bonuses, and recent changes to the provisions for accessory dwelling units by June 2020. Update thereafter on an as-needed basis.</p> <p>The City will also support applications for affordable and special needs projects through seeking funding for extremely low, very low, and low income units through available funding sources, such as CalHOME, Affordable Housing Initiative Program, and other sources. If the City has requests for financial assistance for multiple projects, projects providing extremely low income housing will receive priority.</p>			
<p><b>Program 2-4 Small Lot Consolidation and Development</b> Encourage consolidation and development of small multi-family parcels.</p>	<p>Ongoing</p>	<p>Program 2-4 has been implemented on an ongoing basis. Staff provides technical assistance while meeting</p>	<p>Program has been modified and carried forward.</p>



<ul style="list-style-type: none"> <li>• Provide incentives, such as staff assistance and financial assistance through available affordable housing funding sources, to encourage owners of small, contiguous parcels appropriate for affordable housing, including those parcels southwest of the McHenry Avenue/Highway 120 intersection, to consolidate lots.</li> <li>• Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, through providing staff assistance and financial assistance, when available through CDBG, HOME, or other appropriate funds.</li> </ul>		<p>with developers. Additionally, City Council recently approved fee deferral and reduction for Countrywood Cottages Senior Housing on Countrywood Lane.</p>	
<p><b>Program 2-5 Growth Management Ordinance</b> The City will continue to evaluate implementation of the Growth Management Ordinance on an</p>	<p>Annual review; revisions within 12 months of identification of impediment</p>	<p>This program has been continuously implemented. The growth management</p>	<p>This program has been modified and carried forward.</p>



<p>annual basis, including requested allocations by types of units (single family, multi-family, and mobile homes) and allocations by affordability level.</p> <p>During the remainder of the 5th Cycle planning period, if applications exceed available allocations, the City will seek input from development and affordable housing stakeholders, including the Building Industry Association (BIA), development community, and affordable housing advocates, in reviewing the effects of the Growth Management Ordinance. If the Growth Management Ordinance presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly. Potential revisions may include:</p> <ul style="list-style-type: none"> <li>Increasing the number of units that may be rolled over (e.g., allowing 125 allocations rather than 100</li> </ul>		<p>ordinance was not identified as an obstacle.</p>	
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<p>with up to 75 new allocations)</p> <ul style="list-style-type: none"> <li>• Prioritizing multi-family and affordable projects until the City has met its share of the regional housing need; and/or</li> <li>• Increasing the allocation for senior projects.</li> </ul>			
<p><b>Program 2-6 Site Plan Review and Approval</b></p> <p>In order to remove conflicts from the Zoning Code and to reduce subjectivity in the site plan review process, the City will:</p> <ol style="list-style-type: none"> <li>1) Remove conflicting language from the Planned Development overlay chapter that requires a PD for all multifamily projects, while the provisions in Section 17.11.040 do not require a PD for multifamily projects, including condominiums and townhomes, in the R3 and C2 zones. The Planned</li> </ol>	<p>Within one month of Housing Element adoption</p>	<p>This program has been implemented. Additionally, Multi-Family Design guidelines were adopted in 2022.</p>	<p>This program has been completed and will not be carried forward.</p>



<p>Development overlay chapter shall identify that a Planned Development overlay is only required where identified by the appropriate notation in Section 17.11.040 and shall not require a rezoning with a Planned Development overlay for multifamily, including but not limited to apartments, condominiums, and townhomes, in the R3 zone.</p> <p>2) Either revise Zoning Code Section 17.54.040(D) to modify the site plan review process to remove or define subjective language, or implement supplemental design guidelines that provide standards, definitions, and examples that illustrate or describe project components that would comply with the site plan review findings.</p>			
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<p><b>Program 2-7 Implement State Housing Laws</b></p> <p>The City will revise the Zoning Code to implement the following requirements of State law:</p> <ol style="list-style-type: none"> <li>1) Establish the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.</li> <li>2) Revise Zoning Code Section 17.11.040 to identify the same permit requirements for manufactured homes as single family homes, as required by Government Code Section 65852.3.</li> <li>3) Define low barrier navigation center as a use allowed by right and develop standards and requirements for processing a low barrier navigation center consistent with the requirements of State law, including Government Code</li> </ol>	<p>Within eight months of Housing Element adoptions</p>	<p>There are varying levels of implementation of the various actions included under Program 2-7. Progress on each item is as follows:</p> <ol style="list-style-type: none"> <li>1) The City has not received an SB 35 project.</li> <li>2) Manufactured homes are permitted by right in all residential and commercial districts.</li> <li>3) This item was not implemented due to an oversight.</li> <li>4) Supportive housing is permitted subject to the same requirements and standards as residential uses of the same type.</li> <li>5) Accessory dwelling units are approved through</li> </ol>	<p>Implementation action 1 and 3 have been modified and carried forward.</p>
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<p>Sections 65660 through 65668.</p> <p>4) Establish standards and requirements for processing supportive housing by right consistent with the requirements of State law, including Government Code Sections 65650 through 65656.</p> <p>5) Revise the accessory dwelling unit standards to allow an ADU to be considered ministerially in all zones that allow residential uses.</p>		<p>a ministerial process.</p>	
<p><b>Program 2-8 Monitor Housing Fees</b></p> <p>The City will monitor its development project, project applications, and development impact fees to ensure that the fees do not pose an undue constraint to residential development. In the event that the fees are determined to constrain development, the City will work with a developer to defer fee payment for a reasonable</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>



<p>amount of time (e.g., at final inspection or issuance of certificate of occupancy).</p>			
<p><b>Program 3-1 Provision of Public Services</b></p> <p>The City will continue with its efforts to expand and improve the sewer and water system serving the City. The City has adopted master storm drainage, sewer, and water plans that will permit service to all segments of the General Plan area. These plans shall be implemented as needed to provide service to developing areas to the extent the improvements are needed to accommodate the City's fair share of regional housing needs. Implementation actions will include the following:</p> <ul style="list-style-type: none"> <li>• Continue to review available funding sources including the State Revolving Fund Loans, State Infrastructure Bank Loans, bonds or assessment district financing, federal infrastructure financing, and</li> </ul>	<p>Well 1 completion in 2020 and McHenry Lift Station improvements completed in 2019</p>	<p>Construction of the new McHenry Lift Station and associated improvements has been completed. Additionally, construction of Well 1A, which will replace Well 1, has begun.</p>	<p>Program has been successfully implemented and will not be carried forward.</p>



<p>commercial bank loans to determine appropriate financing sources to assist in construction of the water system and wastewater facility improvements;</p> <ul style="list-style-type: none"> <li>• Continue implementing the Well 1 replacement project with a planned completion date in 2020;</li> <li>• Continue implementing the construction of the new McHenry Lift Station and associated pipeline improvements, with a planned completion date in November 2019; and</li> <li>• Ensuring that the City continues to identify and implement necessary water and sewer infrastructure improvements to ensure that the City continues to be able to accommodate its housing needs.</li> </ul>			
<p><b>Program 3-2 Adequate Lower Income Sites</b></p>	<p>Within one year of Housing Element adoption</p>	<p>Adequate lower income sites were maintained;</p>	<p>Program has been modified and carried forward.</p>



<p>The City will ensure that adequate lower income sites are accommodated by ensuring that sites are proximate to existing infrastructure (water, sewer, dry utilities) or are included in a plan to extend infrastructure to the site and through streamlining the permitting process for sites that have been included in previous Housing Element cycles pursuant to Government Code Section 65583.2(c) through the following actions:</p> <ol style="list-style-type: none"> <li>1) Update the Zoning Code to ensure that the City complies with Government Code Section 65583.2(c) for parcels included in Table 4-3 that have been included in one or more Housing Elements (non-vacant sites) or two consecutive planning periods (vacant sites). The revisions to the Zoning Code shall ensure that: <ol style="list-style-type: none"> <li>a. Residential uses are allowed by-right for housing</li> </ol> </li> </ol>		<p>however, the Zoning Code was not updated.</p>	
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<p>developments in which at least 20 percent of the units are affordable to lower income households. Use by right means that the affordable housing development is not subject to a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. However, any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance</p>			
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<p>implementing the Subdivision Map Act; and</p> <p>b. Permitted densities shall allow at least 20 dwelling units per acre.</p>			
<p><b>Program 3-3 Encourage Mixed Use and Residential Development in Commercial Areas</b></p> <p>Encourage mixed use and residential development in commercial areas through:</p> <ul style="list-style-type: none"> <li>• Continuing to allow multi-family residential as a permitted use with a preliminary development plan in the community commercial (C-2) zone.</li> <li>• Provide flexible development standards, such as decreased setbacks or parking requirements, for mixed use developments with second floor residential development in commercial</li> </ul>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis. Leer Village, a mixed-use development comprised of eight residential units and one commercial office space in the downtown area, was developed during the planning period.</p>	<p>Program has been modified and carried forward.</p>



<p>areas and or mixed use or residential projects in commercial areas that provide connectivity to transit, encourage alternative modes of transportation, and have proximity to services.</p>			
<p><b>Program 3-4 Infrastructure Reimbursement Agreements and Cost Participation.</b>  The City will continue to encourage developers to provide the necessary long-range infrastructure associated with new development through the filing of development/reimbursement agreements with developers. The City will seek to find funding sources to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.</p>	<p>Ongoing</p>	<p>The City has not received an eligible project under this program.</p>	<p>Program has been modified and carried forward.</p>
<p><b>Program 3-5 Housing Element Monitoring Program</b></p>	<p>Annually, by April 1</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>





<p>The City will prepare an annual report describing progress implementing the Housing Element using the form developed by HCD consistent with the requirements of Government Code 65400. Following City Council review, submit this report to the Department of Housing and Community Development by April 1st annually.</p>			
<p><b>Program 3-6 Replacement of Affordable Units</b>  Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Chapter 4) that have, or have had within the past five years, residential uses restricted to rents affordable low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower</p>	<p>Ongoing</p>	<p>This program was not implemented. No affordable units were converted to market rent. Therefore, the replacement of affordable units was not needed.</p>	<p>Program has been modified and carried forward.</p>



<p>income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).</p>			
<p><b>Program 4-1 Removal of Constraints</b>          Continue to analyze amendments to the Zoning Ordinance, Escalon Municipal Code, and City procedures to ensure that the amendments do not result in constraints for special needs groups, including seniors, the disabled (consistent with requirements of SB 520) including developmentally disabled, large families, farmworkers, and homeless. The analysis will address land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions within six months of the completion of the evaluation to address them, including removing the</p>	<p>Analysis on an ongoing basis; handouts by June 2020</p>	<p>Staff has continued to monitor its Zoning Code for potential constraints that may hinder the development of housing. The City remains committed to monitoring and mitigating governmental constraints.</p>	<p>Program has been modified and carried forward.</p>



<p>constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>In response to SB 520, the City will also make dwellings adaptable and accessible for disabled persons by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned, and where such improvements are the only ones necessary. The City shall also continue to enforce ADA compliance during all permit processes for new construction and rehabilitation.</p> <p>The City shall prepare handouts to provide information to all interested parties regarding accommodations in zoning, application of building codes, and permit processes for persons with disabilities and shall make the handouts available at City Hall public counter, Escalon Branch Library, Community Center, and on the City's website.</p>			
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<p><b>Program 4-2 Special Needs Housing Coordination</b></p> <p>Coordinate with agencies and organizations serving Escalon residents, including the Valley Mountain Regional Center, Community Action Resources of Escalon, Housing Authority of the County of San Joaquin, and the various service providers assisted through the San Joaquin Urban County and HOME Consortium, to address housing and services for special needs groups, including seniors, disabled, developmentally disabled, homeless, farmworkers, and extremely low income households, as needed and feasible.</p> <p>Refer households with special needs, including seniors, disabled, developmentally disabled, homeless, and farmworkers, to the service providers identified in Chapter 5, Constraints and Resources, and to the service providers listed in the San Joaquin County Aging and Community Services Resources Directory</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>
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<p>updated regularly by the San Joaquin County Human Services Agency.</p> <p>Continue to make a handout that identifies available housing programs and services for lower income households and special needs groups available at City Hall, the library, and the City website.</p>			
<p><b>Program 4-3 Incentives for Senior, Disabled (including Developmentally Disabled), and Large Family Special Needs Housing</b></p> <p>Continue to provide incentives for special needs housing through Zoning Code provisions that allow eligible senior, disabled (including developmentally disabled), and large family housing projects to receive up to two incentives, including flexible development standards, such as reduced parking, setback, lot coverage, and other standards.</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis. The City has offered land/reduced impact fees for construction of a senior housing project and conducted workshops on project proposals.</p>	<p>Program has been modified and carried forward.</p>
<p><b>Program 4-4 Seek Available Funding</b></p>	<p>Annually</p>	<p>The City has implemented this</p>	<p>Program has been modified and carried forward.</p>



<p>Seek and aggressively pursue available State and Federal assistance for City and non-profits (CDBG, HOME, etc.) to develop affordable housing for seniors, large-families and households with children and others with specialized housing needs, including farmworkers and extremely low income households, when there is a request from a developer for an affordable housing project appropriate for the City. If no new affordable housing construction projects are identified, the City will pursue funding for First Time Homebuyer, housing rehabilitation, and other programs that will provide housing assistance but may not result in the development of housing for special needs groups.</p>		<p>program on an ongoing basis.</p>	
<p><b>Program 4-5 Outreach to Developers of Affordable and Special Needs Housing</b> Encourage development of affordable and multifamily housing, including housing for special</p>	<p>Annually</p>	<p>Due to limited staff capacity, this program was not implemented.</p>	<p>Program has been modified and carried forward.</p>



<p>needs, including but not limited to seniors, disabled, developmentally disabled, large families, and farmworkers, and/or extremely low, very low, and/or low income households through outreach to affordable housing developers. As part of the City's noticing requirements for the San Joaquin Urban County Annual Action Plan, the City shall contact affordable housing developers and special needs service providers to solicit interest in developing affordable and/or special needs housing, including senior housing and shall provide information regarding any available City funds for housing production, such as Affordable Housing In-Lieu Fees. The outreach materials shall include a list of incentives for affordable housing, a list of incentives for senior housing, a summary of the City's housing needs, including the City's RHNA, the City's inventory of housing sites, and the map of the City's housing sites. Affordable housing developers and operators</p>			
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<p>contacted should include Bridge Housing, Mercy Housing, St. Anton Partners, Domus Development, Eden Housing, Heritage House, and Bethany Home Society of San Joaquin County.</p>			
<p><b>Program 4-6 Parking Reductions for Eligible Projects</b>  Update Chapter 17.48 of the Zoning Code to specify parking reductions allowed under Government Code Section 65915(p)(2) for qualified projects:  A project that qualifies for a density bonus shall be allowed a reduced parking requirement, inclusive of handicapped and guest parking, based on either the ratios identified by the Zoning Code or the ratio allowed, either for the entire project or for individual units based on unit size, under Government Code Section 65915(p). The City's density bonus provisions that allow for qualified projects to request a reduction in parking (which may differ from the parking ratios identified at Government Code</p>	<p>Annually</p>	<p>The City has not received any requests for a reduction in parking.</p>	<p>Program has been modified and carried forward.</p>





<p>Section 65915(p)) will continue to be allowed as an incentive consistent with State law.</p>			
<p><b>Program 4-7 Outreach to Seniors</b>          Prepare and maintain a list of resources available to senior citizens, including housing resources, grant and loan programs, and assistance programs. The list shall be made available at City Hall, Escalon Branch Library, the Senior Center and on the City's website.</p>	<p>Within 12 months of Housing Element adoption</p>	<p>Information regarding available programs and resources has been made available on the City's website, as well as at City Hall.</p>	<p>Program has been modified and carried forward.</p>
<p><b>Program 5-1 Equal Housing Opportunity</b>          Refer all complaints of housing discrimination to the San Joaquin Fair Housing Association, or other organization with commensurate purpose, for action. The Planning Department will continue to be responsible for receiving complaints in regard to housing. The City will continue provide an informational outreach program, including handouts regarding fair housing law and tenant rights.</p>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>



<p>Implement applicable recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) including the following:</p> <ul style="list-style-type: none"> <li>• Consider the data and findings in the FHEA to inform policies and programs related to housing, housing choice, neighborhood revitalization, investment in disadvantaged areas, job creation, and workforce investment, including subsequent updates to the Housing Element, Zoning Code, and General Plan,</li> <li>• Participate in regional efforts to educate and inform decision-makers and the public on the benefit of diverse neighborhoods.</li> </ul>			
<p><b>Program 5-2 Removal of Impediments to Fair Housing</b> Continue to review updates to the San Joaquin County Impediments to Fair Housing Study and</p>	<p>Within one year of analysis</p>	<p>This program was completed. No additional programs/actions were identified.</p>	<p>Program has been modified and carried forward.</p>



<p>determine whether additional programs/actions are necessary to remove impediments. If additional programs are necessary, implement such programs within one year of identifying the impediment to fair housing.</p>			
<p><b>Program 6-1 Energy Conservation and Efficiency</b>  Promote energy efficiency and conservation in residential development through:</p> <ul style="list-style-type: none"> <li>• Continued implementation of the California Green Building Code (CalGreen), including compliance with Tier 1 standards.</li> <li>• Continued implementation of the California Energy Code.</li> <li>• Support inclusion of weatherization activities including, but not limited to, weatherization, siding, dual pane windows, in the Housing Rehabilitation program.</li> </ul>	<p>Ongoing</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Program has been modified and carried forward.</p>



<ul style="list-style-type: none"> <li>• Support the various energy efficiency and rebate programs operated by Modesto Irrigation District and PG&amp;E through advertising availability of these programs through handouts at City Hall and on the City's website.</li> </ul>			
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## APPENDIX B: SITES INVENTORY

The table and figure below depict the sites identified in the Housing Element Sites Inventory, as well as each site's projected residential development capacity. Appendix B functions as a reference for the general public, providing a snapshot of the sites identified in the 6th Cycle Housing Element Inventory. For additional information on how the City is accommodating its Regional Housing Needs Allocation (RHNA), please see Section 3.

Site #	Site Address	APN	Zone	GPD	Existing Use	Used in Prior HE	Infra-structure	Min. Density (du/ac)	Max Density (du/ac)	Developable Acreage	Unit Capacity by Income			Total Capacity
											LI	MI	AMI	
1	1124 E California St	225-100-08	R-3	HDR	V	✓	Y	15	29	1.37	-	2	18	20
2	1090 E California St	225-100-10	R-3	HDR	V	✓	Y	15	29	1.18	-	1	16	17
3	1034 E California St	225-100-16	R-3	HDR	V	✓	Y	15	29	0.87	-	1	12	13
4	1112 First St	225-126-13	R-3	HDR	V	✓	Y	15	29	0.37	-	-	5	5
5	S McHenry Ave	247-150-71	C-2	C	V	-	Y	15	29	1.02	-	13	-	13
6	S McHenry Ave	247-150-72	C-2	C	V	-	Y	15	29	0.96	-	12	-	12

7	S McHenry Ave	247-150-73	C-2	C	V	-	Y	15	29	3.15	40	-	-	40
8	1310 Irwin Avenue	225-070-20	R-2	MDR	V	✓	Y	10	15	2.37	-	2	21	23
9	1780 Autumnwood Ct	227-650-16	R-1	LDR	V	✓	Y	2	6	0.53	-	-	1	1
10	1260 Lillian Ave	225-140-25	C-2	C	N	✓	Y	15	29	1.68	-	2	19	21
11	1511 Catherine Way	247-150-43	C-2	C	N	-	Y	15	29	2.95	47	12	-	59
12	1155 Escalon Avenue	225-020-18	R-2	MDR	N	✓	Y	10	15	10	176	44	-	220
13	2149 Jackson Ave	227-260-27	C-2	C	N	-	Y	15	29	0.62	10	2	-	12
<i>Total</i>											273	91	92	456

Key: HDR – High Density Residential; MDR – Medium Density Residential; LDR - Low Density Residential; C – Commercial; V – Vacant; N – Non-vacant; Y - Yes

## **APPENDIX C: COMMUNITY OUTREACH**

Appendix C contains a summary of the community outreach conducted, as well as a summary of the data gathered through the City of Escalon Housing Needs and Opportunities Survey. The Housing Needs and Opportunities Survey was made in both English and Spanish to ensure community members with limited English proficiency were also able to provide feedback on the existing and future housing needs in Escalon, as well provide feedback on desired solutions. The input provided serves as the foundation for the Housing Element.

### **C.1 Housing Element Community Outreach Efforts**

Community outreach played a central role in the development of the 2023-2031 Escalon Housing Element. In order to inform the public regarding the Housing Element update, an information flyer with a link to the Housing Needs and Opportunities Community Opinion Survey (English and Spanish), as well as a copy of the paper survey was mailed out to all utility customers. Additionally, information was posted to the City's website at [https://www.cityofescalon.org/housing\\_element](https://www.cityofescalon.org/housing_element) and a joint City Council and Planning Commission Housing Element Kickoff Workshop was held in hybrid format.

As the Housing Element update progressed, additional outreach activities and events were conducted including a joint City Council and Planning Commission Draft Housing Strategy Workshop that was held in hybrid format, emails containing updates were sent to the Housing Element mailing list, a stakeholder survey that was sent to over 75 housing development professionals to assess housing constraints and fair housing contributing factors, and bilingual flyers were posted at businesses and other locations frequently visited by the public to further promote the Housing Needs and Opportunities Community Opinion Survey.

During the public comment period, a Public Review Draft Open House was held in a hybrid format to answer questions from the public and provide an additional platform for members of the public to provide feedback on the Housing Element. The majority of comments received at the meeting were general questions regarding Housing Element law. One comment received at the meeting was a request that a map with all sites included in the inventory be added to help the public understand the distribution of sites across the City. As a result, a comprehensive map that depicts all sites included in the Sites Inventory was added to Section 3 of the Housing Element.

## Housing Element Flyers



### **ESCALON HOUSING NEEDS & OPPORTUNITIES SURVEY**

The City of Escalon is preparing an update to its Housing Element. Share your opinions on housing issues and solutions in Escalon by taking the survey below.

### **ENCUESTA DE NECESIDADES Y OPORTUNIDADES DE VIVIENDAS EN ESCALON**

*La Ciudad de Escalon está preparando la actualización de su Elemento de Vivienda. Comparta sus opiniones sobre problemas y soluciones de vivienda en Escalon respondiendo la encuesta a continuación.*

**ENGLISH:**



<https://www.surveymonkey.com/r/HousingEscalon>

**ESPAÑOL:**



<https://es.surveymonkey.com/r/ViviendasEscalon>





JOIN US FOR THE  
**HOUSING ELEMENT  
OPEN HOUSE**

**DECEMBER 4, 2023 | 5:30-6:30PM**

THE CITY OF ESCALON IS HOSTING AN OPEN HOUSE TO GATHER INPUT ON THE PUBLIC DRAFT OF THE 2023 HOUSING ELEMENT. JOIN US ONLINE, VIA PHONE, OR IN PERSON.



**[HTTPS://MEET.GOTO.COM/462918253](https://meet.goto.com/462918253)**



**ACCESS CODE: 462-918-253**

**UNITED STATES: +1 (872) 240-3311**



**2060 MCHENRY AVE, ESCALON, CA 95320**



ÚNASE A NOSOTROS

# PUERTA ABIERTA

## ELEMENTO DE VIVIENDA

**4 DE DICIEMBRE DEL 2023 | 5:30-6:30PM**

LA CIUDAD DE ESCALON ESTÁ REALIZANDO UN TALLER COMUNITARIO PARA RECOPIRAR COMENTARIOS SOBRE EL BORRADOR PÚBLICO DEL ELEMENTO DE VIVIENDA DEL 2023. ÚNASE A NOSOTROS EN LÍNEA, POR TELÉFONO O EN PERSONA



**[HTTPS://MEET.GOTO.COM/462918253](https://meet.goto.com/462918253)**



**ACCESS CODE: 462-918-253**  
**UNITED STATES: +1 (872) 240-3311**



**2060 MCHENRY AVE, ESCALON, CA 95320**



CITY OF ESCALON

SEPTEMBER-OCTOBER 2023

# NEWSLETTER

## Water Bill Assistance

If you need assistance paying your water bill, you may be eligible for State or Federal assistance programs. One of those programs is the Low Income Household Water Assistance Program (LIHWAP), which will be administered through the California Department of Community Services and Development (CSD). For more information on LIHWAP and to learn more about the eligibility requirements, visit their website at: [www.csd.ca.gov/waterbill](http://www.csd.ca.gov/waterbill)



## WATER...HELP CONSERVE NOW

- ◆ Reduced water use is very important during the period of 4:00am and 9:00am. During the summer months this period of the morning is typically very high in usage. Please set your landscape watering schedules to the early morning hours between 12:00am and 4:00am and adjust sprinklers to avoid water runoff
- ◆ Use the washing machine for full loads only to save both water and energy.
- ◆ Install low-flow shower heads
- ◆ Turn water off when brushing teeth or shaving



## 31st ANNUAL CITY-WIDE YARD SALE

It's that time of year again and plans are underway for the 31st Annual City-Wide Yard Sale which is planned for Saturday, October 7, 2023 from 8:00 am to 2:30 pm. This truly unique experience is especially fun for collectors and yard sale addicts.

Residents who wish to advertise their sale must complete the form below and return it to City Hall with the required \$5 fee. This fee will cover the cost of regional advertising and printing of maps with addresses of residents participating in the event. Once

you have returned your form and paid the fee, your address will be listed on the Yard Sale Map that will be distributed at City Hall and posted online. All forms must be received by **October 3, 2023**. For more information, please call 691-7400. ■

**IMPORTANT PHONE NUMBERS**  
 ESCALON CITY HALL • 691-7400  
[www.cityofescalon.org](http://www.cityofescalon.org)  
 CITY COUNCIL • 691-7400  
 David Bellinger, Mayor  
 Andrew Hagan, Mayor Pro-Tem  
 Jeremy Engle•Shawn Strohman•Malinda Walker

Animal Services.....	838-7093
Community Center Rentals.....	691-7372
eTrans (Public Bus Service).....	541-6645
Fingerprinting.....	691-7314
Library.....	1-866-805-7323
Police Non-Emergency.....	838-7093
Public Works.....	691-7470
Public Works After Hours.....	838-7093
Recreation Department.....	691-7372
Street Light Problems.....	691-7442
Water, Sewer, Garbage Service.....	691-7423

*www.cityofescalon.org*  
**CITY HALL CLOSED**  
 Labor Day  
**Monday, September 4th**  
 Every Friday

**COMMUNITY MEETINGS**  
**SEPTEMBER**  
 5 7:00pm City Council  
 6 6:30pm Recreation Commission  
 12 6:30pm Planning Commission  
 18 7:00pm City Council  
**OCTOBER**  
 3 7:00pm City Council  
 5 6:30pm Recreation Commission  
 11 6:30pm Planning Commission  
 17 7:00pm City Council

All meetings are open to the public and are held in the Escalon City Council Chambers at 2060 McHenry Avenue. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a public meeting, please contact the City Clerk at (209) 691-7400. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. ■

Yes! I would like to participate in the 31st Annual City-Wide Yard Sale  
 Enclosed is my \$5.00 fee

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

This form must be turned in by Tuesday, October 3, 2023 to be included on the map.  
 Address must be within City limits.

OFFICE USE ONLY: Receipt # \_\_\_\_\_

**PLEASE NOTE:** Registration for sports may close early & without notice if low on coaches. **Signup to coach today!**

### YOUTH BASKETBALL

Changes are coming for Youth Basketball! There is still a season planned for Early 2024, so keep an eye out for more information and announcements on registration dates.

### ADVERTISE ON THE ELECTRONIC SIGN

We are currently accepting applications from local businesses to advertise on our electronic sign for a fee. Non-Profit groups can also advertise events on our electronic sign, free of charge. For more information visit [www.cityofescalon.org](http://www.cityofescalon.org) or contact Jenny at (209) 691-7442. ■

### E-WASTE & MATTRESS DISPOSAL DAY

The next Electronic Waste Disposal Day is **Sunday, October 1, 2023**. Items may be dropped off in the parking lot of the Escalon Community Center, 1055 Escalon Avenue, between the hours of 9:00am and 1:00pm.

Acceptable E-Waste items are:

- Televisions
- Computer Monitors
- Computer Processing Units
- Radios/Stereos
- Microwaves
- Printers
- Telephones
- Fax Machines
- Cell Phones
- Answering Machines

Other acceptable items are:

- Batteries (no car batteries)
- Fluorescent lights
- Mattresses & box springs

Up to 8 units (mattress & box-spring), nothing severely damaged or soiled or infested with bed bugs. No futons, waterbeds or other furniture.

For more information you may contact us at **691-7422**. ■

September-October 2023

### ESCALON BABE RUTH

Registration opens November 1st. Players must reside or attend school within the EUSD boundaries or Valley Home Joint School District boundaries. More information to come!

### DOG TRAINING IN THE PARK

Bone-A-Fide Dog Training continues to offer dog training in the park.

Classes on Saturdays & Mondays  
New sessions start in October  
Main Street Park  
\$140

Your dog must be up to date on all shots (rabies, distemper, parvo & canine flu).

For more info or to register, go to [www.cityofescalon.org](http://www.cityofescalon.org). ■

### WE WANT TO HEAR FROM YOU!

Escalon is preparing an update to the Housing Element of the General Plan. The Housing Element sets the City's goals and policies related to housing for the 2023-2031 planning period. Using the QR Code or our website [https://www.cityofescalon.org/housing\\_element](https://www.cityofescalon.org/housing_element), please take a brief survey that addresses important Housing Element update topics. If you have specific questions or would like to stay informed about opportunities to participate in the Housing Element Update, please email [housingelement@cityofescalon.org](mailto:housingelement@cityofescalon.org) to be added to the contact list. ■



### YOUTH KARATE

Karate will be offered by Shotokan Karate in a friendly safe environment where children can learn the art of karate.

#### New classes begin monthly

Mondays & Wednesdays  
Escalon Community Center  
1055 Escalon Ave.  
\$65 - Monthly session  
Ages 10 - Adult

#### Kids Karate (ages 6-9)

5:45-6:30pm  
\$65/mo

#### Beginner Karate (ages 10-17)

6:30 - 7:30pm  
\$65/mo

#### Teen & Adult Classes begin every odd month

Mondays & Wednesdays  
Escalon Community Center  
1055 Escalon Ave.

\$130 - Bi-monthly session  
7:30 - 8:30pm

**Sign up online today!**

### STORMWATER CORNER

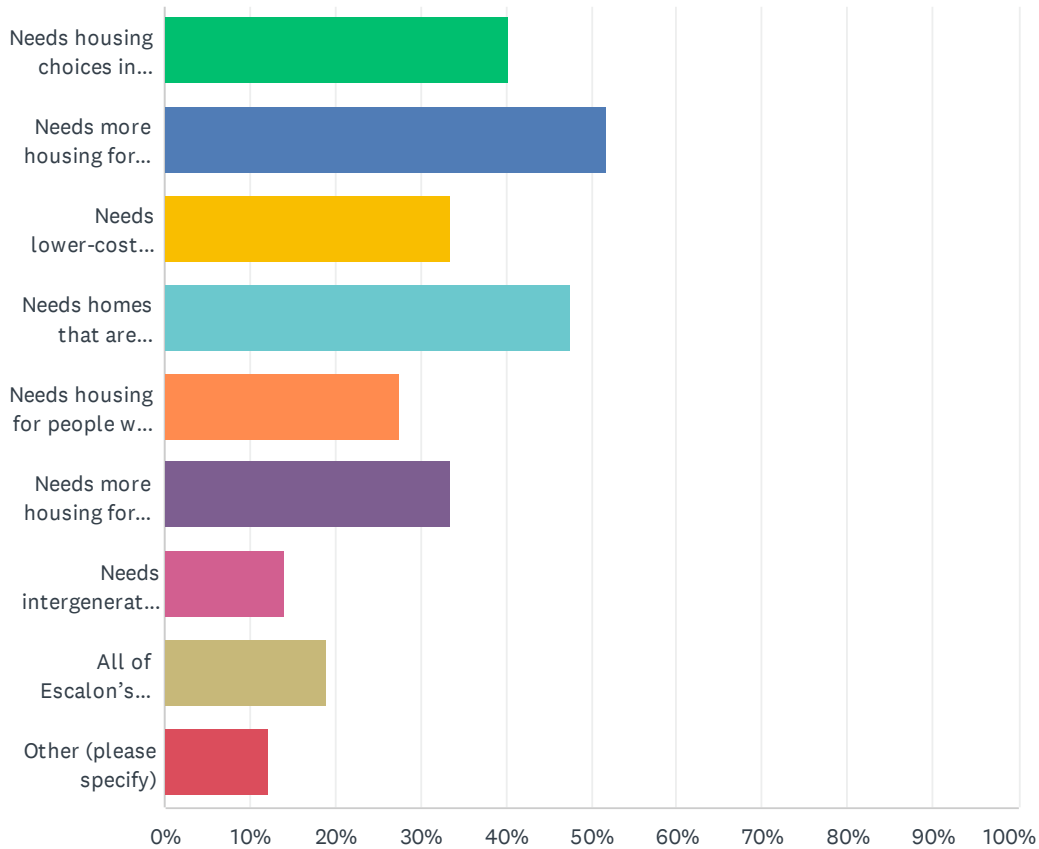
FATS, OIL & GREASE - FOG from cooking and food all contribute buildup in your pipes and the pipes that run from your house to the municipal sewer system. This buildup restricts flow of sewage and clogs pipes at your residence and at municipal sewer system. Help protect your home's plumbing and our environment.

- \* **Don't** put oil, grease or food scraps down the drain.
- \* **Don't** run hot water over dishes, or pans to wash oil and grease down the drains.
- \* **Do** put used oil and grease in covered container for proper disposal. Allow oils to cool before you skim, or wipe off excess grease.
- \* **Do** scrape food scraps from dishes into garbage for proper disposal.
- \* **Do** cover kitchen sink with catch basket and empty debris into garbage as needed. ■

City of Escalon - 2

# Q1 The biggest housing needs facing Escalon today are (check all that apply):

Answered: 164 Skipped: 2



ANSWER CHOICES	RESPONSES	
Needs housing choices in lower price range	40.24%	66
Needs more housing for seniors	51.83%	85
Needs lower-cost rental housing	33.54%	55
Needs homes that are affordable to first-time homebuyers	47.56%	78
Needs housing for people who work here	27.44%	45
Needs more housing for young families and workers	33.54%	55
Needs intergenerational living options	14.02%	23
All of Escalon's housing needs are being met	18.90%	31
Other (please specify)	12.20%	20
Total Respondents: 164		

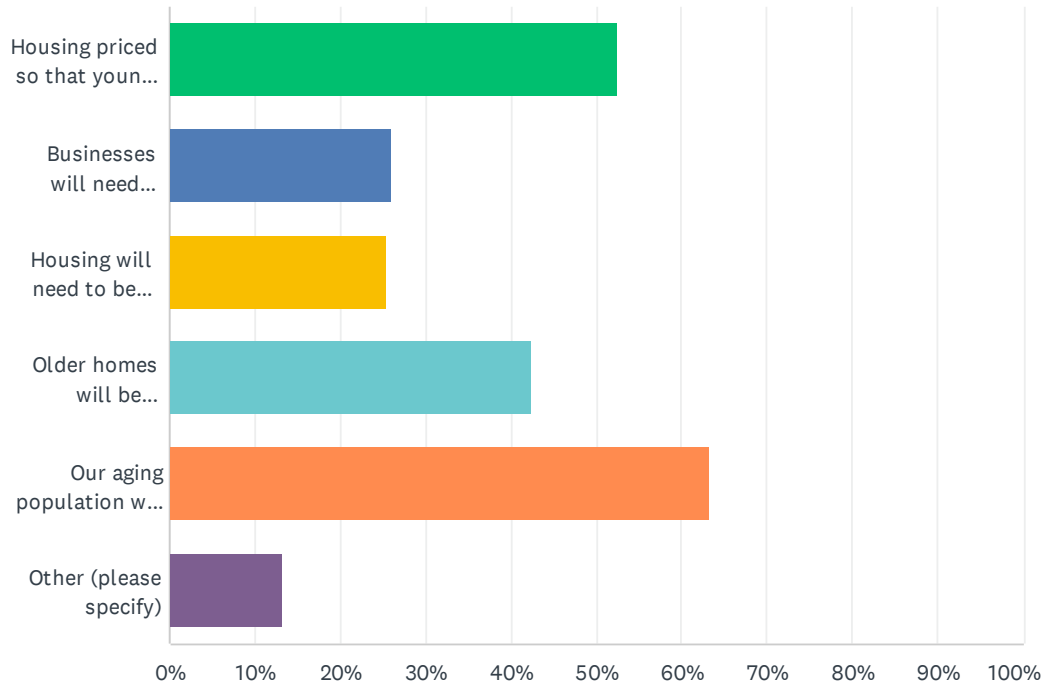
#	OTHER (PLEASE SPECIFY)	DATE
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## City of Escalon Housing Needs and Opportunities Survey

1	Escalon needs more new affordable houses for the children of Escalon coming of age.	11/11/2023 7:50 AM
2	Needs ADU options	10/11/2023 5:03 PM
3	Allow housing and additional buildings on lots	10/3/2023 1:58 PM
4	Keep our area as it is!	9/28/2023 8:29 PM
5	Needs more housing for senior rental and for purchase mix	9/28/2023 8:20 PM
6	Escalon needs to stop any housing plans that would require sewer & water updates or expansion	9/28/2023 5:30 PM
7	Controlled growth has worked for Escalon - hopefully won't become another Riverbank	9/28/2023 5:23 PM
8	No socialism / government stay away	9/28/2023 5:21 PM
9	Rent is high everywhere. If we start building low income "affordable housing" we will attract people from surrounding towns - we don't need that	9/28/2023 5:17 PM
10	Mother-in-law/granny flats attached?	9/28/2023 2:45 PM
11	our permit fees are outrageous	9/28/2023 2:17 PM
12	Keep Escalon small! This is why I live here.	9/27/2023 4:36 PM
13	Higher rent or mortgage is one slice of the pie - City of Escalon bill \$283!! taxes \$4000! Insurance \$1200 hard to make it!	9/27/2023 12:00 PM
14	Senior housing	9/27/2023 11:10 AM
15	No additional changes are needed. Everything is acceptable even in these tough economic times. But budget for maintenance is welcomed.	9/8/2023 2:14 PM
16	Please keep Escalon small and as much as legally in the state of California do not do some of the things larger cities have done.	9/2/2023 9:00 PM
17	Escalon needs to allow more single family housing to build	8/14/2023 9:10 AM
18	Needs nicer estate housing with larger lots and larger homes.	8/11/2023 10:48 PM
19	Not sure if applies but as a single person it's difficult to pay rent on 1 income.	8/11/2023 6:18 PM
20	Need homes with bigger backyards.	8/11/2023 4:53 PM

## Q2 Escalon's housing needs in the coming 10 years will include (check all that apply):

Answered: 158 Skipped: 8



ANSWER CHOICES	RESPONSES
Housing priced so that younger Escalon residents can afford to live here	52.53% 83
Businesses will need housing affordable to their workers	25.95% 41
Housing will need to be priced to attract new families to Escalon	25.32% 40
Older homes will be deteriorating and in need of repair	42.41% 67
Our aging population will need accessible, well-designed housing options	63.29% 100
Other (please specify)	13.29% 21
Total Respondents: 158	

#	OTHER (PLEASE SPECIFY)	DATE
1	Children of parents will need more housing options to continue to live in Escalon and grow Escalon organically	11/11/2023 7:50 AM
2	As our seniors age we need affordable housing because we do not to leave our town, friends, family. Right now there isn't a place for us to stay except in our homes that we can not take care of anymore. A volunteer program lead by the youth to help care for our yards would be extremely helpful.	10/24/2023 11:58 AM
3	Housing needs are met	10/6/2023 1:03 PM
4	Don't price our houses so out of range that we have so many bay area people move in.	10/6/2023 10:38 AM

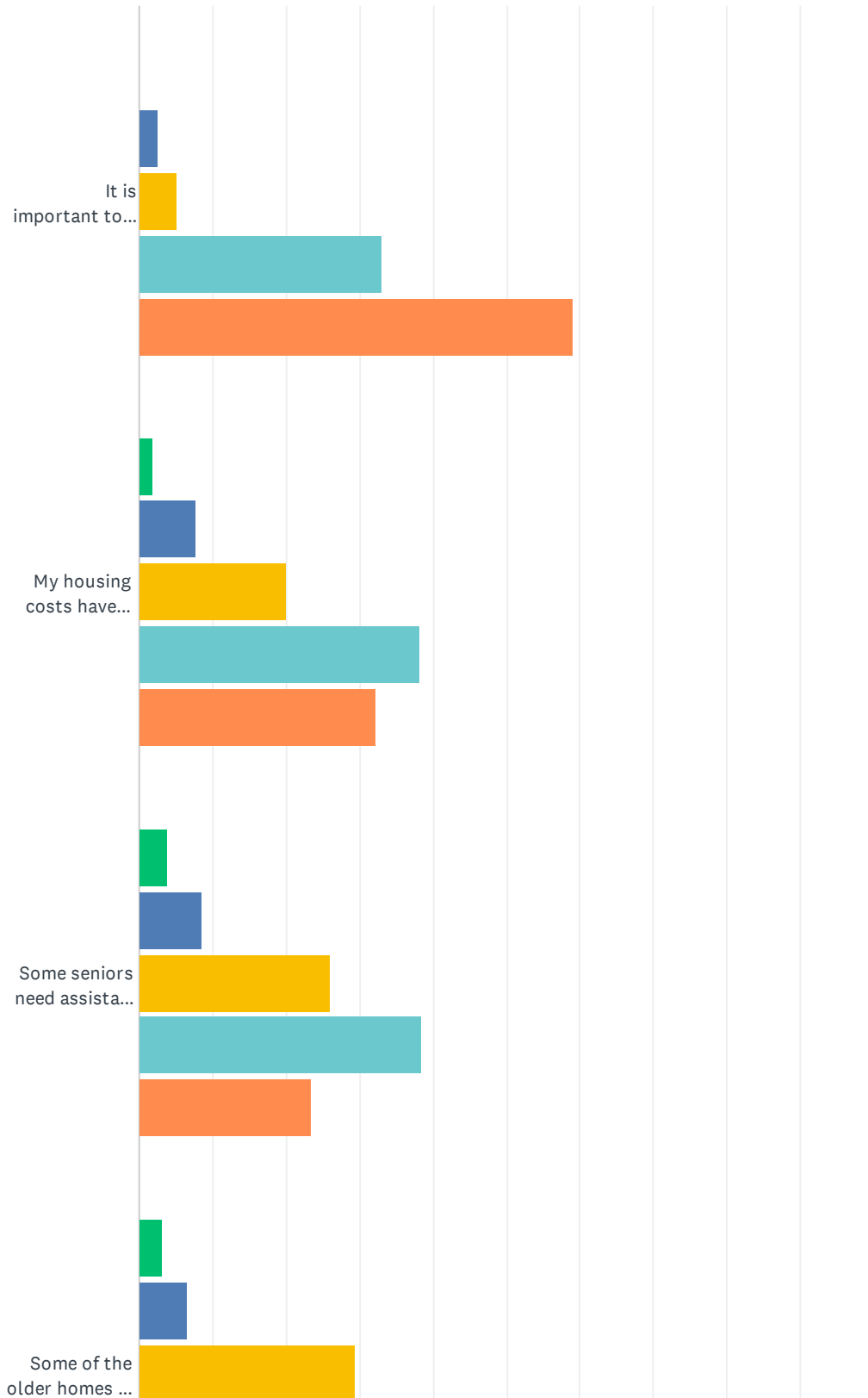
## City of Escalon Housing Needs and Opportunities Survey

5	Cancel or drastically reduce property tax for seniors	9/28/2023 5:21 PM
6	Don't mess with Escalon	9/28/2023 5:18 PM
7	We moved here 35 years ago as a young family from Manteca. Homes were a little higher here, but we chose to pay ore because it was safe, clean, small town with good schools. please don't try & cater to all of us we believe this will change the town's value. New developments should be the best housing not the cheapest. Our city needs to be focused more on enticing business, then housing will take	9/28/2023 5:17 PM
8	None of the above	9/28/2023 5:06 PM
9	Parking for any increase in housing. Repair city sewer lines.	9/28/2023 2:33 PM
10	Again, keep Escalon small.	9/27/2023 4:36 PM
11	Consider prefab housing parks	9/27/2023 12:01 PM
12	Leave Escalon as it is. Small!	9/27/2023 11:40 AM
13	Need to make city more business friendly - so people want to live	9/27/2023 11:39 AM
14	Careful growth, that thinks about our community in respect to traffic, sprawl, and the sense of knowing one' neighbor	9/27/2023 11:33 AM
15	Keep Escalon and priced the same don't lowe our value of homes	9/27/2023 11:22 AM
16	like Bethany home in Ripon	9/27/2023 11:10 AM
17	No additional changes are needed. Everything is acceptable even in these tough economic times. But budget for maintenance is welcomed.	9/8/2023 2:14 PM
18	People can choose to remodel their home on their own free will, they don't need the city to make that decision for them.	9/4/2023 9:04 PM
19	more single family housing	8/14/2023 9:10 AM
20	Fine just the way it is	8/11/2023 8:39 PM
21	Homes that are nicer with bigger parcels.	8/11/2023 4:53 PM

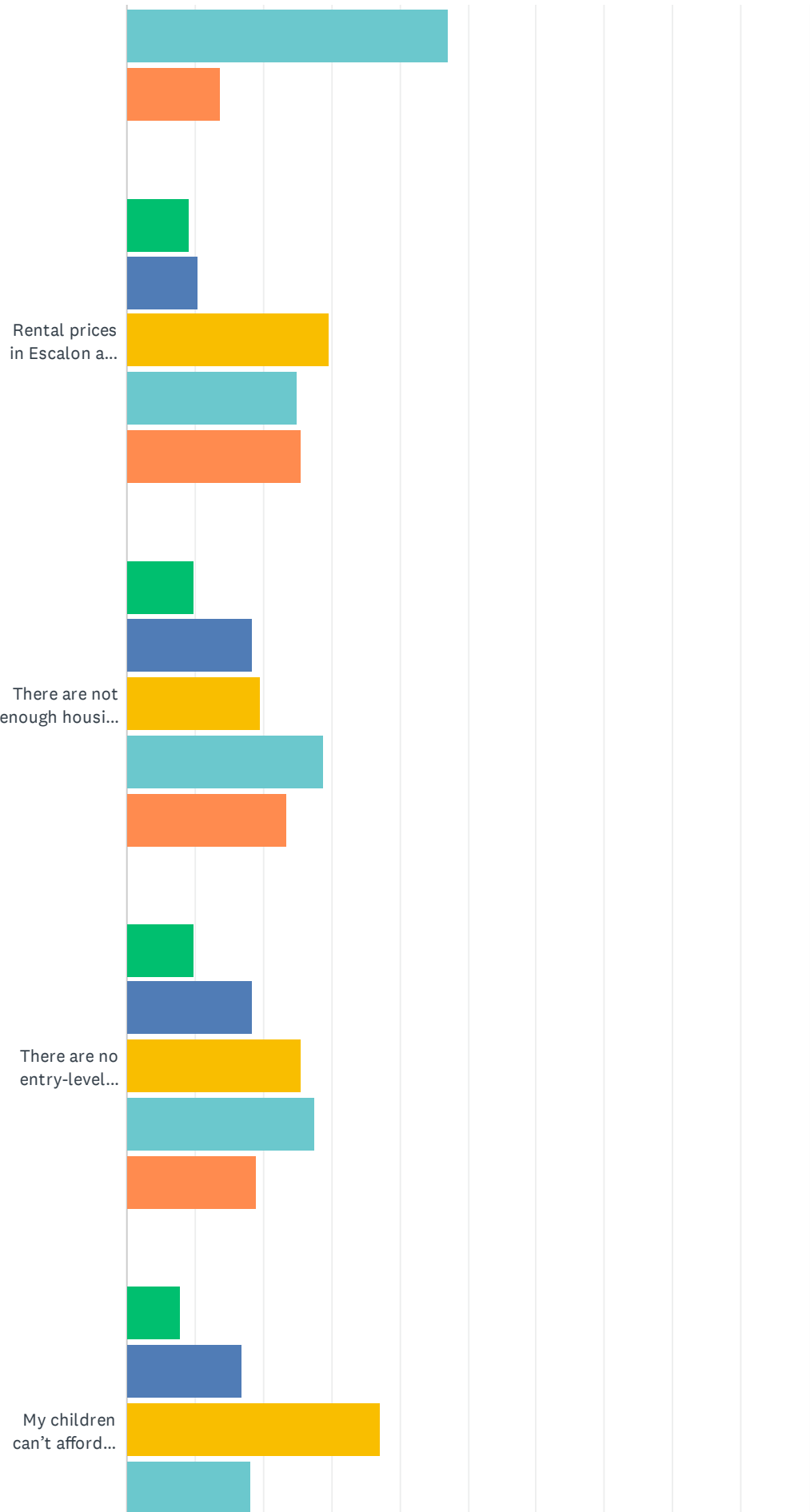


### Q3 Please rank your level of agreement with each of the following statements:

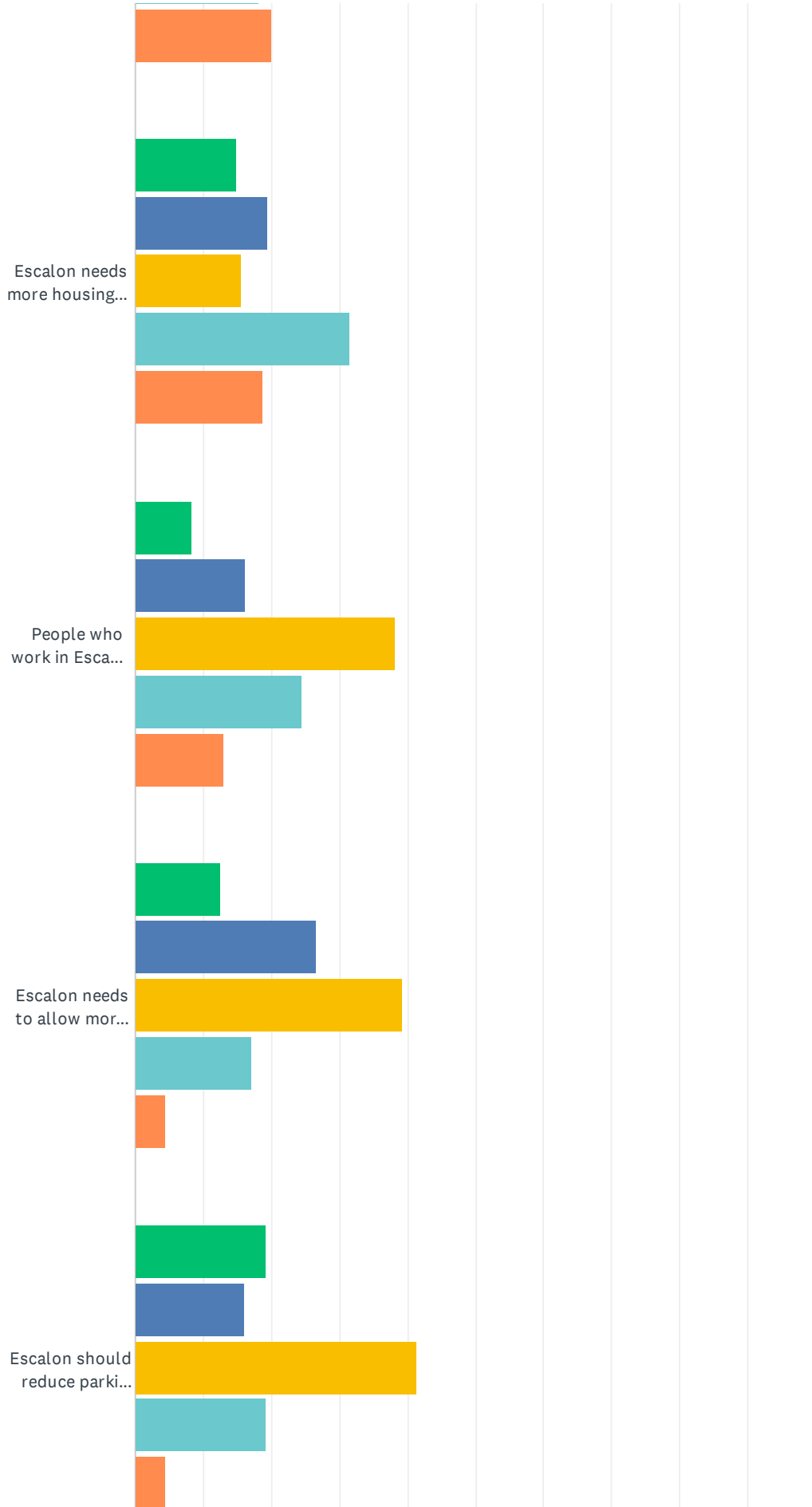
Answered: 162 Skipped: 4



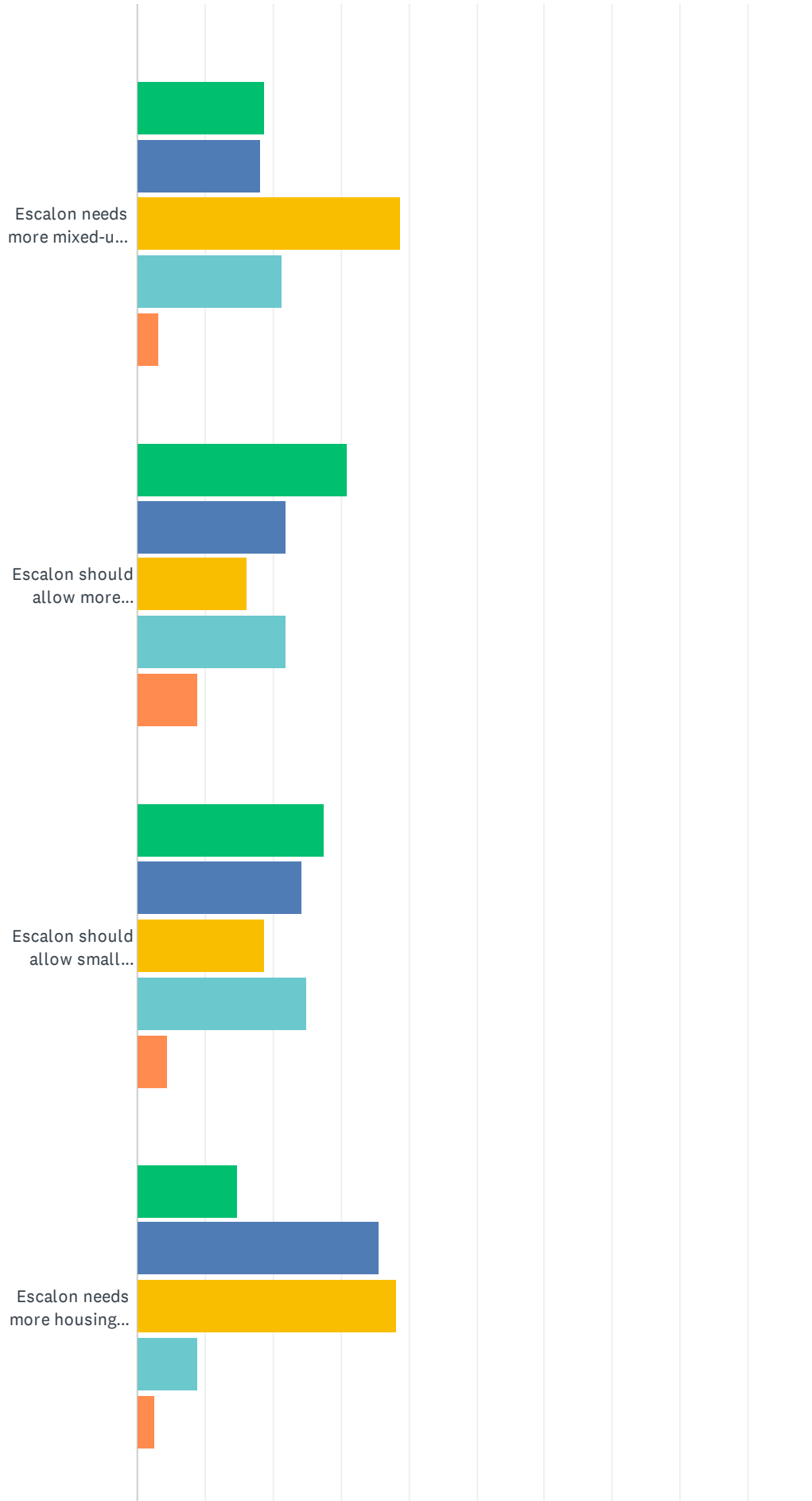
# City of Escalon Housing Needs and Opportunities Survey



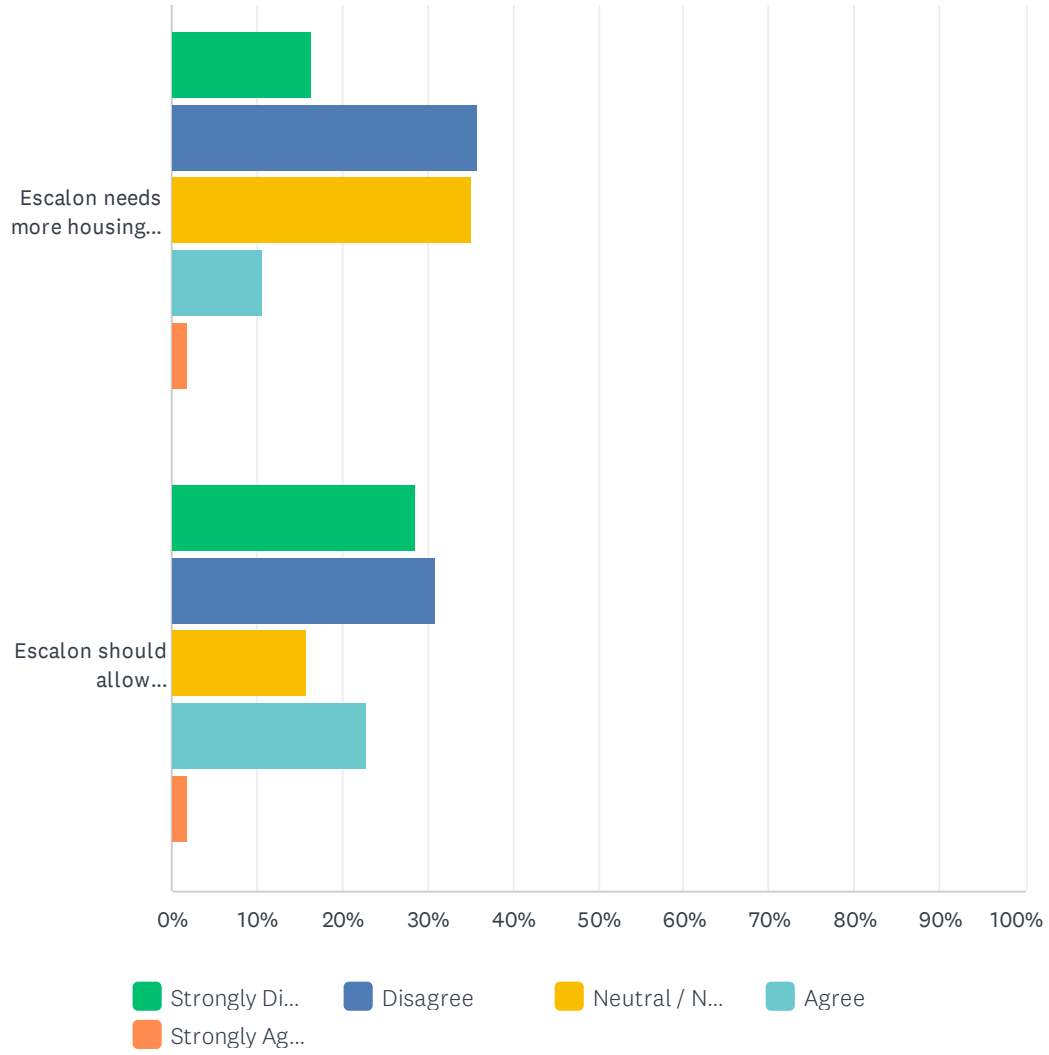
# City of Escalon Housing Needs and Opportunities Survey



# City of Escalon Housing Needs and Opportunities Survey



# City of Escalon Housing Needs and Opportunities Survey

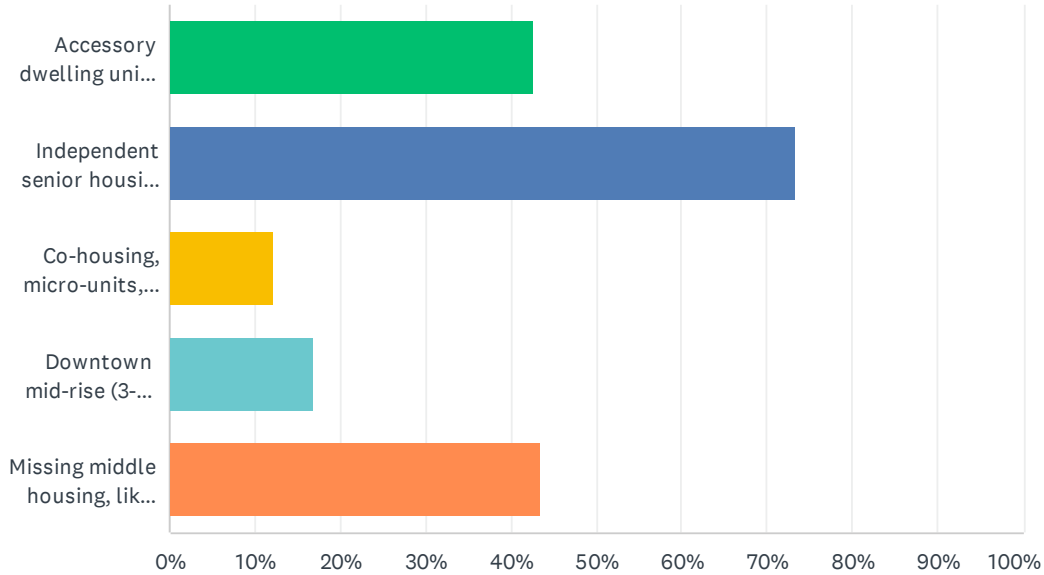


City of Escalon Housing Needs and Opportunities Survey

	STRONGLY DISAGREE	DISAGREE	NEUTRAL / NO OPINION	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
It is important to preserve Escalon neighborhoods	0.00% 0	2.60% 4	5.19% 8	33.12% 51	59.09% 91	154	1.51
My housing costs have increased in the last 5 years	1.94% 3	7.74% 12	20.00% 31	38.06% 59	32.26% 50	155	2.09
Some seniors need assistance to remain in their homes	3.90% 6	8.44% 13	25.97% 40	38.31% 59	23.38% 36	154	2.31
Some of the older homes in Escalon need rehabilitation	3.27% 5	6.54% 10	29.41% 45	47.06% 72	13.73% 21	153	2.39
Rental prices in Escalon are too high	9.21% 14	10.53% 16	29.61% 45	25.00% 38	25.66% 39	152	2.53
There are not enough housing options in Escalon	9.80% 15	18.30% 28	19.61% 30	28.76% 44	23.53% 36	153	2.62
There are no entry-level homes to purchase in Escalon	9.80% 15	18.30% 28	25.49% 39	27.45% 42	18.95% 29	153	2.73
My children can't afford to live here in Escalon	7.79% 12	16.88% 26	37.01% 57	18.18% 28	20.13% 31	154	2.74
Escalon needs more housing options for all income levels	14.84% 23	19.35% 30	15.48% 24	31.61% 49	18.71% 29	155	2.80
People who work in Escalon can't afford to live here	8.39% 13	16.13% 25	38.06% 59	24.52% 38	12.90% 20	155	2.83
Escalon needs to allow more housing in conjunction with existing businesses	12.66% 20	26.58% 42	39.24% 62	17.09% 27	4.43% 7	158	3.26
Escalon should reduce parking requirements where safety allows	19.11% 30	15.92% 25	41.40% 65	19.11% 30	4.46% 7	157	3.26
Escalon needs more mixed-use development	18.71% 29	18.06% 28	38.71% 60	21.29% 33	3.23% 5	155	3.28
Escalon should allow more apartments to be built	30.97% 48	21.94% 34	16.13% 25	21.94% 34	9.03% 14	155	3.44
Escalon should allow small apartments throughout the city	27.50% 44	24.38% 39	18.75% 30	25.00% 40	4.38% 7	160	3.46
Escalon needs more housing in commercial corridors	14.65% 23	35.67% 56	38.22% 60	8.92% 14	2.55% 4	157	3.51
Escalon needs more housing near the Downtown Area	16.35% 26	35.85% 57	35.22% 56	10.69% 17	1.89% 3	159	3.54
Escalon should allow fourplexes throughout the city	28.48% 45	31.01% 49	15.82% 25	22.78% 36	1.90% 3	158	3.61

### Q4 Please indicate what types of new housing you feel would be most successful in Escalon today:

Answered: 131 Skipped: 35



ANSWER CHOICES	RESPONSES	
Accessory dwelling units (second units/granny units/junior units)	42.75%	56
Independent senior housing and residential care facilities for seniors or persons with disabilities	73.28%	96
Co-housing, micro-units, and single room occupancy	12.21%	16
Downtown mid-rise (3-5 story) apartments	16.79%	22
Missing middle housing, like townhouses and low-rise multiplexes	43.51%	57
Total Respondents: 131		

**Q5 What are some unique features of Escalon that can be housing opportunities for the community? For example:**  
**• Locations for multifamily housing**  
**• Detached garages and other accessory structures converted into housing**  
**• Large homes modified to accommodate more residents**  
**• Additional units on large lots**  
**• Commercial and industrial area converted to housing**

Answered: 80 Skipped: 86

#	RESPONSES	DATE
1	Allowing 4 houses per acre on rural plots, 1 new apartment complex for up and coming children coming of age	11/11/2023 7:50 AM
2	Do not convert commercial or industrial to housing, we need this property for its commercial and industrial use.	11/9/2023 12:30 AM
3	Detached garages and other accessory structures converted into housing	11/6/2023 3:15 PM
4	Better parking downtown. More vehicles are coming through from the commuters and moving out in the valley Lots of traffic on Jackson going out on 120 there are blind spots and they need more lights. Please make low income duplexes for Seniors/Disabled. My daughter lives in Escalon with my grandson and I'm not able to afford to move there with them. We only have a small two bedroom one bath house that they rent.	11/3/2023 11:47 AM
5	Detached garages and other structures converted into houses	10/30/2023 4:47 PM
6	Consider who should come take care of the aging population and adults. Job options are not that great for our children. Keep Escalon a family town.	10/24/2023 11:58 AM
7	More single family homes	10/22/2023 3:57 PM
8	Ease of adding additional units on lots for caring for aging seniors. We may be needing to build one in the near future.	10/11/2023 5:03 PM
9	Affordability	10/8/2023 1:36 PM
10	No changes needed	10/6/2023 1:03 PM
11	Our schools cant handle our influx of children. Classrooms are full!	10/6/2023 10:38 AM
12	I think we should allow for high density housing on the vacant lots located at the end of Main Street (between Vine and Reile). They are undeveloped and will most likely remain so because of the cost to bring sewer and water lines down Main Street, but if we allowed a developer to come in and build multifamily or apartments on those lots, they would be able to better afford those costs than someone trying to build themselves a single family home.	10/6/2023 9:25 AM
13	Response to Question 4: Single family homes with decent price range. No low income housing. (5)A few commercial areas that could allow for 3 to 5 new homes.	10/3/2023 2:29 PM
14	Town needs to grow to provide more services.	10/3/2023 2:09 PM
15	Keep Escalon as close to possible-Not another Riverbank! Why do we need to grow to big!	10/3/2023 2:05 PM
16	small community is better & safe	9/28/2023 8:26 PM
17	1) Detached garages converted into living space, 2) additional tiny homes on sizeable lots 3) convert unused commercial buildings into residential spaces	9/28/2023 8:25 PM
18	None	9/28/2023 8:21 PM
19	We need to look at surrounding communities to see what works well, ie Ripon. modesto used	9/28/2023 8:20 PM



## City of Escalon Housing Needs and Opportunities Survey

to be a nice place to live, but now there are only small areas that are safe and clean. Let's plan carefully so Escalon stays a great place to live. I live in a large house alone because I could not find a small home in Escalon that wasn't in need of a ton of repairs. I have worked and lived here for over 50 years and I don't want to leave. Owning a home is important to me. So any senior housing that are just rentals would just be a big "No!" for me. It would help to have more small home options to purchase. Rental Properties need strict guidelines so owners are required to keep properties well-maintained. Also, the city needs to oversee all plans. Willow Heights is not acceptable. Baker Street Apartments have lots of police cars. We need clean and safe apartments for our residents. We need modern designs, not 1960's rectangular boxes and blacktop parking with little landscaping.

20	It's the small town environment that keeps is small Restaurants giftable stores like garden sit down restaurants/breakfast, nursery's, wine tasting, home decor. 1) Senior housing for those who want to be independent 2) 4 Plex's or 6 Plex units for young familys starting out 3) 55 + older gated community Please no more fast food! We need gathering restaurants for neighbors to meet each other. Not Fat food for our kids	9/28/2023 8:08 PM
21	Single family homes that are affordable; not huge 1500 sq.ft.	9/28/2023 8:02 PM
22	1) Allow for residents to use larger lots to build additional living units 2) Allow for more conversions of old industrial or comm building to be converted to living units (like across from post office) 3) Allow some of the larger homes to be converted into 2 living units 4) Quality apartments with studio options for young single professionals or couples that leave b/c there is no place for them to live 5) focus not on low income housing but focus on small living housing *how about a tiny house community!!!	9/28/2023 8:00 PM
23	Keep the present rules and regulations in place, with limited 75 annual building permits. Keep Escalon Small!	9/28/2023 7:54 PM
24	Keep building permits tight. The quality of Escalon has continued to be high due to careful planning and high restrictions. If paying the \$ penalty for not having enough low rent, senior or "affordable" units, pay it and hold out as long as possible. Look what happened to beautiful Ripon as they went nuts to build out and have invited nothing but trouble. Building permits should only be for single family developments. Our schools now are able to accommodate comfortably yet remain highly rated. Our farming community does not need the riff-raff of low-income, dense housing to change the flavor of our well-loved community. There's plenty of poor quality soils that can't support food products that can easily grow houses in communities nearer to the foothills. This whole bleeding-heart appeal won't fly here.	9/28/2023 7:52 PM
25	Small homes for first time homebuyers Downtown area would be nice for townhouses or mid-rise apartments.	9/28/2023 7:46 PM
26	Escalon will lose its close-knit community charm and small town safety if apartments, multifamily housing, fourplexes, duplexes, and any low-income units are built. The value of existing residences will go down and the population who make Escalon the successful utopia it is will move out.	9/28/2023 5:35 PM
27	Restoration of older & existing residential properties. I moved to Escalon 20 yrs ago because it was unique. It was not like the surrounding communities. Limited housing makes this community more exclusive and with that increases the quality of people in our neighborhoods. Average people take care of their property in accordance with the area and more people participate in community events by percentage. Please don't change this town to mirror other towns in the Valley. This place is great, let's keep it that way.	9/28/2023 5:30 PM
28	Single family, nice homes. NO low income housing.	9/28/2023 5:25 PM
29	Controlled growth and preservation of Farmland will keep Escalon a great place to live	9/28/2023 5:23 PM
30	Zero growth / government stay away Reduce property tax for residence over 65 Zero growth keeps Escalon attractive	9/28/2023 5:21 PM
31	Leave it alone! Leave as is!	9/28/2023 5:18 PM
32	If we encourage new business, housing will be proposed by developers. The homes behind Taco Bell were supposed to be affordable, but look at that neighborhood - it's a mess. That is not what we want. The reason why some cannot afford to live here is because of the current economy. It is better to incentivize new, good businesses rather than proposing to micromanaging housing. That is putting the cart before the horse. We are a bedroom	9/28/2023 5:17 PM

## City of Escalon Housing Needs and Opportunities Survey

community & that's a good thing. Business brings revenue. Once we have a strong tax base then we can begin developing projects that draw people here. Parks, community facilities, police force that keeps our town safe. That will draw families to want to live here, not because we have affordable housing. Housing isn't the issue for us right now & that will work itself out once the economy changes. Business should be our priority. PS - opposed to rent control. Discourages investment in properties.

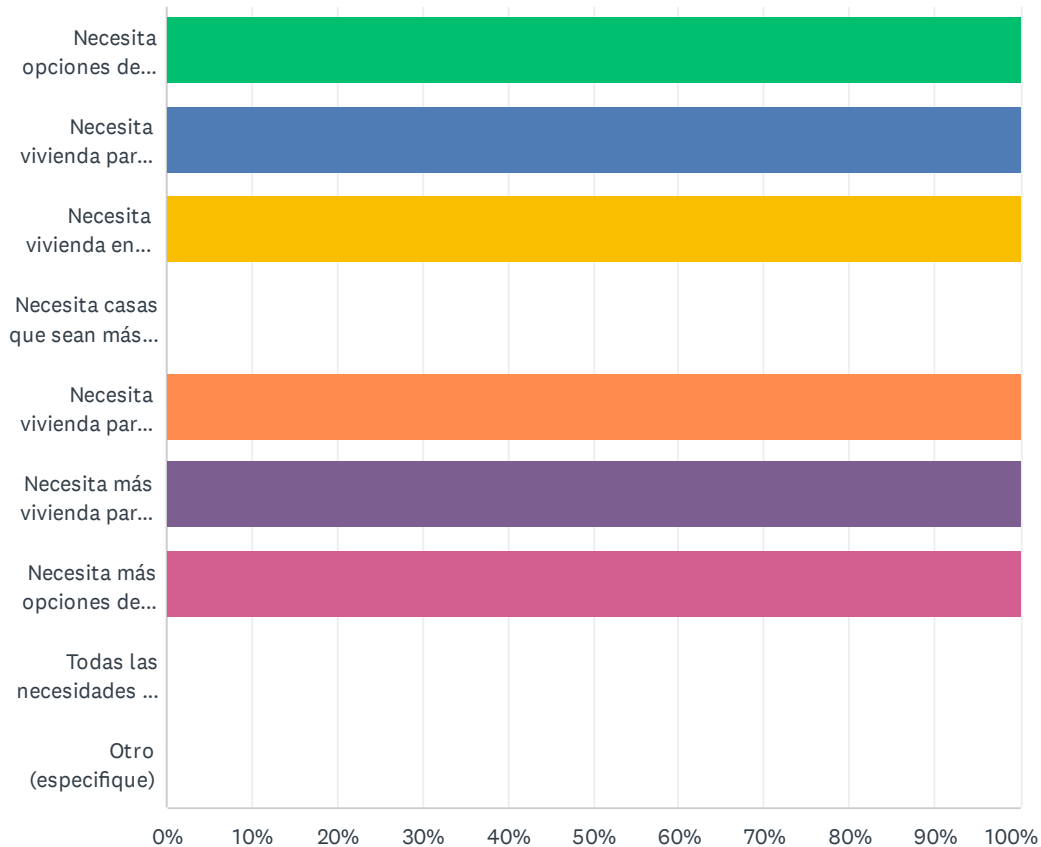
33	When possible, facilitating and/or participating in down payment assistance, buy-down of interest rates and any other assistance programs for first-time home buyers and others.	9/28/2023 2:41 PM
34	This survey seems to be putting the cart before the horse. Invest in infrastructure/survey the residents about infrastructure issues before trying to make it possible to increase the City population. No one here wants investors building here w/out regard for the local homeowners + residents Questions are broad, not well-defined.	9/28/2023 2:33 PM
35	Our housing element is limited because way too much of the General Plan is allocated for commercial and industrial. Our permit fees are outrageous.	9/28/2023 2:17 PM
36	Leave Escalon alone! Keep it small!	9/28/2023 2:11 PM
37	None of The above	9/28/2023 6:31 AM
38	Unable to think of any "unique" features of Escalon. However there are some vacant parcels that could be considered for multifamily housing. The biggest problem Escalon has for building housing is the COST of infrastructure needed to accommodate the increase of demands on water, sewage, schools, and health services. To attract businesses to Escalon, the City needs to show that their growth plans are projected to take into consideration designs that show housing, business, travel and services aesthetically meshes together.	9/27/2023 4:48 PM
39	We need more sustainable business to attract outside shoppers/clients. No more dollar stores/smoke shops/liquor stores or fast food franchises	9/27/2023 4:41 PM
40	I do not want more/new housing opportunity! Leave Escalon small!	9/27/2023 4:36 PM
41	Senior living on a pay scale	9/27/2023 4:33 PM
42	Affordable apartments and rentals	9/27/2023 3:02 PM
43	1 - Single Bedroom senior housing studios 2 - property on John & First 3 - Auction yard property 4 - Escalon folks are frugal - worked hard & saved, they should be appreciated and listened to 5 - thank you for giving me the opportunity to vent	9/27/2023 11:49 AM
44	Let Escalon stay as is!	9/27/2023 11:40 AM
45	Reduce the permit costs We need more businesses - although not another Dollar type store. We need to encourage our facilities - improve the town-use - like Ripon - invest in the town for the people that are living here now. Attract better businesses (unique ones) and you will attract more people. (Butler's Pantry for example)	9/27/2023 11:39 AM
46	Are this questions that the State sends you to ask? 3-5 story downtown apartments? Really Control growth - plan wisely -	9/27/2023 11:33 AM
47	Much of what families move to Escalon for is the small community feel. I believe the slow growth policy now in exisertence should continue. Otherwise we are inviting surrounding city problems homelessness, slums, theft etc.	9/27/2023 11:26 AM
48	If anything just seniors and residential, more rentals/apartments are just more problems to add to the community we don't have enough cops as is. Keep Escalon the same! Focus on businesses	9/27/2023 11:22 AM
49	high end / large lots high and mid income	9/27/2023 11:16 AM
50	Build on empty lots	9/27/2023 11:12 AM
51	Less orchards, more multi-family housing 1 or 2 Bedrooms 2 Baths	9/27/2023 11:03 AM
52	Increase opportunities for multi unit projects in areas that would not impact current neighborhoods or businesses. Young and low income will stay and thrive in the community only if the community doesn't change. Remember that income levels are fluid and those levels will grow into higher levels only if they are attractive to move into them.	9/21/2023 12:14 PM

## City of Escalon Housing Needs and Opportunities Survey

53	No additional changes are needed. Everything is acceptable even in these tough economic times. But budget for maintenance is welcomed.	9/8/2023 2:14 PM
54	Not sure	9/6/2023 8:23 PM
55	Additional units on large lots.	9/5/2023 11:34 PM
56	Let's keep the town small and not become the next Riverbank	9/5/2023 8:27 AM
57	People move to a small town for a reason, if they wanted to live around low income, they would move in Modesto or Stockton. Housing should not be equal, you get what you work for. People work to have a nice house in Escalon, that shouldn't be shadowed by people who don't work and get free housing. Escalon is one of the unique communities in this area because of the fact that it's still a close knit community and that's because people have lived here for a very long time and have worked hard to preserve what their family started here. If you are a hard-working family, you can afford to live here and it is something you should make a goal to work towards, not given to you because then it's not appreciated and respected.	9/4/2023 9:04 PM
58	Additional units on large lots	9/4/2023 10:36 AM
59	N/a	9/3/2023 8:30 PM
60	Multi dwelling housing.	9/2/2023 7:39 PM
61	Additional units on large lots. Multi generation homes.	9/1/2023 6:52 PM
62	All of the above.	9/1/2023 4:15 PM
63	Not sure	8/15/2023 1:42 PM
64	Looks to me like this survey is more about trying to turn escalon in some fake san Francisco euphoric downtown with multi family and use buildings than it is just allowing a small entry level subdivision, that would not only serve the so called need of seniors not being able to afford their large aging homes, but also 1st time buyers. But hey that's just common sense and the city of escalon seems to be quickly losing that.	8/15/2023 6:24 AM
65	None of these. Need more single family housing.	8/14/2023 9:10 AM
66	Increase the ease/speed of permitting and fees to enlarge/remodel or add a room above a garage, or add a tiny house to a lot,	8/13/2023 7:32 PM
67	Just need affordable housing for the middle class. Middle class can not afford to purchase homes in Escalon right now.	8/12/2023 3:35 PM
68	Na	8/12/2023 2:03 PM
69	The last option.	8/12/2023 9:39 AM
70	Section 8	8/12/2023 7:59 AM
71	Granny flats would be a good start for seniors on fixed incomes.	8/12/2023 6:38 AM
72	cccc	8/12/2023 5:31 AM
73	Commercial and industrial area converted to housing.	8/11/2023 11:41 PM
74	None, Escalon does not need creative housing. Nice single-family track housing	8/11/2023 10:48 PM
75	Additional units on large lots	8/11/2023 8:45 PM
76	There is plenty of housing. Fine as is. Do not want bay-area to move in.	8/11/2023 8:39 PM
77	With businesses closing use the land for housing instead of another fast food restaurant.	8/11/2023 6:18 PM
78	Homes with small parcels will not attract all type of buyers.	8/11/2023 4:53 PM
79	Need to have incentives to build on existing vacant lots. Need to build 50 homes per year minimum.	8/11/2023 4:15 PM
80	Commercial and industrial areas that get converted to housing. We have too many buildings that have been vacant far too long that could get converted easily.	8/11/2023 4:04 PM

## Q1 Las más grandes necesidades de vivienda de Escalon hoy son (seleccione todas las opciones que apliquen):

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Necesita opciones de vivienda en precios más bajos	100.00%	1
Necesita vivienda para personas de la tercera edad	100.00%	1
Necesita vivienda en renta y a bajo costo	100.00%	1
Necesita casas que sean más asequibles para compradores de primera vez	0.00%	0
Necesita vivienda para gente que trabaja aquí	100.00%	1
Necesita más vivienda para familias jóvenes y trabajadores	100.00%	1
Necesita más opciones de vivienda para familias multigeneracionales	100.00%	1
Todas las necesidades de vivienda en Escalon han sido satisfechas	0.00%	0
Otro (especifique)	0.00%	0
Total Respondents: 1		

#	OTRO (ESPECIFIQUE)	DATE
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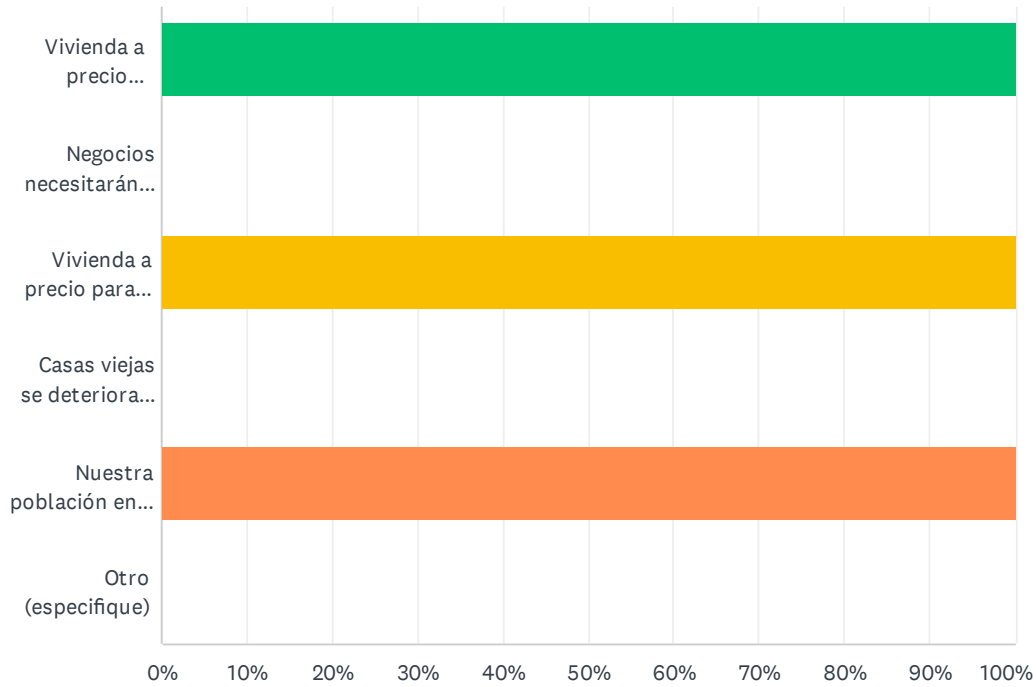
## Encuesta sobre Necesidades y Oportunidades de Vivienda - Escalon

There are no responses.

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## Q2 Las necesidades de Escalon de vivienda dentro de los próximos 10 años incluirá (seleccione toda opción que aplique):

Answered: 1 Skipped: 0

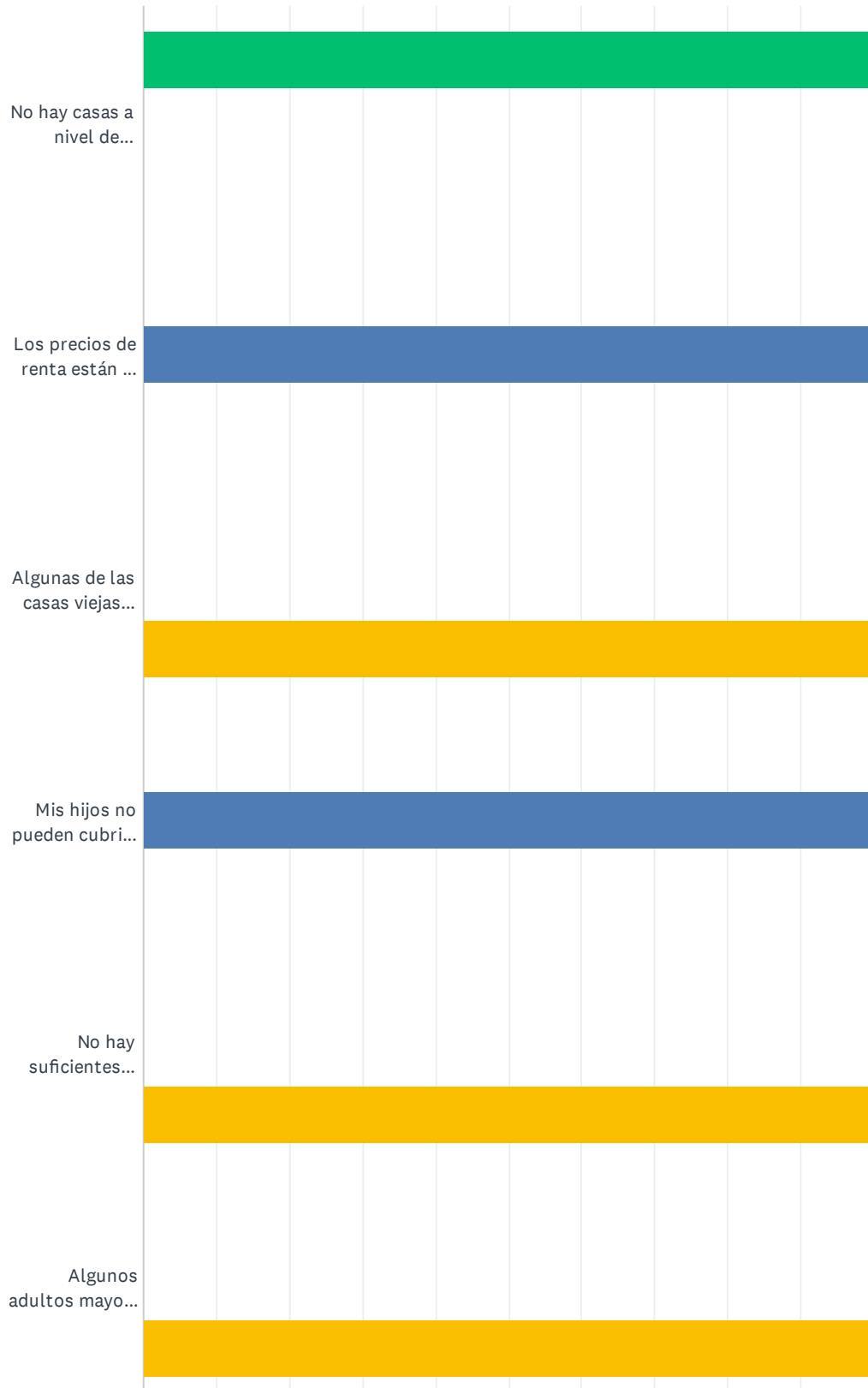


ANSWER CHOICES	RESPONSES
Vivienda a precio accesible para que adultos jóvenes puedan vivir aquí	100.00% 1
Negocios necesitarán vivienda asequible para sus empleados	0.00% 0
Vivienda a precio para atraer nuevas familias a Escalon	100.00% 1
Casas viejas se deteriorarán y necesitarán reparaciones	0.00% 0
Nuestra población en envejecimiento necesitará opciones de vivienda más accesible y bien diseñada	100.00% 1
Otro (especifique)	0.00% 0
Total Respondents: 1	

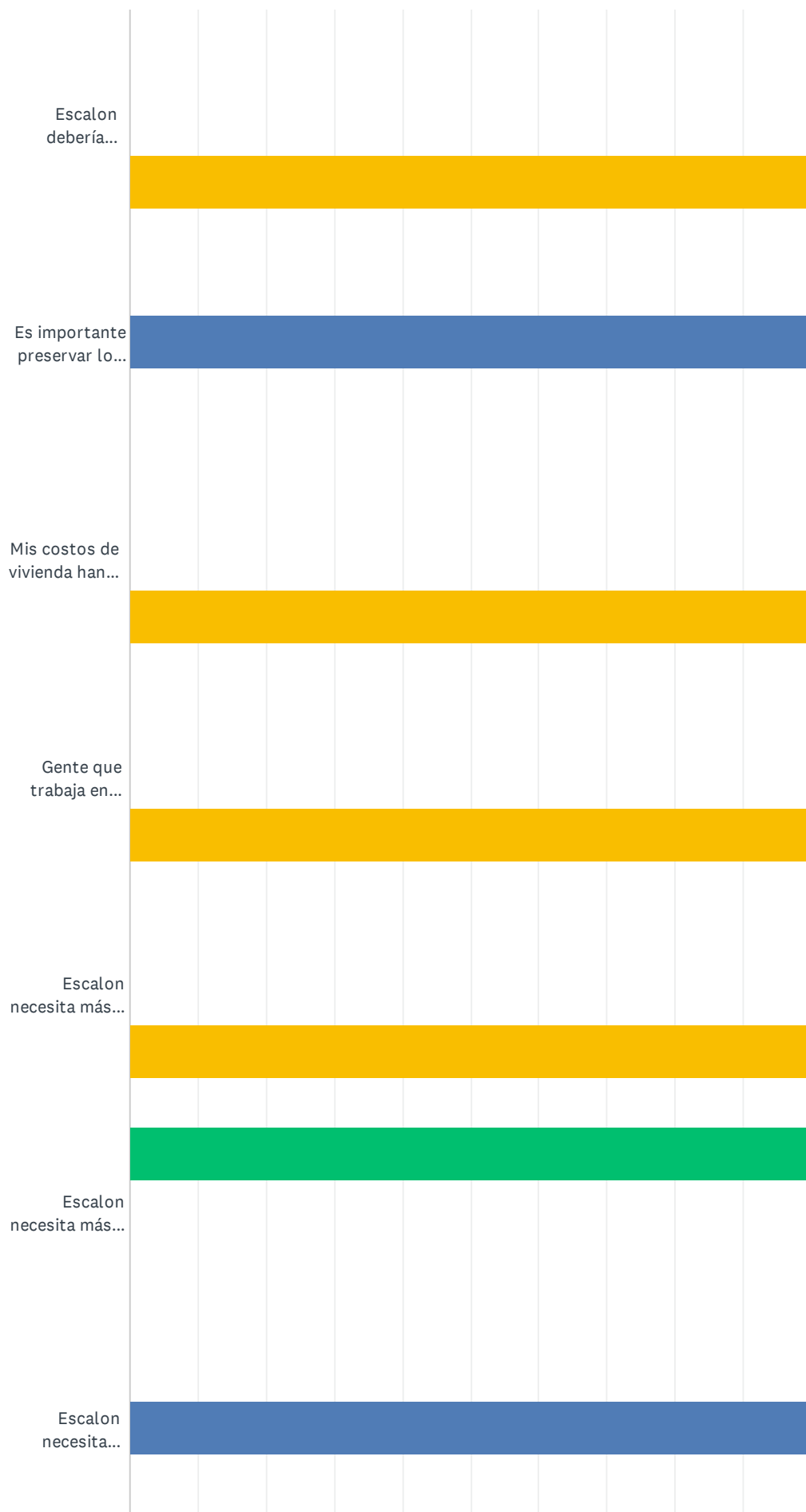
#	OTRO (ESPECIFIQUE)	DATE
	There are no responses.	

### Q3 Por favor categorice su nivel de acuerdo con cada una de las siguientes declaraciones:

Answered: 1 Skipped: 0

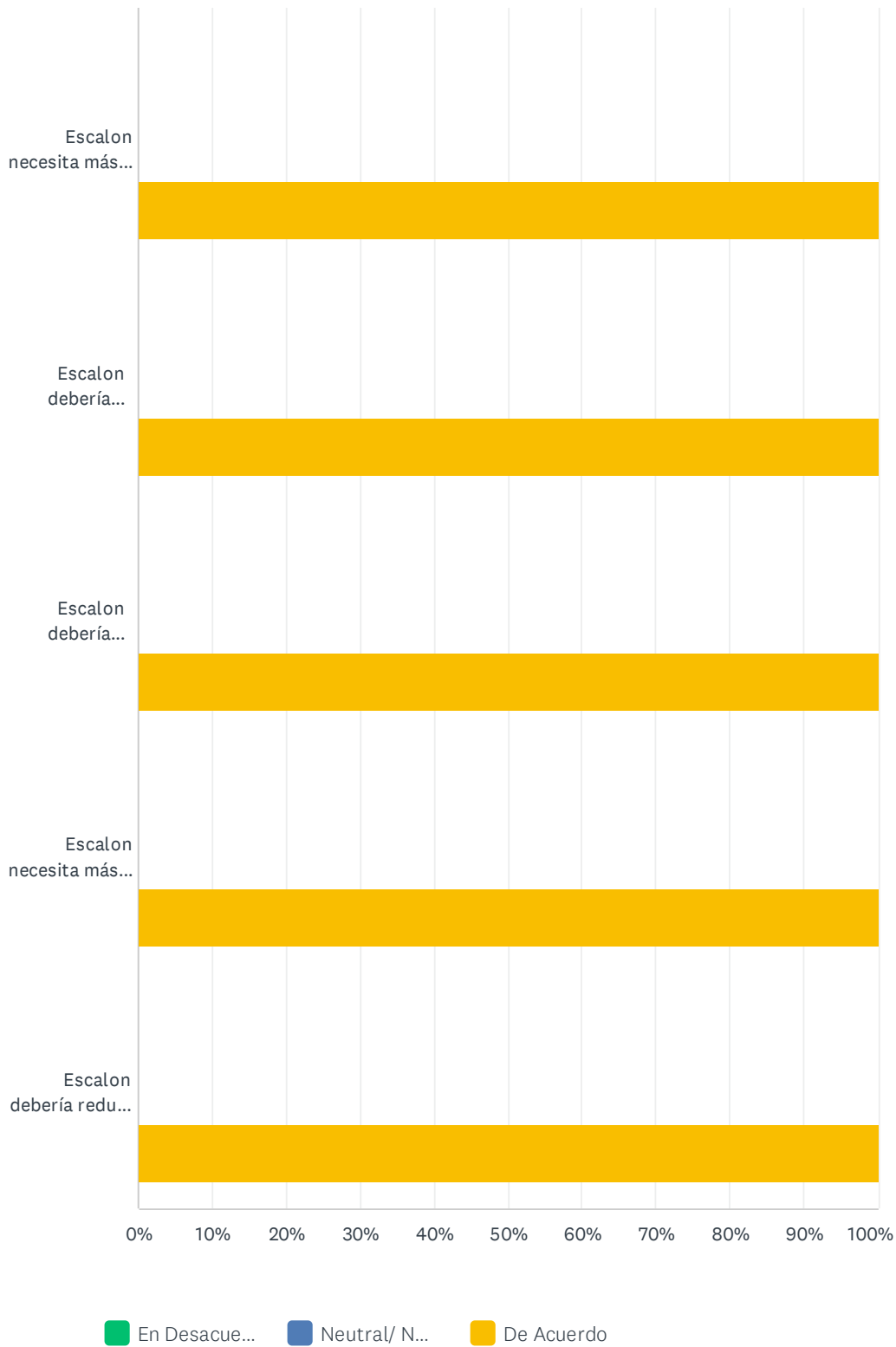


# Encuesta sobre Necesidades y Oportunidades de Vivienda - Escalon





# Encuesta sobre Necesidades y Oportunidades de Vivienda - Escalon

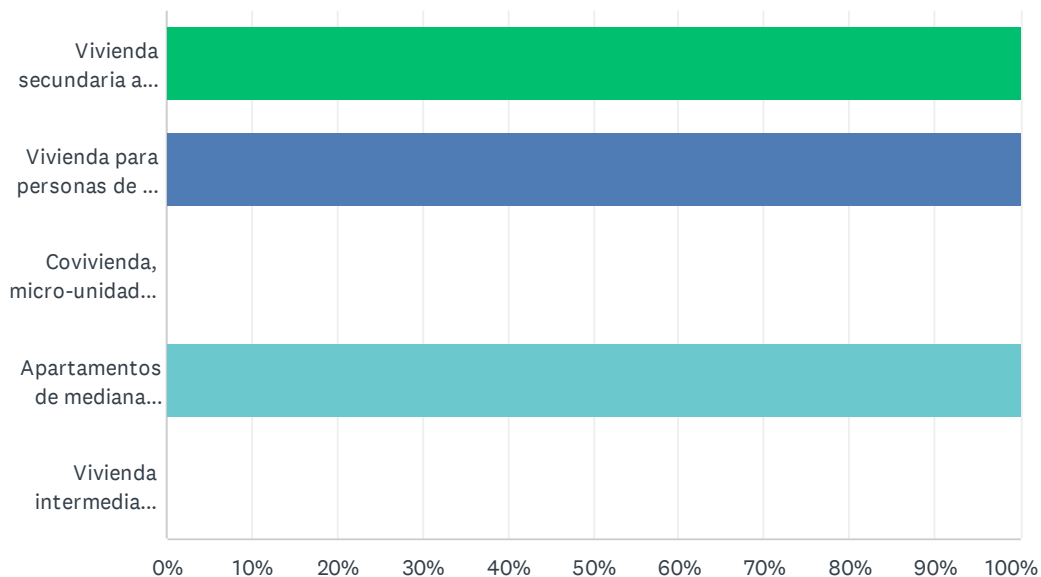


Encuesta sobre Necesidades y Oportunidades de Vivienda - Escalon

	EN DESACUERDO	NEUTRAL/ NO OPINION	DE ACUERDO	TOTAL	WEIGHTED AVERAGE
No hay casas a nivel de entrada para comprar en Escalon	100.00% 1	0.00% 0	0.00% 0	1	3.00
Los precios de renta están muy altos en Escalon	0.00% 0	100.00% 1	0.00% 0	1	2.00
Algunas de las casas viejas de Escalon necesitan rehabilitación	0.00% 0	0.00% 0	100.00% 1	1	1.00
Mis hijos no pueden cubrir el costo de vivir en Escalon	0.00% 0	100.00% 1	0.00% 0	1	2.00
No hay suficientes opciones de vivienda en Escalon	0.00% 0	0.00% 0	100.00% 1	1	1.00
Algunos adultos mayores necesitan asistencia para permanecer en sus hogares	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon debería permitir la construcción de más apartamentos	0.00% 0	0.00% 0	100.00% 1	1	1.00
Es importante preservar los vecindarios de Escalon	0.00% 0	100.00% 1	0.00% 0	1	2.00
Mis costos de vivienda han incrementado en los últimos 5 años	0.00% 0	0.00% 0	100.00% 1	1	1.00
Gente que trabaja en Escalon no pueden cobrar el costo para vivir aquí	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon necesita más opciones de vivienda para todos los niveles de ingreso	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon necesita más vivienda cerca del Centro	100.00% 1	0.00% 0	0.00% 0	1	3.00
Escalon necesita permitir más vivienda junto con negocios existentes	0.00% 0	100.00% 1	0.00% 0	1	2.00
Escalon necesita más vivienda en áreas comerciales	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon debería permitir la construcción de vivienda de cuatro unidades en la ciudad	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon debería permitir la construcción de apartamentos pequeños en la ciudad	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon necesita más desarrollo de usos mixtos	0.00% 0	0.00% 0	100.00% 1	1	1.00
Escalon debería reducir los requisitos de estacionamiento donde las condiciones de seguridad lo permitan	0.00% 0	0.00% 0	100.00% 1	1	1.00

## Q4 Por favor seleccione los tipos de vivienda que serían más exitosos en Escalon:

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES
Vivienda secundaria a la residencia principal (second units/granny units/junior units)	100.00% 1
Vivienda para personas de la tercera edad independiente y instalaciones de cuidado residencial para personas mayores o personas con discapacidades	100.00% 1
Covivienda, micro-unidades, y unidades de una sola recámara	0.00% 0
Apartamentos de mediana altura (3-5 pisos) en el Centro	100.00% 1
Vivienda intermedia faltante como casas adosadas o vivienda de unidades múltiples de baja altura	0.00% 0
Total Respondents: 1	

Q5 ¿Cuáles son algunas de las características únicas de Escalon que pueden ser oportunidades de vivienda para la comunidad? Por ejemplo: Ubicaciones para vivienda multifamiliar Garajes independientes y otras estructuras secundarias que podrían convertirse en viviendas. Casas grandes que pueden modificarse para alojar más residentes Lotes grandes perfectos para alojar más residencias Espacios comerciales/industriales subutilizados infrautilizados que podrían convertirse en viviendas Su(s) idea(s):

Answered: 0 Skipped: 1

#	RESPONSES	DATE
	There are no responses.	

## Q6 MANTÉNGANME AL TANTO. ¿Quiere mantenerse involucrado/a de las actualizaciones de Escalon en su Elemento de Vivienda?

Answered: 0 Skipped: 1

ANSWER CHOICES	RESPONSES
Nombre	0.00% 0
Correo electrónico	0.00% 0
(Opcional) Compañía ó afiliación	0.00% 0
Address 2	0.00% 0
City/Town	0.00% 0
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	0.00% 0
(Opcional) Área de interés	0.00% 0

#	NOMBRE	DATE
	There are no responses.	
#	CORREO ELECTRÓNICO	DATE
	There are no responses.	
#	(OPCIONAL) COMPAÑÍA Ó AFILIACIÓN	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
	There are no responses.	
#	(OPCIONAL) ÁREA DE INTERÉS	DATE
	There are no responses.	