

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development NY

BOARD AGENDA # 9:05 a.m.

Urgent ☐

Routine ☒

AGENDA DATE August 28, 2012

CEO Concurs with Recommendation YES ☐ NO ☐
(Information Attached)

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Public Hearing to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. 2009-04, Revised Housing Element Update

PLANNING COMMISSION RECOMMENDATIONS:

1. Find that General Plan Amendment Application No. 2009-04, Revised Housing Element Update is exempt from the California Environmental Quality Act (CEQA) and order the filing of the Notice of Exemption.
 2. Find that:
 - a. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses;
 - b. The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service; and
- (Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts to the General Fund associated with this item. Direct costs for preparation of the update have been paid for with funds from the General Plan Maintenance Fund.

BOARD ACTION AS FOLLOWS:

No. 2012-446

On motion of Supervisor Withrow, Seconded by Supervisor Chiesa
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

PLANNING COMMISSION RECOMMENDATIONS: (Continued)

- c. The project is consistent with the overall Goals and Policies of the Stanislaus County General Plan.
3. Approve General Plan Amendment No. 2009-04 - Revised Housing Element Update.

DISCUSSION:

The Housing Element Update for 2009 to 2014 was adopted by the Board of Supervisors on April 20, 2010, pending approval by the California Department of Housing and Community Development (HCD). The adopted document was sent to HCD for review and due to HCD's request for additional data, the document has been amended. The amended Housing Element being considered for approval was presented to the Stanislaus County Planning Commission on June 21, 2012.

The Housing Element is one of the State-mandated elements of any General Plan. As such, it must comply with State standards and also be internally consistent with other elements of the entire General Plan. The Housing Element is also unique in that it is the only element that is reviewed by the State and must be updated every five years. The purpose of the Housing Element is to:

- Assess housing needs of existing and future residents;
- Propose specific goals and implementation measures to meet housing needs; and
- Comply with the requirements of State law.

Since the adoption of the Housing Element in April 2010, there have been many changes to the document at the request of HCD; however, the basic framework of the document has not been altered. The primary changes requested by HCD have been to further substantiate and solidify (with information, statistics, and expanded or new programs) the statements made in the adopted element that Stanislaus County has the ability to accommodate its share of the Regional Housing Needs Assessment (RHNA) numbers for all income levels and has adequate programs to facilitate their production.

Descriptions of the primary areas of HCD's requests for change are outlined below:

Zoning for Lower Income Households - HCD requested additional analysis to demonstrate the adequacy of zoning and densities to encourage and facilitate the development of housing affordable to lower income households.

Large Sites (Salida Community Plan) - HCD requested further description of how the large sites in the Salida Community Plan units would be affordable to lower income households.

Emergency Shelters - HCD requested further documentation that Stanislaus County has the capacity to accommodate emergency shelters.

Non-Vacant and Small Sites - HCD required further analysis of the non-vacant and small sites that were being counted to meet a portion of the County's regional housing need.

Land Use Controls (Measure E) - HCD requested further analysis of the effect of Measure E on the effect of limiting the supply of land for residential development or the impact on other land use policies. Measure E is a land use restriction initiative which requires a majority vote of the County voters on any proposal to redesignate or rezone unincorporated land from an agricultural or open space use to a residential use.

Fees and Exactions - HCD requested that additional analysis be provided on the impacts of fees and exactions, specifically the County's fee percentage compared to the total development costs of single-family and multi-family housing.

Programs - HCD requested that the following programs be added or modified: Program 2-6 (Farm Worker Housing in Agricultural Zones); Program 2-7 (State and Federal Housing Programs for Farm Workers); Program 4-8 (Transitional and Supportive Housing); Program 4-10 (Areas with New Infrastructure Capacity); and Program 5-7 (Reasonable Accommodation).

The June 21, 2012, Stanislaus County Planning Commission Memo, Attachment 1, provides a discussion of the County's responses to HCD's requests for change. The revised draft Housing Element is provided as Exhibit D of Attachment 1 and all revisions are reflected in bold, stricken, and highlighted text.

A revised draft Housing Element incorporating the responses to the requests for change outlined above was referred to HCD for review and approval on February 9, 2012. HCD has since notified Stanislaus County in a letter dated April 4, 2012, that the revised element will now comply with the State Housing Element law once the revisions are adopted (See Exhibit B of Attachment 1).

The Planning Commission held a public hearing to consider the revisions to the Housing Element on June 21, 2012. No one spoke either in favor or in opposition to the project.

Following the closure of the public hearing, there was a request by one of the Planning Commission members for clarification regarding Measure E and the discussion in the Land Use Controls section of the Housing Element (starting on page VI-1). Specifically, there was a request made for clarification regarding the impact of Measure E on the realistic residential development capacity of Salida. Since the adoption of the Salida Community Plan preceded Measure E, it is not a constraint on the residential dwelling of Salida. Areas within the Salida Community Plan with a residential development capacity already have a non-agricultural zoning and, as such, are not subject to Measure E.

The Planning Commission voted unanimously (9-0) to recommend the Board of Supervisors approve the amendment. Should the Board of Supervisor's approve the amendment, staff will forward the adopted Housing Element to HCD for final State certification.

POLICY ISSUES:

The Board should determine if approval of this proposed General Plan Amendment furthers the goals of A Well-Planned Infrastructure System and A Strong Local Economy by ensuring that the Housing Element complies with State requirements.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Interim Director.
Telephone: (209) 525-6330

ATTACHMENTS: (ALL ATTACHMENTS AVAILABLE FROM THE CLERK)

1. Stanislaus County Planning Commission Memo, June 21, 2012
 - Exhibit A - Letter from Department of Housing and Community Development dated July 21, 2010
 - Exhibit B - Letter from Department of Housing and Community Development dated April 4, 2012
 - Exhibit C - Notice of Exemption
 - Exhibit D - Revised Draft Housing Element Update 2009 to 2014
2. Planning Commission Minutes, June 21, 2012



June 21, 2012

MEMO TO: Stanislaus County Planning Commission

FROM: Stanislaus County Department of Planning and Community Development

SUBJECT: **GENERAL PLAN AMENDMENT APPLICATION NO. 2009-04 - REVISED
DRAFT HOUSING ELEMENT UPDATE 2009 to 2014**

BACKGROUND

The Housing Element Update for 2009 to 2014 was adopted by the Board of Supervisors on April 20, 2010, pending approval by the California Department of Housing and Community Development (HCD). The adopted document was sent to HCD for review and due to their request for additional data, the document was amended. The amended Housing Element is being presented to the Planning Commission for review and for a recommendation of approval to the Board of Supervisors.

The current Housing Element is one of the State-mandated elements of any General Plan. As such, it must comply with State standards and also be internally consistent with other elements of the entire General Plan. The Housing Element is also unique in that it is the only element that is reviewed by the State and must be updated every five years. The purpose of the Housing Element is to:

- Assess housing needs of existing and future residents;
- Propose specific goals and implementation measures to meet housing needs; and
- Comply with the requirements of State law.

The adopted Housing Element Update was prepared on behalf of the Planning Department by staff consultant Nancy Brown beginning in 2009. The preparation was guided by five goals. They are:

- Identification of adequate sites that will be made available for housing affordable at all income ranges;
- Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
- Addressing, and where possible, removing governmental constraints;
- Conservation of and improvement in the condition of existing affordable housing stock; and
- Promotion of housing opportunities for all persons (fair housing program).

Also included among the provisions of California Housing Element Law are requirements that:

- The County adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments

- operating within the region (Stanislaus Area Association of Government for Stanislaus County);
- Financial resources be identified that can make the construction of low- and moderate-income households feasible; and
- Existing housing affordable to low- and moderate-income households be conserved, especially federal or state subsidized housing that may convert to market-rate housing within the time frame of the Housing Element.

DISCUSSION

Since the adoption of the Housing Element in April 2010, there have been many changes to the document at the request of HCD. (See Exhibit A.) The basic framework of the document has not been altered. The primary changes requested by HCD have been to further substantiate and solidify with information, statistics, and expanded or new programs, the statements made in the adopted element that Stanislaus County has the ability to accommodate its share of the Regional Housing Needs Assessment numbers for all income levels, and has adequate programs to facilitate their production.

A description of the primary areas of HCD's concerns, and the County's responses, are outlined below:

Zoning for Lower Income Households - HCD requested additional analysis to demonstrate the adequacy of zoning and densities to encourage and facilitate the development of housing affordable to lower income households.

Response: Additional analysis as requested was added to Section V, Site Inventory and Analysis, under 'Salida', 'Analysis of Non-Vacant and Underutilized Sites', and Zoning to Accommodate the Development of Housing Affordable to Lower Income Households.

Response: Program 1-10 - Affordable Housing Development within the Salida Community Plan was added to further facilitate the construction of affordable housing where the bulk of the available acreage designated Medium and Medium High Density Residential is located, and therefore has the highest potential to address affordable housing in Stanislaus County.

Large Sites (Salida Community Plan) - HCD requested further description of how the large sites in the Salida Community Plan units would be affordable to lower income households.

Response: Text was added to Section V, Site Inventory and Analysis, under 'Salida', to address how the uniqueness of the Salida Community Plan and its flexibility of standards has the ability to accommodate a greater mix of housing types.

Emergency Shelters - HCD requested further documentation that Stanislaus County has the capacity to accommodate emergency shelters.

Response: Section V, under 'Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing' was amended to substantiate that there is ample land inventory within Stanislaus County to accommodate emergency shelters.

Non-Vacant and Small Sites - HCD required further analysis of the non-vacant and small sites that were being counted to meet a portion of the County's regional housing need.

Response: In Section V, the end of the paragraph 'Development Potential Study Area' was modified as requested by HCD. Also, in the same section, the 'Analysis of Non-Vacant and Underutilized Sites' contains additional detail and cross-referencing to related programs to satisfy HCD's concerns.

Land Use Controls (Measure E) - HCD requested further analysis of the effect of Measure E on the effect of limiting the supply of land for residential development or the impact on other land use policies.

Response: These concerns have been adequately addressed in Section VI - Constraints, in the Land Use Controls section. In addition, Program 5-8 Encouraging Development on Non Measure E parcels was added to address any resulting effect of Measure E on the cost and timing of development, and the ability to meet regional housing needs.

Program 5-9 Measure E Review was also added to provide ongoing monitoring (beyond this Housing Element cycle) to determine whether it is necessary to mitigate any future impacts Measure E may have on the County's housing supply needs.

Fees and Exactions - HCD requested that additional analysis be provided on the impacts of fees and exactions, specifically the county's fee percentage compared to the total development costs of single-family and multifamily housing.

Response: A new table has been added to Chapter VI, 'Fees as a Percentage of Development Cost' to address this concern.

Programs - HCD requested that the following programs be added or modified:

Program 2-6 (Farm Worker Housing in Agricultural Zones) has been amended to comply with Health and Safety Code Sections 17021.5 and 17021.6 to include provisions for farm worker housing in residential zones as well as other zones that allow agricultural uses.

Program 2-7 (State and Federal Housing Programs for Farm Workers) has been amended as requested to specify an annual timeframe for the support to the Housing Authority in their administration of programs for farm worker housing, as well as funding applications.

Program 4-8 (Transitional and Supportive Housing) has been amended in order to be fully consistent with SB2 to allow transitional and supportive housing as a permitted residential use in any residential district, subject to the same requirements that apply to other residential uses.

Program 4-10 (Areas with New Infrastructure Capacity) has been added to provide for notification to homeowners within lower-income areas with newly completed infrastructure upgrades of any increased development potential (ie: second units), as well as any available incentives for the construction of new units.

Program 5-7 (Reasonable Accommodation) was mistakenly omitted from the Housing Element, and has now been reinserted without changes.

A revised draft Housing Element incorporating the responses summarized above was referred to HCD for review and approval on February 9, 2012. HCD has since notified Stanislaus County in a letter dated April 4, 2012, that the revised element will now comply with the State Housing Element law once the revisions are adopted. (See Exhibits B and D.)

ENVIRONMENTAL REVIEW

The April 20, 2010, adoption of the Draft Housing Element included adoption of a Negative Declaration with a finding that the project did not have a significant effect on the environment. The proposed revisions are minor in nature and no new potential significant environmental impacts have been identified. Staff is recommending the this revised draft Housing Element be found exempt from the California Environmental Quality Act (CEQA) under the General Exemption (Section 15061(b)(3)). (See Exhibit E.)

RECOMMENDATION

Based on the foregoing discussion, and the ongoing discussion, staff recommends the Planning Commission recommend the Board of Supervisors take the following actions regarding this project:

1. Find the project is exempt from the California Environmental Quality Act (CEQA) and order the filing of the Notice of Exemption;
2. Find that:
 - a. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses;
 - b. The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service; and
 - c. The project is consistent with the overall Goals and Policies of the Stanislaus County General Plan.
3. Recommend approval to the Board of Supervisors for General Plan Amendment No. 2009-04 - Revised Draft Housing Element Update 2009 to 2014.

Report written by: Kristin Doud, Assistant Planner and Bill Carlson, Senior Planner

Attachments:

- Exhibit A - Letter from Department of Housing and Community Development dated July 21, 2010
- Exhibit B - Letter from Department of Housing and Community Development dated April 4, 2012
- Exhibit C - Notice of Exemption
- Exhibit D - Revised Draft Housing Element Update 2009 to 2014

The Revised Draft Housing Element Update 2009 to 2014 is available for viewing on our website @ <http://www.stancounty.com/planning/pl/agenda-min-2012.shtm>

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



CHIEF EXECUTIVE OFFICE

2010 JUL 26 P 1:13

July 21, 2010

Mr. Richard W. Robinson
Chief Executive Officer
County of Stanislaus
1010 10th Street, Suite 3400
Modesto, CA 95354

Dear Mr. Robinson:

RE: Review of the County of Stanislaus' Adopted Housing Element

Thank you for submitting the County of Stanislaus' housing element adopted on April 20, 2010 and received for review on April 26, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Sections 65585(h). Communications with Ms. Nancy Brown, the County's consultant, facilitated the review. In addition, the Department considered comments from Weintraub Genshlea Chediak Law Corporation on behalf of the Building Industry Association of Central California, pursuant to Government Code Section 65585(c).

The element addresses many of the statutory requirements described in the January 29, 2010 review (see link below). However, further revision is still necessary to comply with State housing element law (Article 10.6 of the Government Code). For example, the element must still demonstrate adequate sites and analyze potential constraints on housing. The enclosed Appendix describes necessary revisions needed to comply with State housing element law.

The Department is committed to assist the County of Stanislaus in addressing all statutory requirements of housing element law. If you have any questions, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

Enclosure (January 2010 Review - <http://tinyurl.com/stanislaus-cou0110>)

EXHIBIT A

RECEIVED

JUL 29 2010

STANISLAUS CO. PLANNING & COMMUNITY DEVELOPMENT

APPENDIX

COUNTY OF STANISLAUS

The following changes would bring the County of Stanislaus' housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

Please also see the Department's January 29, 2010 review for further information on these statutory requirements.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Progress in Meeting the Regional Housing Needs Allocation (RHNA): While Table IV-2 of the adopted element was revised to footnote affordability for second units and mobilehomes was based on permit valuation, affordability for units actually constructed should be based on sales price or rent levels. Please refer to the Department's January 29, 2010 review.

Zoning for Lower-Income Households: As noted in the previous review, the element must include an analysis to demonstrate the adequacy of zoning and densities to encourage and facilitate the development of housing affordable to lower-income households. The element continues to rely on sites within the R-2 and other zones with maximum densities of 14 units per acre to accommodate a portion of the regional housing need for lower-income households, but does not include an analysis to demonstrate the adequacy of these densities. While the element includes information about market rents, it does not indicate whether the survey or rents include only recently constructed apartments. In addition, the element includes little information regarding development experience within the R-2 zone or other zones allowing a maximum of 14 units per acre. This is particularly important given typically built densities are seven units per acre in these zones. To address this finding, the analysis could address what densities encourage housing for lower-income households and optimize financing resources. For example, the element could compare the level of subsidy required at 7-14 units per acre with higher densities or include information about land costs per unit or financial feasibility at various densities from developers. Based on the results of this analysis, the element may need to add or revise programs to address a shortfall of sites. Please refer to the previous review.

Large Sites (Salida Community Plan): The element now relies on three large parcels in the Salida area to accommodate 940 units affordable to lower-income households. However, the element does not describe how such large parcels can facilitate the development of housing affordable to lower-income households. For example, most developments utilizing State or federal financial resources include 50-150 units. To use larger sites to accommodate the County's share of the regional housing need for lower-income households, the element should include an analysis of the appropriateness of such sites including, for example, a discussion of opportunities for specific-plan development, further subdivision or other methods and programs to encourage and facilitate their use for the development of housing affordable to lower-income households.

Emergency Shelters: The adopted element has been revised to describe the suitability of the Industrial Zone (M) to accommodate emergency shelters; however, it should describe total acreage available to demonstrate sufficient capacity to accommodate the need for emergency shelters. Please refer to the previous review.

Non-Vacant and Small Sites: The adopted element was not revised to address these findings. If the County is relying on non-vacant and small sites to accommodate Stanislaus County's regional housing need, the element must include analyses as described in the previous review.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Land-Use Controls (Measure E): While the adopted element now describes Measure E, it does not analyze the effect of limiting the supply of land for residential development or the cumulative impact of Measure E and other land-use policies. The conclusion that it is not a constraint because the County will be able to meet its RHNA does not address the other potential impacts on housing supply, cost and certainty. The RHNA is, for planning purposes, a minimum projection of housing needs. It does not represent a maximum need or building cap. The analysis should address impacts on land values, housing supply and incentives or other mitigations available to development. Based on the outcomes of this analysis, the element should include or revise programs, as needed, to address the constraint. For example, the element could commit to incentives in non-Measure E, infill areas and streamlined permit procedures, such as ministerial approval and tiered environmental review. Please refer to the previous review.

Fees and Exaction: The adopted element estimates total fees for single- and multi-family development; however, it does not analyze the impacts including the proportion fees represent of total development costs. Please refer to the previous review.

B Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the adequacy of sites and zoning has not been established. Based on the results of the analysis, the County may need to add or revise programs to address a shortfall of sites and zoning for a variety of housing types. Specifically, if needed, the program must provide sites with zoning that allows owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. Pursuant to 65583.2(i), "by right" means local government review must not require a conditional use permit (CUP), planned unit development or other discretionary review or approval. Programs to address a shortfall must also commit to a minimum of 16 units per site; a minimum density of 20 units per acre; and at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only. In addition:

Program 4-8 (Transitional and Supportive Housing): The Program indicates the County will identify zones that will allow transitional and supportive housing in locations close to public services. However, as noted in the Department's previous review, Chapter 633, Statutes of 2007 (SB 2), requires transitional and supportive housing to be permitted as a residential use and should be allowed in any residential district subject to the same requirements that apply to other residential uses. The Program should be revised to be consistent with SB 2. The Department's technical assistance memo can be found at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf.

2. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints. In addition:

Program 2-6 (Farm Worker Housing in Agricultural Zones) and 2-7 (State and Federal Housing Programs for Farm Workers): While Program 2-6 mentions farmworker housing in agricultural zones, it should be revised to specifically amend zoning to comply with both Health and Safety Code 17021.5 and 17021.6 which includes provisions for residential zones as well as agricultural zones. In addition, Program 2-7 should be revised with a discrete timeline (e.g., annual or biannual). Please refer to the previous review.

Reasonable Accommodation: The adopted element no longer contains Program 5-7 (Reasonable Accommodations). While the element describes the creation of the Disabled Access Board of Appeals to provide reasonable interpretations of the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, it must be revised to commit to establish a reasonable accommodation procedure by a date certain. Please see a model and sample ordinances on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_mitigate.php.

Measure E: Based upon the results of analysis of Measure E, the element may need to add or revise programs to mitigate the constraint. For example, the element could include a program to monitor the impacts of Measure E on the cost of development and establish incentives for development on non-Measure parcels.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



April 4, 2012

Ms. Monica Nino
County Manager
County of Stanislaus
1010 10th Street, Suite 3400
Modesto, CA 95354

Dear Ms. Nino:

RE: Review of the County of Stanislaus' Revised Draft Housing Element Update

Thank you for submitting Stanislaus County's revised draft housing element update received for review on February 9, 2012 along with revisions received on April 2 and 3, 2012. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's July 15, 2011 review. For example, the element now identifies adequate sites to accommodate the regional housing need. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the hard work and dedication of Messrs. Kirk Ford, Planning and Community Development Director; Bill Carlson, Senior Planner; Ms. Angela Freitas, Associate Planner; and Ms. Nancy Brown, the County's Consultant, in preparation of the housing element and looks forward to receiving Stanislaus County's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

EXHIBIT B

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: General Plan Amendment Application No. 2009-04 - Revised Draft Housing Element Update 2009 To 2014

Applicant Information: Stanislaus County / 1010 10th Street, Suite 3400 / Modesto, CA 95354 / (209) 525-6330

Project Location: Stanislaus County

Description of Project: Consider adoption of an update of the Housing Element of the Stanislaus County General Plan. The update consists of revisions needed for State of California Department of Housing and Community Development (HCD) certification. No specific housing projects are approved as a part of the Housing Element adoption.

Name of Agency Approving Project: Stanislaus County Board of Supervisors

Lead Agency Contact Person: Bill Carlson, Senior Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____
- ☒ General Exemption.

Reasons why project is exempt: This application is not proposing a specific project. It is to amend the General plan to meet State of California Department of Housing and Community Development (HCD) guidelines for context of a housing element. Any project resulting from this ordinance will require CEQA review. The General Plan Amendment itself is not considered to have the potential for significant environmental impacts.

REVISED DRAFT 2009-2014 HOUSING ELEMENT



All revisions proposed to the adopted April 20, 2010 Housing Element are reflected in **Bold**, ~~Strikeout~~ and Highlighted text.

A complete copy of the revised draft is available for viewing at the Stanislaus County Planning and Community Development Department or may be viewed online at <http://www.stancounty.com/planning/pl/agenda-min-2012.shtm>.

CHAPTER 6
STANISLAUS COUNTY HOUSING ELEMENT
2009-2014

TABLE OF CONTENTS

| | Page |
|--|-------------|
| Section I – Introduction | I-1 |
| Purpose of Housing Element | I-1 |
| Substantive Requirements | I-1 |
| Procedural Requirements | I-2 |
| Relationship to General Plan | I-2 |
| Regional Impacts | I-2 |
| Data Sources | I-2 |
| Public Participation | I-3 |
| Section II - Existing Housing Needs | II-1 |
| Population, Employment and Housing Characteristics | II-1 |
| Stanislaus County Profile | II-1 |
| Population Trends/Growth Rate | II-3 |
| Employment Trends | II-4 |
| Household Growth | II-6 |
| Overpayment and Overcrowding | II-7 |
| Extremely-Low Income Housing Needs | II-9 |
| Housing Stock Characteristics | II-9 |
| Housing Conditions Survey | II-10 |
| Areas of Survey | II-10 |
| Survey Procedure | II-11 |

| | |
|--|--------------|
| Survey Distribution | II-12 |
| Housing Types | II-12 |
| Housing Conditions Summary | II-13 |
| Housing Condition Ranking | II-15 |
| Lead Based Paint | II-17 |
| Assisted Housing Developments "At-Risk" | II-18 |
| Opportunities for Energy Conservation | II-18 |
| Section III - Special Housing Needs | III-1 |
| Persons with Disabilities | III-1 |
| Elderly | III-3 |
| Large Families | III-5 |
| Female Heads of Household | III-5 |
| Farmworkers | III-6 |
| Families and Persons in Need of Emergency Shelters | III-7 |
| Continuum of Care | III-8 |
| Analysis of Impediments to Fair Housing | III-13 |
| Section IV - Projected Housing Needs | IV-1 |
| Regional Housing Needs Allocation | IV-1 |
| Units Built, Under Construction and/or Approved During Planning Period | IV-2 |
| Second Units and Mobile or Manufactured Homes..... | IV-2 |
| Single Family Homes | IV-3 |
| Section V - Site Inventory and Analysis | V-1 |
| Inventory of Land Suitable for Residential Development | V-1 |
| Development Potential Study Areas | V-2 |
| Environmental Constraints and Adequate Infrastructure | V-25 |
| Realistic Development Capacity | V-27 |

| | |
|---|---------------|
| Analysis of Non-Vacant and Underutilized Sites | V-28 |
| Zoning to Accommodate the Development of Housing Affordable to Lower Income Households | V-29 |
| Zoning for Emergency Shelters, Transitional Housing and Supportive Housing | V-33 |
| Second Units | V-33 |
| Section VI – Constraints | VI-1 |
| State, Federal and Local Policy | VI-1 |
| Land Use Controls | VI-1 |
| Fees and Exactions | VI-4 |
| Processing and Permit Procedures | VI-8 |
| Codes and Enforcement of On-Off-Site Improvement Standards | VI-9 |
| Housing for Persons with Disabilities | VI-10 |
| Non-Governmental Constraints | VI-11 |
| Section VII – Programs | VII-1 |
| Housing Goals, Policies and Programs | VII-1 |
| Section VIII - Other Requirements | VIII-1 |
| Redevelopment Agency's Low/Mod-Income Housing Fund | VIII-1 |
| Analysis of Consistency with General Plan | VIII-1 |
| Priority for Water and Sewer | VIII-2 |
| Flood Hazard and Flood Management | VIII-2 |
| Section IX – Definitions | IX-1 |
| Appendices | A1-1 |
| 1 Vacant and Underutilized Land Inventory | A1-1 |
| 2 Units Built with Final Permits from January 1, 2007 to July 21, 2009 | A2-1 |
| 3 Progress Towards Meeting 2003 Housing Element Goals and Objectives | A3-1 |

LIST OF TABLES

| Table | Page |
|---|-------|
| Section II – Existing Housing Needs | |
| II-1 Population Growth Trends – Unincorporated Stanislaus County..... | II-3 |
| II-2 Population Growth Trends – Stanislaus County Incorporated Cities | II-3 |
| II-3 County Unincorporated Population by Age | II-4 |
| II-4 Major Manufacturing Employers – 2008 | II-5 |
| II-5 Major Non-Manufacturing Employers – 2008..... | II-5 |
| II-6 Employment by Industry | II-5 |
| II-7 County Wages and Employment in 2008..... | II-6 |
| II-8 Household Growth Trends (1990-Current)..... | II-7 |
| II-9 Households by Tenure | II-7 |
| II-10 Housing Cost as a Percentage of Household Income..... | II-8 |
| II-11 Overcrowded Households | II-9 |
| II-12 Vacancy Rates – Stanislaus County Unincorporated Areas..... | II-10 |
| II-13 Median Home Values – 2000 and 2008 – Median Rents – 1990 – 2000..... | II-10 |
| II-14 Survey Distribution – Unincorporated Stanislaus County – 2003 | II-12 |
| II-15 Housing Units – Unincorporated Stanislaus County – 2003..... | II-13 |
| II-16 Number of Housing Units by Condition – Unincorporated Stanislaus County - 2003 | II-14 |
| II-17 Need of Rehabilitation Ranking Based on Percentage of Units | II-15 |
| II-18 Need of Rehabilitation Ranking Based on Number of Units | II-16 |
| II-19 Stanislaus County Unincorporated Areas Needed Repairs..... | II-17 |
| Section III – Special Housing Needs | |
| III-1 Persons with Disabilities by Disability Type 5 Years and Older..... | III-2 |
| III-2 Persons with Disability by Employment Status – Unincorporated | III-2 |
| III-3 Persons in Group Quarters – Unincorporated and Incorporated Areas – 2000 | III-3 |

| | | |
|--------|--|--------|
| III-4 | Tenure by Age of Householder – Stanislaus County – 2000 | III-4 |
| III-5 | Female Headed Households | III-5 |
| III-6 | Farmworkers | III-6 |
| III-7 | Farm Labor and Migrant Housing | III-7 |
| III-8 | Homeless Population Survey – 2009 | III-8 |
| III-9 | Supportive Housing for Long-Term Homeless - 10-Year Plan | III-10 |
| III-10 | Stanislaus Housing and Support Services Collaborative Resources for Homeless and Those in Jeopardy of becoming Homeless | III-10 |
| III-11 | Inventory of Facilities and Services for the Homeless | III-11 |

Section IV – Projected Housing Needs

| | | |
|--------|---|------|
| IV - 1 | Regional Housing Needs – Unincorporated Stanislaus County 2007-2014..... | IV-1 |
| IV - 2 | Balance of Housing Need – Unincorporated Stanislaus County 2007-2014..... | IV-4 |

Section V – Site Inventory and Analysis

| | | |
|-----|---|-----|
| V-1 | Residential Development Potential Study Areas | V-2 |
| | Airport Neighborhood | |
| | Bret Harte Neighborhood | |
| | Cowan Tract | |
| | Crows Landing | |
| | Del Rio | |
| | Denair | |
| | Diablo Grande | |
| | Empire | |
| | Grayson | |
| | Hickman | |
| | Keyes | |
| | Monterey Park Tract | |
| | Riverdale Park Tract | |
| | Salida | |
| | S. 7 th Street | |
| | Shackelford | |
| | South Ceres | |
| | South Turlock | |
| | Valley Home | |
| | Westley | |
| | West Modesto | |

| | | |
|-----|---|------|
| V-2 | Realistic Development Capacity | V-27 |
| V-3 | Stanislaus County Affordable Housing Costs, 2009..... | V-32 |
| V-4 | Ability to Meet Balance of RHNA Requirements | V-35 |

Section VI – Constraints

| | | |
|-------|---|------|
| VI-1 | Development Standards by Residential Zone | VI-3 |
| VI-2 | Planning and Development Fees..... | VI-5 |
| VI-3 | Fees as a Percentage of Development Cost | VI-7 |
| VI-34 | Housing Types Permitted by Zoning District | VI-8 |
| VI-45 | Timelines for Permit Procedures..... | VI-9 |

Section VII – Programs

| | | |
|-------|-----------------------------|-------|
| VII-1 | Quantified Objectives | VII-2 |
|-------|-----------------------------|-------|

Section I - INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

The purpose of the 2009-2014 Housing Element is to:

- (1) reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available;
- (2) propose specific goals, objectives, policies and programs to meet those needs; and
- (3) comply with the requirements of state law.

SUBSTANTIVE REQUIREMENTS

The California Legislature has adopted requirements for the contents of Housing Elements. Among these legislative requirements is the mandate that: "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall make adequate provision for the existing and projected needs of all economic segments of the community."

Specifically, the Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:
 - Analysis of population and employment trends;
 - Analysis and documentation of household/housing characteristics;
 - Inventory of land suitable for residential development;
 - Analysis of potential and actual government constraints;
 - Analysis of potential and actual non-governmental constraints;
 - Analysis of special housing needs (including homeless needs);
 - Analysis of opportunities for energy conservation; and
 - The preservation or replacement of dwelling units in subsidized housing
 - Projects which are affordable to low-income households and which may convert to market-rate rents.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified may exceed the available resources and the community's ability to satisfy those needs.
- A program which sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element, including:
 - Identification of adequate sites that will be made available;
 - Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
 - Addressing, and where possible, removing governmental constraints;
 - Conservation of and improvement in the condition of existing affordable housing stock; and
 - Promotion of housing opportunities for all persons (fair housing program).

➤ Additional provisions of California Housing Element Law are requirements that:

- The County adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Council of Governments).
- Financial resources be identified that can make the construction of low- and moderate-income households feasible; and
- Existing housing affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the Housing Element.

PROCEDURAL REQUIREMENTS

The County must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The County submitted a draft of the revised Housing Element to HCD for review prior to formal adoption. The County must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the County believes it is in substantial compliance with the law.

RELATIONSHIP TO THE GENERAL PLAN

The Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. County actions involving zoning, subdivision approval, and redevelopment must be consistent with the Housing Element.

REGIONAL IMPACTS

The provision of adequate housing is a regional issue and Stanislaus County cannot implement a housing program without recognizing how land use and transportation decisions made by other jurisdictions affect the County's share of regional housing needs. Conversely, land use actions taken by the County may impact other jurisdictions in the area. Because of the regional nature of housing needs in the greater Stanislaus area, the County's housing programs require coordination with other agencies.

DATA SOURCES

A wide variety of data sources are included in the Housing Element in order to obtain the most updated and comprehensive information available, such as the 1990 and 2000 US Census, California Department of Finance, California Economic Development Department, and US Department of Agriculture.

PUBLIC PARTICIPATION

From its inception, the 2009-2014 update of the Housing Element was designed to include opportunities for public input in order to involve all economic segments of the community and create a document that truly addresses the needs of residents and housing service providers in unincorporated Stanislaus County. A variety of forums described below were offered to maximize participation. Any and all public input was encouraged and documented throughout the development of the Housing Element update, and considered for incorporation into the document as appropriate.

Survey

A survey was sent to a list of 51 housing-related services providers, City Managers of all nine incorporated cities, and community groups that represent low- and moderate-income households, in order to get input on the range of services available to those in need, from housing and shelter, to food and clothing, education and employment, health and mental health services, counseling and classes, children and youth services, etc. This approach was taken to get a better sense of what needs were not being met, so that problems could be adequately defined and solutions created to address the housing needs of unincorporated County residents. One survey response was received, with a comment to continue to focus on multi-family, in-fill, high density communities in areas that include shopping and transportation access, as well as provide for emergency shelter. Several programs within this Housing Element (4-4, 4-5, and 4-7) address these concerns.

General Plan Update Committee

The update of the Housing Element was discussed at the May 2009 and December 2009 meetings of the General Plan Update Committee, made up of representatives from the Board of Supervisors and Planning Commission. The Committee was informed of the Housing Element update process and had the opportunity to ask questions and offer input.

Community Workshops

A total of four community workshops advertised County-wide were offered in June 2009 throughout the County, in Oakdale, Crows Landing, Salida and at the Stanislaus County Agricultural Center in the Modesto/Ceres area. An exercise was developed as a way for participants to prioritize their most urgent housing needs, such as foreclosures, rehabilitation, special needs housing, homeownership, etc. Translation services were available for Spanish speaking attendees. Unfortunately, no members of the public were in attendance at the workshops.

Public Meetings

The adoption process involved additional public review and input on the draft Housing Element at widely-advertised Planning Commission and Board of Supervisors meetings.

Website

The draft Housing Element was placed on the Stanislaus County Planning and Community Development website stancounty.com for public review and input.

Section II - EXISTING HOUSING NEEDS

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS

STANISLAUS COUNTY PROFILE

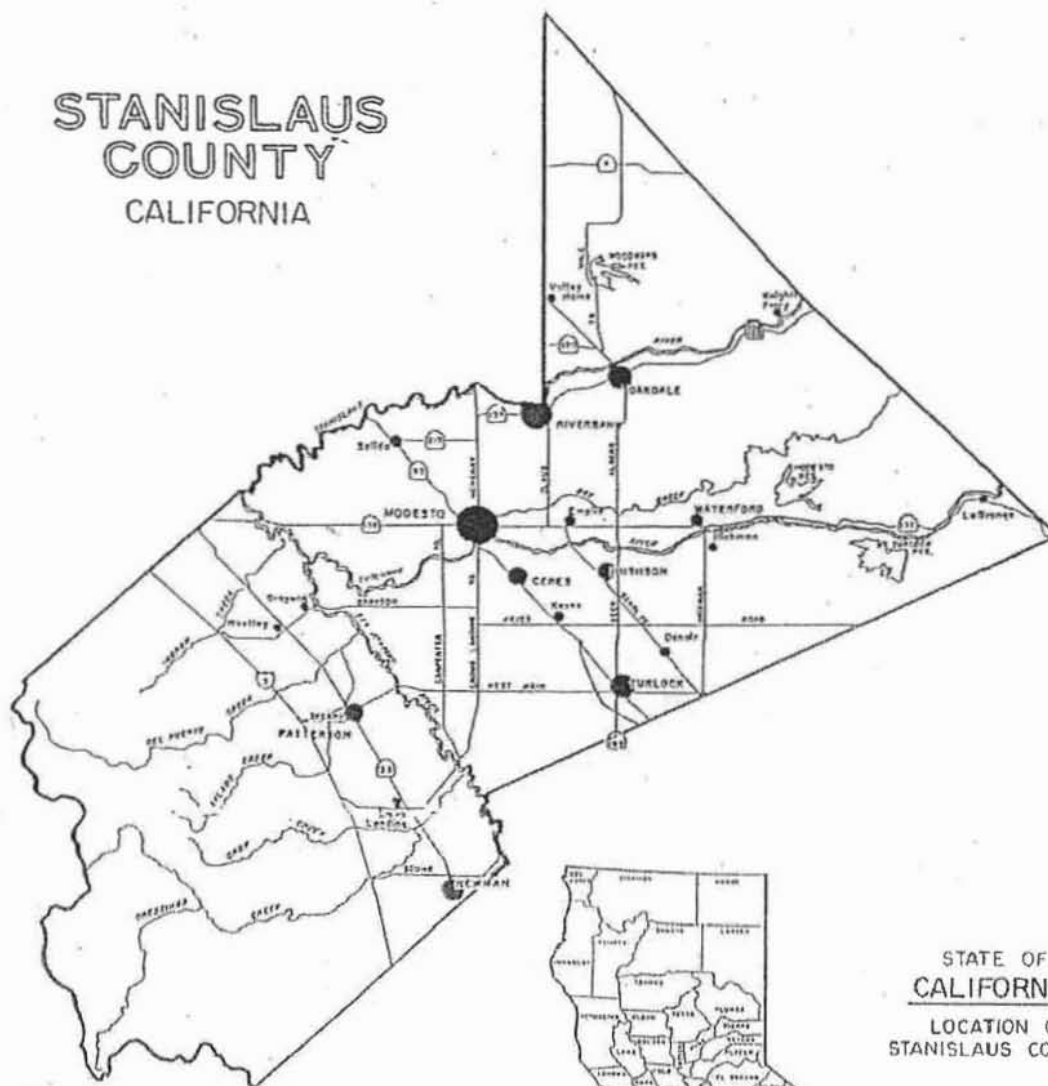
Stanislaus County, encompassing an area of approximately 1,500 square miles, is located in the San Joaquin Valley. The County is bounded by San Joaquin County, Calaveras County, and Tuolumne County on the north, Mariposa County on the east, Merced County on the south, and Santa Clara County and Alameda County on the west.

The population of Stanislaus County and its cities as of July 2008 was 510,694 (US Census American Community Survey). Within Stanislaus County, there are nine incorporated cities: Ceres, Modesto, Patterson, Newman, Hughson, Riverbank, Oakdale, Turlock, and Waterford. The largest City in the County is Modesto with a 2008 population of 209,936. Additionally, there are many unincorporated communities within the County and substantial areas of state and federally controlled lands such as parks, wildlife areas and other public lands.

Stanislaus County is a large and diverse jurisdiction. Much of the population growth over the last two decades was due to the County's location near the San Francisco Bay Area Region. The combination of Bay Area job markets and freeway access to inexpensive land for housing development in Stanislaus County contributed to increased development pressures in the cities within the County. The explosive residential growth caused the County to become a bedroom community for the regional job centers of the Bay Area. In the environment of California's rapidly urbanizing San Joaquin Valley, the entire County became a focal point of an area that many forecasters believed would be the fastest growing region in the State of California in the coming decades.

Stanislaus County has been hit particularly hard in the current economic downturn, however, and has seen some of the highest home foreclosure rates in the nation. A total of 10,700 Stanislaus County homes were lost to foreclosure during 2007 and 2008, which is nearly 9% of all houses and condominiums in the County. Home values have dropped approximately 65% since they peaked in 2005-06. New construction is nearly at a standstill, with approximately one-tenth the numbers of homes built in 2008 than in 2005. Overall unemployment rates in Stanislaus County have seen an increase from 8.3% in June of 2006 to 16.6% in June of 2009, which has been consistently higher than statewide averages during the same timeframe (4.9%-11.6%). All of these factors have contributed to a variety of housing challenges which will be discussed in greater detail throughout this document.

STANISLAUS COUNTY CALIFORNIA



STATE OF
CALIFORNIA
LOCATION OF
STANISLAUS COUNTY

POPULATION TRENDS / GROWTH RATE

According to the California Department of Finance, the population in the unincorporated limits of Stanislaus County in 2000 was 106,741. This represents an 11.3% increase from 1990, when the County's population was at 95,756. The overall annual growth rate from 1990 to present has remained below 1.5%, as shown in Table II-1 below. Most of the future residential growth in Stanislaus County is projected to occur within the limits of the incorporated cities as historically experienced and indicated in Table II-2. Any concentrated growth in unincorporated Stanislaus County is anticipated to take place in the communities of Denair, Diablo Grande, Keyes and Salida, which are guided by community plans, and are served by special districts that provide sewer and water systems necessary to accommodate development. In Salida, a major amendment to the Community Plan was adopted by the Board of Supervisors in 2007, and will accommodate 5,000 new residential units in varying density ranges.

Table II-1
POPULATION GROWTH TRENDS – UNINCORPORATED STANISLAUS COUNTY

| Year | Population | Numerical Change | Percent Change | Average Annual Growth Rate |
|---------|------------|------------------|----------------|----------------------------|
| 1990 | 95,756 | | | |
| 2000 | 106,741 | 10,820 | 11.3% | 1.1% |
| 2005 | 114,165 | 7,380 | 6.9% | 1.4% |
| Current | 114,712 | 547 | 0.4% | 0.1% |

Source: California Department of Finance, E-4 Population Estimates 2001-2009 with 2000 Benchmark; DOF 1990

Table II-2
POPULATION GROWTH TRENDS – STANISLAUS COUNTY INCORPORATED CITIES

| Jurisdiction Name | 1990 | 2000 | Change (1990-2000) | |
|-------------------|---------|---------|--------------------|---------|
| | | | Number | Percent |
| Ceres | 26,314 | 32,928 | 6,614 | 25.1% |
| Hughson | 3,259 | 3,615 | 356 | 10.9% |
| Modesto | 164,730 | 188,286 | 23,556 | 14.3% |
| Newman | 4,151 | 6,385 | 2,234 | 53.8% |
| Oakdale | 11,961 | 14,952 | 2,991 | 25.0% |
| Patterson | 8,626 | 10,959 | 2,333 | 27.0% |
| Riverbank | 8,547 | 14,601 | 6,054 | 70.9% |
| Turlock | 42,198 | 53,481 | 11,283 | 26.7% |
| Waterford | 4,771 | 6,776 | 2,005 | 42.0% |

Source: California Department of Finance, 1990 and 2000

Table II-3 details the population of the county unincorporated areas by age in 1990 and 2000. In general, positive or negative changes in any age group were no more than 2%.

Table II-3
COUNTY UNINCORPORATED POPULATION BY AGE

| Age Group | 1990 | | 2000 | |
|-------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| 0-9 years | 17,159 | 17.8% | 18,323 | 17.6% |
| 10-19 years | 15,218 | 15.8% | 18,439 | 17.7% |
| 20-24 years | 6,647 | 6.9% | 6,751 | 6.5% |
| 25-34 years | 14,990 | 15.6% | 14,405 | 13.8% |
| 35-44 years | 13,333 | 13.8% | 16,076 | 15.4% |
| 45-54 years | 10,022 | 10.4% | 12,944 | 12.4% |
| 55-59 years | 4,151 | 4.3% | 4,863 | 4.7% |
| 60-64 years | 4,092 | 4.2% | 3,908 | 3.8% |
| 65-74 years | 6,592 | 6.8% | 4,867 | 4.7% |
| 75-84 years | 3,375 | 3.5% | 3,625 | 3.5% |
| 85+ years | 780 | 0.8% | 1,015 | 1.0% |
| Median Age | 30.5 | | 31.7 | |

Source: 1990 and 2000 US Census

EMPLOYMENT TRENDS

With a June 2009 unemployment rate of 16.6%, many more owners and renters in Stanislaus County were presented with the challenges of keeping their existing homes, and/or finding housing that is affordable to them. Unemployment and underemployment have and will force some families into poverty and more individuals and families are likely to experience homelessness in the years ahead. It is estimated that nationwide, 40% of foreclosures displace renter households, which increases the competition for more affordable rental housing. According to the National Low Income Housing Coalition, the foreclosure and economic crises have widened the gap between affordable rents and the incomes of low-wage workers, by increasing the demand for low-cost units and decreasing the opportunities for families to make ends meet through gainful employment.

Above and beyond saving and creating jobs, it is important to focus on the immediate housing affordability needs. Stanislaus County has already been active in helping families with foreclosure prevention, credit counseling, purchasing and rehabilitating foreclosed properties for use by targeted income households, and referring families to the appropriate agencies for other related services. In addition, Stanislaus County continues to support workforce development programs to help low-income residents increase occupational skills, wages and opportunities. Programs within this Housing Element address both immediate needs as they relate to the current economic crises, as well as long-term housing needs based on established trends.

Following is a synopsis of employment trends in Stanislaus County:

Manufacturing continues to be an important employer in Stanislaus County. The top 10 employers within the manufacturing industry in 2008 are listed in the following table.

Table II-4
MAJOR MANUFACTURING EMPLOYERS -2008

| Employer | Description | Employees |
|--------------------------|-----------------------------|-----------|
| E & J Gallo Winery | Winery | 3,250 |
| Seneca Foods | Fruit Products | 2,100 |
| Del Monte Foods | Fruit Products | 2,000 |
| Foster Farms | Poultry Processor | 1,647 |
| Stanislaus Food Products | Fruit & Vegetable Processor | 1,600 |
| ConAgra | Food Processing | 1,437 |
| Racor | Filtration Products | 831 |
| Frito-Lay | Snack Food Products | 750 |
| Patterson Vegetable Co. | Frozen Foods Products | 735 |
| Foster Farms Dairy | Dairy Products | 550 |

The County's largest employers remain in the non-manufacturing field. While Stanislaus County remains the largest employer, recent economic factors have led to a reduction in numbers. The top 10 non-manufacturing employers for 2008 are listed in the following table.

Table II-5
MAJOR NON-MANUFACTURING EMPLOYERS – 2008

| Employer | Description | Employees |
|------------------------------|--------------------|-----------|
| Stanislaus County | County Government | 4,642 |
| Modesto City Schools | Education District | 3,231 |
| Memorial Medical Center | Healthcare | 3,071 |
| Turlock Unified School Dist. | Education District | 2,275 |
| Doctors Medical Center | Healthcare | 2,000 |
| Ceres Unified School Dist. | Education District | 1,768 |
| Modesto Junior College | Education District | 1,746 |
| Emmanuel Medical Center | Healthcare | 1,549 |
| Kaiser Permanente | Healthcare | 1,500 |
| WalMart | Retailer | 1,480 |

Table II-6 below shows the number of those employed in Stanislaus County by industry type. The top three are education, health and social services; manufacturing; and retail trade.

Table II-6
EMPLOYMENT BY INDUSTRY

| Industry Type | 2000 | |
|---|--------|---------|
| | Number | Percent |
| Agriculture, forestry, fishing, hunting, and mining | 9,715 | 5.6% |
| Construction | 13,943 | 8.0% |
| Manufacturing | 25,469 | 14.6% |
| Wholesale trade | 7,447 | 4.3% |
| Retail Trade | 21,687 | 12.4% |
| Transportation, warehousing, and utilities | 9,153 | 5.3% |
| Information | 3,379 | 1.9% |
| Finance, insurance, real estate, rental and leasing | 7,881 | 4.5% |

| Industry Type | 2000 | |
|--|----------------|-------------|
| | Number | Percent |
| Professional, scientific, management, administration | 12,874 | 7.4% |
| Educational, health and social services | 34,825 | 20.0% |
| Arts, entertainment, recreation, and services | 11,876 | 6.8% |
| Other services | 9,273 | 5.3% |
| Public Administration | 6,806 | 3.9% |
| TOTAL | 174,328 | 100% |

Table II-7 indicates the average annual wages earned by industry type in 2006. The highest overall wages were in the public/government sector, followed by the private sector/goods producing, and the private sector/service-providing.

Table II-7
COUNTY WAGES AND EMPLOYMENT IN 2006

| | Employment | % of Total | Aver. Ann. Wages |
|--|----------------|-------------|------------------|
| Total Private and Public | 174,431 | 100% | 35,468 |
| Total Private | 147,431 | 84% | 33,654 |
| Goods-Producing | 48,306 | 28% | 38,185 |
| Natural Resources and Mining | 13,017 | 7% | 22,935 |
| Agriculture, forestry, fishing & hunting | 12,977 | 7% | 22,811 |
| Mining | 40 | 0% | 63,188 |
| Construction | 13,222 | 8% | 39,841 |
| Manufacturing | 22,067 | 13% | 46,189 |
| Service-Providing | 98,964 | 57% | 31,442 |
| Trade, Transportation, and Utilities | 33,311 | 19% | 30,941 |
| Information | 2,440 | 1% | 32,659 |
| Financial Activities | 6,306 | 4% | 42,951 |
| Professional and Business Services | 14,756 | 8% | 35,654 |
| Education and Health Services | 19,249 | 11% | 43,989 |
| Leisure and Hospitality | 15,367 | 9% | 12,911 |
| Other Services | 7,533 | 4% | 21,120 |
| Unclassified | 2 | 0% | 16,186 |
| Total Public | 27,162 | 16% | 45,303 |
| Federal Government | 1,221 | 1% | 43,994 |
| State Government | 1,521 | 1% | 49,382 |
| Local Government | 24,420 | 14% | 45,115 |

Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW)

HOUSEHOLD GROWTH

As can be seen in Table II-8 below, household growth between 1990 and 2000 increased at a greater rate throughout the County as a whole than it did in the unincorporated areas. A greater rate of growth has historically taken place within the incorporated cities where services and infrastructure are more readily available.

Table II-8
HOUSEHOLD GROWTH TRENDS (1990-2000)

| | 1990 | 2000 | Numerical Change | Annual Percent Change |
|-------------------|---------|---------|------------------|-----------------------|
| Unincorporated | 30,961 | 32,646 | 1,685 | 0.5 |
| Stanislaus County | 125,375 | 145,146 | 19,771 | 1.2 |

Source: U.S. Census 1990 and 2000

Table II-9 below indicates that the percentage of owner-occupied households in unincorporated Stanislaus County remained slightly higher than those County-wide from 1990-2000. This can be attributed to the greater occurrence of multiple-family rental units within the incorporated cities, where, again, services and infrastructure are more readily available. Recognizing the identified need for rental housing for a variety of household types, the County will seek both public and private partnerships to increase the rental inventory in the unincorporated areas, especially where infrastructure exists or becomes available.

Table II-9
HOUSEHOLDS BY TENURE

| | 1990 | | | | 2000 | | | |
|-------------------|--------|----|--------|----|--------|----|--------|----|
| | Owner | % | Renter | % | Owner | % | Renter | % |
| Unincorporated | 20,498 | 66 | 10,332 | 34 | 21,757 | 67 | 10,889 | 33 |
| Stanislaus County | 76,129 | 61 | 49,246 | 39 | 89,911 | 62 | 55,235 | 38 |

Source: U.S. Census 1990 and 2000

OVERPAYMENT AND OVERCROWDING

According to current standards, households spending more than 30% of their income, including utilities, are generally considered to be overpaying. Households paying 50% or more of their gross income for housing are considered to be severely overpaying. Overpayment is more predominant in lower income households, especially those who rent. As shown in the table below, according to the 2000 US Census for Stanislaus County unincorporated areas, a total of 4,675 or 30.3% of owner-occupied units overpay for housing, of which roughly 78.6% are in the lower-income category. An additional 3,680 or 44.3% of all renter-occupied units overpay for housing, of which approximately 99.2% are in the lower-income category. The County will continue to utilize existing programs and seek new ones that will better meet the needs of those overpaying for housing, particularly lower-income, renter households.

Table II-10
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME

| Owner-Occupied Units | | | | | | |
|----------------------|------------------|-----------------------|--------------------|---------------------|---------------------|-------------------|
| Income Range | Total Households | % of Total Households | 0-19% of HH Income | 20-29% of HH Income | 30-34% of HH Income | 35+% of HH Income |
| \$0-10,000 | 775 | 3.2% | 25 | 89 | 56 | 605 |
| \$10,000-19,999 | 1,581 | 6.7% | 429 | 196 | 131 | 825 |
| \$20,000-34,999 | 2,727 | 11.5% | 965 | 582 | 255 | 925 |
| \$35,000-49,999 | 2,568 | 10.8% | 912 | 777 | 310 | 569 |
| \$50,000+ | 7,755 | 32.8% | 4,352 | 2,404 | 471 | 528 |
| Subtotal | 15,406 | 65.0% | 6,683 | 4,048 | 1,223 | 3,452 |
| \$0-10,000 | 1,324 | 5.6% | 27 | 25 | 40 | 1,232 |
| \$10,000-19,999 | 1,839 | 7.8% | 62 | 228 | 141 | 1,408 |
| \$20,000-34,999 | 2,263 | 9.5% | 436 | 1,077 | 402 | 348 |
| \$35,000-49,999 | 1,335 | 5.6% | 769 | 487 | 38 | 41 |
| \$50,000+ | 1,546 | 6.5% | 1,422 | 94 | 0 | 30 |
| Subtotal | 8,307 | 35.0% | 2,716 | 1,911 | 621 | 3,059 |
| TOTAL | 23,713 | 100% | 9,399 | 5,959 | 1,844 | 6,511 |

Source: U.S. Census 2000 SF3 H97 and H73

Overcrowded households are defined by the U.S. Census Bureau as occupied by 1.01 persons per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding is often tied to income and household size. Lower income families tend to have greater difficulty finding an affordable dwelling unit appropriate for their family size, which can lead to health and safety concerns. According to the 2000 Census, as shown below, there were a total of 2,891 households (1,340 owner and 1,551 renter) considered to be overcrowded, and 2,680 households (1,059 owner and 2,680 renter) classified as severely overcrowded, for an overall average of 17.1% of unincorporated County households. This number is likely to increase due to the current economic downturn and the rising unemployment rates. Programs to alleviate this high rate of overcrowding include incentives for new affordable housing to include greater numbers of 3 and 4 bedroom units, and continue to support room additions to existing units as needed within the county's housing rehabilitation programs.

Table II-11
OVERCROWDED HOUSEHOLDS

| Persons per Room | Owner | | Renter | | Total Overcrowded | |
|--------------------------------|---------------|--------------|---------------|--------------|-------------------|--------------|
| | Households | Percent | Households | Percent | Households | Percent |
| 1.00 or less | 19,358 | 89.0% | 7,717 | 70.1% | 27,075 | 82.9% |
| 1.01 to 1.50 | 1,340 | 6.2% | 1,551 | 14.2% | 2,891 | 8.9% |
| 1.51 or more | 1,059 | 4.8% | 1,621 | 14.9% | 2,680 | 8.2% |
| TOTAL | 21,757 | 100% | 10,889 | 100% | 32,646 | 100% |
| % Overcrowded by Tenure | | 11.0% | | 29.1% | | 17.1% |

Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A- H20 Tenure by Occupants per Room.

EXTREMELY-LOW INCOME HOUSING NEEDS

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in 2009 in Stanislaus County is \$59,600. For extremely low-income households, this results in an income of \$17,900 or less for a four-person household or \$12,550 or less for a one-person household. Utilizing 2000 Census data, it is estimated that 2,192 owner-occupied and 3,362 renter-occupied households are at the extremely- low income level, representing 23.4 % of the total households.

To calculate projected housing needs, the County assumed that 50 percent of its very-low income regional housing need is extremely low-income households. As a result, from the very-low income need of 1,298 units, the County has a projected need of 649 units for extremely low-income households. Many ELI households will be seeking rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. Some could have mental or other disabilities and special needs. To address these needs, the County will promote a variety of housing types, and will continue its collaboration with other agencies that can help meet the various needs of ELI households. In addition to ongoing programs in support of affordable housing, one new program in this Housing Element is to specifically identify zones within the County where supportive housing with on-site services is allowed, facilitating an environment where such households can become more stable and productive.

HOUSING STOCK CHARACTERISTICS

The following tables indicate the vacancy rates, median home values and median rents, according to the latest statistics available from the Census Bureau and Department of Finance. In the currently unstable economic climate, these numbers have likely shifted due to the high number of vacancies due to foreclosures, and the lowered values of homes from the sale of foreclosed properties. During the final four months of 2009, for example, the median home sales price in Stanislaus County was \$140,000, which was 11% below what they were in 2008. In contrast, the home prices rose 6% in California and 15% in the Bay Area during the same timeframe. The high rate of foreclosures combined with a higher than average unemployment rate mean that Stanislaus County will likely take longer to rebound from the economic downturn than most of the remainder of California. One of the primary housing challenges of Stanislaus County during the timeframe of this Housing Element will be addressing the needs of residents who have or are in jeopardy of losing their homes.

**TABLE II-12
VACANCY RATES
STANISLAUS COUNTY UNINCORPORATED AREAS
2000 and 2008**

| Year | Total Units | Detached Single Family | Attached Single Family | Multiple Units 2-4 | Multiple Units 5+ | Mobile Homes | Occupied | % Vacant |
|------|-------------|------------------------|------------------------|--------------------|-------------------|--------------|----------|----------|
| 2000 | 34,486 | 27,568 | 1,110 | 915 | 416 | 4,477 | 32,751 | 5.03 |
| 2008 | 37,174 | 29,029 | 1,597 | 960 | 429 | 5,159 | 35,305 | 5.03 |

California Department of Finance, E-5 City/County Population and Housing Estimates, 2000 and 2008

**TABLE II-13
MEDIAN HOME VALUES – 2000 and 2008
MEDIAN RENTS – 1990 and 2000
STANISLAUS COUNTY**

| Median Home Values | |
|-----------------------|-----------|
| 2000 | \$125,300 |
| 2008 | \$185,000 |
| Median Contract Rents | |
| 1990 | \$417 |
| 2000 | \$521 |
| 2008 | \$734 |

Census Bureau, 1990 and 2000 STF3, California Association of Realtors; HUD Final FY 2008 FMR Summary for Stanislaus County, California

HOUSING CONDITIONS SURVEY

In July 2002, the County of Stanislaus commenced a Housing Conditions Survey within unincorporated portions of the County. This chapter is a summary of the full survey (General Plan Support Document) conducted by Laurin and Associates on behalf of Stanislaus County.

The Housing Conditions Survey will enable the County to evaluate the housing conditions, types, locations and number of dwelling units throughout the unincorporated areas and to target areas most in need of housing rehabilitation. The primary use for the housing condition survey is to determine if opportunities exist for securing state, federal, and local funding for housing and community redevelopment.

AREAS OF SURVEY

The County identified 21 communities and neighborhoods for the survey, which include all but one of the adopted Redevelopment Agency sub-areas, plus other unincorporated communities thought to have development potential. They are:

Airport Neighborhood
 Bret Harte Neighborhood
 Cowan Tract
 Crows Landing
 Denair
 Empire
 Grayson
 Hickman
 Keyes
 Knights Ferry
 La Grange

Monterey Park
 North Ceres
 Riverdale Park
 Salida
 Shackelford Neighborhood
 South Ceres
 South Turlock
 Valley Home
 Westley
 West Modesto

The results of the survey are presented in a narrative and tabular format for each community and neighborhood. In each community or neighborhood, its residential housing units are identified by housing type and housing condition.

SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. A subsequent 2009 windshield survey was conducted to verify that the earlier inventory still was a valid representation of the unincorporated housing stock. An assessment was completed for each residential structure found in the designated communities and neighborhoods, but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess.

Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed". Points are added together for each unit and a designation is made as follows:

| | |
|-------------|--|
| SOUND | 9 or less points: no repairs needed, or only one minor repair needed, such as exterior painting or window repair. |
| MINOR | 10 to 15 points: two or more minor repairs needed, such as patching and painting of siding or roof patching or window replacement; or one major repair needed, such as roof replacement. |
| MODERATE | 16 to 39 points: two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs. |
| SUBSTANTIAL | 40 to 55 points: repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical. |
| DILAPIDATED | 56 or more points: the costs of repair would exceed the cost to replace the residential structure. |

SURVEY DISTRIBUTION

Only identifiable residential properties were surveyed. It is possible that some of the recreational vehicles (RVs) are inhabited. It is also possible that there are living units within commercial or industrial buildings, however, these were not considered. The following table summarizes the number of persons, households and housing units assessed in the inventory. Some demographic data was unavailable due to the lack of a cohesive geographic census-tracking unit available.

Table II-14
SURVEY DISTRIBUTION
UNINCORPORATED STANISLAUS COUNTY – 2003

| COMMUNITY | POPULATION 2000 | HOUSEHOLDS 2000 | NUMBER OF HOUSING UNITS ASSESSED |
|---|--------------------|--------------------|--|
| AIRPORT | **1,590 | **550 | 561 |
| BRET HARTE | 5,028 | 1,162 | 2,144 |
| SOUTH CERES | **1,415 | **430 | 436 |
| COWAN TRACT | 316 | 98 | 89 |
| CROWS LANDING | 218 | 71 | 102 |
| DENAIR* | 3,588 | 1,155 | 521 |
| EMPIRE | 3,784 | 1,120 | 1,034 |
| GRAYSON | 1,086 | 274 | 268 |
| HICKMAN | 409 | 140 | 202 |
| KEYES | 4,442 | 1,373 | 1,650 |
| KNIGHTS FERRY | 77 | 27 | 40 |
| LA GRANGE | 37 | 22 | 49 |
| WEST MODESTO | **10,404 | **3,600 | 3,777 |
| MONTEREY PARK | 72 | 22 | 55 |
| NORTH CERES | **5,722 | **1,980 | 1,991 |
| RIVERDALE PARK | 2,658 | 738 | 205 |
| SALIDA* | * 12,560 | 3,560 | 1,402* |
| SHACKELFORD | 5,054 | 1,304 | 828 |
| SOUTH TURLOCK | **1,967 | **660 | 669 |
| VALLEY HOME | 67 | 26 | 28 |
| WESTLEY | 757 | 120 | 23 |
| TOTAL | 40,084 | 11,194 | 16,074 |
| NOTE: For this study, the estimated number of households refers to full-time or year round households. * A 33% sample of housing units was conducted in the communities of Denair and Salida ** US Census 2000 data unavailable. Population and Household numbers are estimated based on average persons per household and average occupancy rate | | | |

Source: 2000 US Census; Laurin Associates, 2002-2003

HOUSING TYPES

A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2% of the housing units were single-family units, 3.0% were duplexes, 4.6% were multifamily units, and 2.2% were classified as mobile homes.

**Table II-15
HOUSING UNITS- UNINCORPORATED STANISLAUS COUNTY - 2003**

| Community | Single Family | Duplex | Multi Family | Mobile Home |
|--|---------------|--------|--------------|-------------|
| AIRPORT | 484 | 14 | 53 | 10 |
| BRET HARTE | 2,067 | 44 | 28 | 5 |
| SOUTH CERES | 245 | 98 | 12 | 81 |
| COWAN TRACT | 85 | 0 | 0 | 4 |
| CROWS LANDING | 102 | 0 | 0 | 0 |
| DENAIR* | 450 | 12 | 34 | 25 |
| EMPIRE | 886 | 16 | 56 | 76 |
| GRAYSON | 263 | 0 | 0 | 5 |
| HICKMAN | 193 | 0 | 0 | 9 |
| KEYES | 1,510 | 44 | 86 | 10 |
| KNIGHTS FERRY | 38 | 0 | 0 | 2 |
| LA GRANGE | 40 | 0 | 0 | 9 |
| WEST MODESTO | 3,673 | 56 | 48 | 0 |
| MONTEREY PARK | 46 | 0 | 0 | 9 |
| NORTH CERES | 1,701 | 120 | 76 | 94 |
| RIVERDALE PARK | 204 | 0 | 0 | 1 |
| SALIDA* | 1,226 | 22 | 153 | 1 |
| SHACKELFORD | 802 | 10 | 15 | 1 |
| SOUTH TURLOCK | 429 | 42 | 184 | 14 |
| VALLEY HOME | 25 | 0 | 0 | 3 |
| WESTLEY | 23 | 0 | 0 | 0 |
| TOTAL | 14,492 | 478 | 745 | 359 |
| * A 33% sample of housing units was taken in these communities | | | | |

HOUSING CONDITIONS SUMMARY

A total of 11,000 housing units (68.4%) are in sound condition, with no repairs needed, while 3,593 units (22.3%) need minor repairs. An additional 1,222 units (7.6%) need moderate repairs, and only 185 units (1.2%) require substantial repair. A total of 74 housing units (0.5%) were found to be dilapidated. As a result, a total of 5,000 (31.1%) of the residential units are classified as qualifying for rehabilitation due to their current state of disrepair.

Table II-16 shows the housing condition summary by community, housing type, and number of housing units within a specific housing condition category.

Table II-16
NUMBER OF HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY – 2003

| NAME OF COMMUNITY | SOUND | | | MINOR | | | MODERATE | | | SUBSTANTIAL | | | DILAPIDATED | | | TOTAL | | |
|-------------------|-------|-----|-----|-------|-----|-----|----------|----|----|-------------|----|----|-------------|----|----|--------|-------|-----|
| | SF | MF | MH | SF | MF | MH | SF | M | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH |
| Airport | 234 | 19 | 5 | 215 | 46 | 5 | 34 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 484 | 67 | 10 |
| Bret Harte | 894 | 38 | 4 | 787 | 32 | 0 | 321 | 2 | 1 | 51 | 0 | 0 | 14 | 0 | 0 | 2,067 | 72 | 5 |
| Ceres South | 134 | 92 | 59 | 75 | 18 | 20 | 28 | 0 | 1 | 7 | 0 | 1 | 1 | 0 | 0 | 245 | 110 | 81 |
| Cowan Tract | 39 | 0 | 0 | 34 | 0 | 3 | 9 | 0 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 85 | 0 | 4 |
| Crows Landing | 60 | 0 | 0 | 33 | 0 | 0 | 7 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 102 | 0 | 0 |
| Denair | 329 | 46 | 0 | 103 | 0 | 25 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 450 | 46 | 25 |
| Empire | 563 | 56 | 73 | 277 | 14 | 3 | 38 | 0 | 0 | 5 | 0 | 0 | 3 | 2 | 0 | 886 | 72 | 76 |
| Grayson | 190 | 0 | 4 | 38 | 0 | 1 | 22 | 0 | 0 | 6 | 0 | 0 | 7 | 0 | 0 | 263 | 0 | 5 |
| Hickman | 137 | 0 | 6 | 37 | 0 | 2 | 15 | 0 | 0 | 2 | 0 | 1 | 2 | 0 | 0 | 193 | 0 | 9 |
| Keyes | 1,098 | 59 | 0 | 304 | 52 | 10 | 97 | 19 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 1,510 | 130 | 10 |
| Knights Ferry | 25 | 0 | 1 | 8 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 38 | 0 | 2 |
| La Grange | 19 | 0 | 2 | 7 | 0 | 5 | 10 | 0 | 1 | 3 | 0 | 1 | 1 | 0 | 0 | 40 | 0 | 9 |
| Modesto West | 3,118 | 74 | 0 | 445 | 26 | 0 | 100 | 4 | 0 | 9 | 0 | 0 | 1 | 0 | 0 | 3,673 | 104 | 0 |
| Monterey Park | 19 | 0 | 0 | 16 | 0 | 0 | 4 | 0 | 4 | 1 | 0 | 2 | 6 | 0 | 3 | 46 | 0 | 9 |
| North Ceres | 1,018 | 133 | 47 | 446 | 35 | 26 | 207 | 28 | 21 | 26 | 0 | 0 | 4 | 0 | 0 | 1,701 | 196 | 94 |
| Riverdale Park | 137 | 0 | 1 | 64 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 204 | 0 | 1 |
| Salida | 1,154 | 175 | 1 | 53 | 0 | 0 | 11 | 0 | 0 | 6 | 0 | 0 | 2 | 0 | 0 | 1,226 | 175 | 1 |
| Shackelford | 382 | 7 | 1 | 213 | 9 | 0 | 162 | 5 | 0 | 40 | 0 | 0 | 5 | 4 | 0 | 802 | 25 | 1 |
| Turlock South | 296 | 210 | 8 | 85 | 8 | 2 | 32 | 8 | 3 | 8 | 0 | 0 | 8 | 0 | 1 | 429 | 226 | 14 |
| Valley Home | 21 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 25 | 0 | 3 |
| Westley | 9 | 0 | 0 | 8 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 23 | 0 | 0 |
| TOTAL | 9,876 | 909 | 215 | 3,250 | 240 | 103 | 1,122 | 68 | 32 | 180 | 0 | 5 | 64 | 6 | 4 | 14,492 | 1,223 | 359 |

Note: For the purposes of this table, duplex and multifamily have been merged together under the category "Multifamily".

HOUSING CONDITION RANKING

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or substantial repair. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure. The following Table II-18 ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Bret Harte Neighborhood ranked number one for both the percentage and number of housing units in need of rehabilitation. The remaining survey areas ranked at different places with respect to proportion and number, except for Valley Home, which ranked eighteenth on the list of areas in need of significant rehabilitation.

Depending on the County's objectives, ranking areas requiring rehabilitation is generally a subjective decision based on either the number or percentage of total housing units in a specific area in need of minor to substantial repair. For this reason the areas have been ranked by both proportion and number of housing units in need of rehabilitation. Table II-17 below ranks the communities or neighborhoods with the highest percentage of residential units in need of rehabilitation.

**TABLE II-17
NEED OF REHABILITATION RANKING
BASED ON PERCENTAGE OF UNITS**

| Community | Rank by % | % of Housing Units in Need of Rehabilitation |
|----------------|-----------|--|
| BRET HARTE | 1 | 56.2 |
| COWAN TRACT | 2 | 55.1 |
| LA GRANGE | 2 | 55.1 |
| AIRPORT | 4 | 53.7 |
| SHACKELFORD | 4 | 51.8 |
| MONTEREY PARK | 5 | 49.1 |
| CROWS LANDING | 6 | 41.2 |
| NORTH CERES | 7 | 40.6 |
| WESTLEY | 8 | 39.1 |
| SOUTH CERES | 9 | 33.7 |
| RIVERDALE PARK | 10 | 32.7 |
| EMPIRE | 11 | 32.6 |
| KEYES | 12 | 30.5 |
| HICKMAN | 13 | 28.2 |
| DENAIR | 14 | 28.0 |
| GRAYSON | 15 | 25.0 |
| KNIGHTS FERRY | 16 | 22.5 |
| WEST MODESTO | 17 | 15.6 |
| SOUTH TURLOCK | 17 | 15.6 |
| VALLEY HOME | 18 | 7.1 |
| SALIDA | 19 | 5.0 |

Source: Laurin Associates Housing Condition Survey 2002-2003

The following table ranks the communities or neighborhoods with the highest number of residential units in need of rehabilitation.

**TABLE II-18
NEED OF REHABILITATION RANKING
BASED ON NUMBER OF UNITS**

| Community | Rank by Number of Units in Need of Rehabilitation | Number of Housing Units in Need of Rehabilitation |
|----------------|--|--|
| BRET HARTE | 1 | 1,204 |
| NORTH CERES | 2 | 789 |
| WEST MODESTO | 3 | 586 |
| KEYES | 4 | 501 |
| SHACKELFORD | 5 | 429 |
| EMPIRE | 6 | 337 |
| AIRPORT | 7 | 229 |
| SOUTH CERES | 8 | 152 |
| DENAIR | 9 | 146 |
| SOUTH TURLOCK | 9 | 146 |
| SALIDA | 10 | 70 |
| GRAYSON | 11 | 67 |
| RIVERDALE PARK | 11 | 67 |
| HICKMAN | 12 | 57 |
| COWAN TRACT | 13 | 49 |
| CROWS LANDING | 14 | 42 |
| LA GRANGE | 15 | 27 |
| MONTEREY PARK | 15 | 27 |
| KNIGHTS FERRY | 16 | 13 |
| WESTLEY | 17 | 9 |
| VALLEY HOME | 18 | 2 |

Source: Laurin Associates Housing Condition Survey 2002-2003

The most common repair required in the unincorporated areas is repairing the exterior of the structure, where 28.5% of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4% of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7% of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the (0.7%), followed by foundation repairs (1.4%).

A total of 68.6% of the housing units in the unincorporated area lack sidewalks, and an additional 60.3% lack curbs and gutters. Very few instances were found where there were not paved streets, although numerous instances of paved streets in disrepair were found.

TABLE II-19
STANISLAUS COUNTY UNINCORPORATED AREAS
NEEDED REPAIRS

| Needed Repair | Number | Needed Repair | Number |
|----------------------------|--------|---|--------|
| FOUNDATION | | SIDING/STUCCO | |
| General Repair | 136 | Re-painting | 4,584 |
| Partial Foundation | 51 | Patching/Painting | 3,007 |
| Needs Foundation | 40 | Replacement or Painting and/or lead-based paint | 904 |
| ROOFING | | WINDOWS | |
| Shingles Missing | 1,429 | Broken Pane | 68 |
| Re-roofing | 3,606 | Repair | 705 |
| Roof structure replacement | 652 | Replacement | 468 |
| ELECTRICAL | | FRONTAGE IMPROVEMENTS | |
| Minor Repair | 59 | Sidewalks | 11,022 |
| Replace Main Panel | 58 | Curbs and Gutters | 9,690 |

Source: Laurin Associates Housing Condition Survey 2002-2003

LEAD BASED PAINT

According to the National Center for Lead Safe Housing, childhood lead poisoning is the number one environment health hazard facing children. Most children become exposed to lead based paint and dust hazards by living in older homes. Older housing that has been improperly maintained is potentially the most hazardous to young children, since peeling, chipping, or flaking paint containing high levels of lead may be ingested. Such deteriorating housing units can be hazardous when they are being renovated as paint is removed by scraping or sanding that releases lead dust into the air.

Although the use and manufacture of interior lead-based declined during the 1950's exterior lead-based paint and some interior lead-based paint continued to be available until the mid 1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06% lead by weight for use on interior and exterior residential surfaces and furniture. There were 95,462 homes in Stanislaus County built prior to 1980.

The incidence of lead hazards in housing is of critical concern to health practitioners. The National Center for Lead-Safe Housing notes that the ingestion of flaking or peeling lead-based paint or the inhalation of tiny lead particles in household dust has serve health consequences for children.

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist. As noted by the Center, the presence of lead-based paint that is intact on non-impact, non-friction surfaces constitutes a latent problem that may in the future be released and cause harm.

The Stanislaus County Health Services Agency conducts assessments in pre-1978 constructed residences that are occupied by households with children under the age of seven. During the time between October 1998 and March 2000, there were only twelve cases of lead-based poisoning. These cases did not involve painted residential walls or fixtures. The cause of the poisoning was the presence of lead-based components in mini-blinds, painted pottery, and hobbies that entailed materials comprised of lead paint.

The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist.

If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in the source eradication.

During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD sponsored abatement guidelines).

ASSISTED HOUSING DEVELOPMENTS 'AT-RISK'

Section 65583(a)(8) of the Government Code requires an analysis of existing assisted housing developments for low-income residents that are eligible to change to market-rate units during the next ten-year period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must inventory each development by project name and address, the type of government assistance received, the earliest possible date of change from low-income use, and the total number of elderly and non-elderly units that could be lost from the local low-income housing stock. In addition, the analysis is required to assess the conversion risk and displacement of low-income tenants, estimate and analyze the costs of replacement versus preservation of at-risk units, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

After extensive research of all appropriate resources (Housing and Community Development, the Stanislaus County Planning and Community Development Department found no at-risk units within the unincorporated area of Stanislaus County, and that all at-risk units are located in incorporated areas.

OPPORTUNITIES FOR ENERGY CONSERVATION

According to the U.S. Department of Energy, approximately 14%-25% of energy consumed in the typical home in the United States is for water heating, approximately 56% for space heating and cooling, and approximately 20% for appliances and home electronics. In Stanislaus County, temperatures range from average lows of 38 degrees in the winter, to the mid 90s in the summer. There are many opportunities for active and passive energy conservation both in the design of new housing and the rehabilitation of existing homes, from the choice of appliances, to the use of construction materials, and the location and types of landscaping materials. The reduction of home energy costs and conservation go hand in hand, and play a part in overall housing affordability along. Some examples of energy conservation include the following:

- Selection of household appliances, heaters, air conditioners and lighting that are rated higher for energy efficiency.
- Insulating water heaters and pipes.
- Installation of energy efficient windows, doors and skylights.
- Properly sealing the home's building envelope (doors, windows, walls, foundation, roof and insulation) in order to prevent energy leaks that lead to energy waste and higher utility costs.
- Utilizing passive solar design techniques in both new and existing structures, such as structure and window orientation, cooling roof and building materials, overhangs, interior and exterior blinds, and the appropriate use of landscape materials that maximize heating and cooling opportunities along with water efficiency.

The Pacific Gas and Electric (P.G.& E.) Company, Modesto Irrigation District (MID) and Turlock Irrigation District (TID) are the three major utility companies serving the Stanislaus County area. These companies all promote energy conservation and have implemented programs to inform customers of home energy saving techniques, such as weatherization programs, energy audits, loan programs to make energy efficient improvements, rebates for a variety of energy efficient appliances, recycling and rebates for old appliances, and rebates for the planting of shade trees adjacent to the residence. These utility companies also provide printed material to promote energy conservation.

Stanislaus County promotes energy conservation through Section 20.52.250 of the Stanislaus County Subdivision Ordinance, requiring that to the extent feasible, subdivisions shall be designed to provide passive or natural heating and cooling opportunities. The County Zoning Ordinance also allows for the installation and use of wind generators or windmills with no height restrictions in A-2 zoned property and a 35-foot height limitation in RA zoned areas.

Stanislaus County has many opportunities to promote education and inclusion of energy conservation in the housing programs it offers, as well as in partnerships it has with utilities and other agencies. One example is that energy conservation features are beginning to be incorporated into homes rehabilitated or built in conjunction with Habitat for Humanity. In addition, Stanislaus County, along with the Stanislaus Economic Development and Workforce Alliance, Modesto Junior College, and the Housing Authority, are developing a program to train displaced workers to install energy efficient features into rehabilitated and new structures funded by the Neighborhood Stabilization Program under the American Recovery and Reinvestment Act of 2009.

Agriculture is the leading economy in Stanislaus County. The goals within the Agricultural Element of the General Plan include sustaining a healthy agricultural economy, conserving agricultural land, and protecting natural resources. Residential growth and infill in the unincorporated areas of Stanislaus County is encouraged within the numerous established communities where services are available, so that agricultural conversion can be minimized. This in turn maximizes efficient land use, opportunities for housing affordability, and the conservation of energy resources.

Stanislaus County realizes the importance for continued programs in the planning, creation and implementation of new policies to meet new innovations in energy-saving technology and to promote environmental sustainability. The County will continue to investigate new innovations in energy-saving technology, utilize energy efficient building practices in new and rehabilitated residences assisted with various County housing programs where feasible, promote energy conservation programs offered by utility companies, and make recommended changes to its Zoning Ordinance as appropriate.

Section III - SPECIAL HOUSING NEEDS

Often special needs households are overlooked in the housing marketplace. Such households include the elderly, the handicapped, families with female-headed households, large families, the homeless and farmworkers. In general, many of the housing problems encountered by one of these groups are also felt by another group. Many of these people are of very low-, low-, or moderate-income and have financial difficulties securing a home or renting a unit large enough to accommodate their needs, and may be subject to discrimination due to their needs or circumstances. The handicapped and elderly often have problems of accessibility, not only within their private residences, but in public buildings and public transportation facilities. This section will address the special problems of each of these groups. The major provider of special housing is the Stanislaus County Housing Authority (SCHA).

Persons with Disabilities

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24 requires all public buildings be accessible to the public; they must meet architectural standards such as ramps, large door widths, and restroom modifications enabling free access for the handicapped. In 2007, Section 16.05.050 of the Stanislaus County Code was amended to create a formal panel, the Disabled Access Board of Appeals, to provide reasonable interpretations of the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The Board consists of five members, two of which are disabled, two experienced in construction, and one member of the public. Appeals are held in an open meeting, where the appellant, their representative, the building official, and any person whose interests are affected, are given an opportunity to be heard. Claims may be filed regarding the incorrect interpretation of the code, provisions of the code do not fully apply, or when an equally good or better form of construction is proposed to provide reasonable accommodation.

There are primarily five different types of disability as defined below:

- Sensory and Physical Limitation: Difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- Mental Disability: Difficulty in learning, remembering, or concentrating
- Going Outside Home Limitation: Difficulty going outside the home alone to shop or visit a doctor's office
- Employment Limitation: Difficulty working at a job or a business
- Self-Care Limitation: Difficulty dressing, bathing, or getting around inside the home

The table below indicates the number of persons in Stanislaus County with the types of disabilities defined:

Table III-1
**PERSONS WITH DISABILITIES BY DISABILITY TYPE
5 YEARS AND OVER**

| | Number | Percent |
|---|--------|---------|
| Total Disabilities | 37,333 | 100% |
| Total Disabilities for Ages 5-64 | 27,996 | 75% |
| Sensory Disability | 2,141 | 7.6% |
| Physical Disability | 5,940 | 21.2% |
| Mental Disability | 3,835 | 13.7% |
| Self-Care Disability | 1,612 | 5.6% |
| Go-Outside-Home Disability | 5,417 | 19.3% |
| Employment Disability | 9,051 | 32.3% |
| Total Disabilities for Ages 65 and Over | 9,337 | 25% |
| Sensory Disability | 1,594 | 17.1% |
| Physical Disability | 3,138 | 33.6% |
| Mental Disability | 1,202 | 12.9% |
| Self-Care Disability | 969 | 10.4% |
| Go-Outside-Home Disability | 2,434 | 26.1% |

Source: Census Bureau (2000 Census SF 3:P41)

Agencies that provide assistance to persons with disabilities include DRAIL-Disability Resource Agency for Independent Living, Modesto Independent Living Center who provides county-wide information or referrals on services and resources for persons with disabilities, and Stanislaus County with its Community Development Block Grant activity of emergency and major housing rehabilitation to address handicap accommodation retrofits.

The following table enumerates the employment status of disabled persons in unincorporated Stanislaus County:

Table III-2
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS – UNINCORPORATED

| | Number | Percent |
|--|--------|---------|
| Age 5-64, Employed Persons with a Disability | 6,291 | 6.46% |
| Age 5-64, Not Employed Persons with a Disability | 8,308 | 8.54% |
| Persons Age 65 Plus with a Disability | 4,812 | 4.94% |
| Total Persons with a Disability | 20,528 | 21.1% |
| Total Population (Civilian Non-Institutional) | 97,323 | 100% |

Source: Census Bureau (2000 Census SF 3:P42)

Table III-3 shows the number of persons who live in group quarters (institutional and noninstitutional) in both the incorporated and unincorporated areas of Stanislaus County. The largest populations in the unincorporated areas are found in correctional institutions, group quarters and dormitories.

Table III-3
PERSONS IN GROUP QUARTERS
UNINCORPORATED AND INCORPORATED AREAS
2000

| | UNINCORPORATED AREAS | | INCORPORATED AREAS | |
|---|----------------------|------------------------------------|--------------------|------------------------------------|
| | NUMBER | % OF TOTAL IN GROUP QUARTERS | NUMBER | % OF TOTAL IN GROUP QUARTERS |
| INSTITUTIONALIZED PERSONS: | 790 | 53.7% | 2,650 | 44.0% |
| CORRECTIONAL INSTITUTIONS | 720 | 48.9% | 373 | 6.19% |
| NURSING HOMES | 0 | 0.00% | 2,054 | 34.1% |
| MENTAL (PSYCHIATRIC) | 0 | 0.00% | 56 | 0.93% |
| HOSPITALS | 0 | 0.00% | 124 | 2.06% |
| JUVENILE INSTITUTIONS | 69 | 4.69% | 100 | 1.66% |
| OTHER INSTITUTIONS | 136 | 9.24% | 105 | 1.74% |
| OTHER PERSONS IN GROUP QUARTERS: | 681 | 46.2% | 3,368 | 55.9% |
| COLLEGE DORMITORIES | 0 | 0.00% | 378 | 6.28% |
| MILITARY QUARTERS | 0 | 0.00% | 0 | 0.00% |
| GROUP HOMES | 133 | 9.04% | 336 | 5.58% |
| RELIGIOUS GROUP QUARTERS | 2 | 0.13% | 46 | 0.76% |
| DORMITORIES | 192 | 13.1% | 336 | 5.58% |
| OTHER NONINSTITUTIONAL GROUP QUARTERS | 354 | 24.1% | 354 | 5.88% |
| TOTAL | 1,471 | 100.00% | 6,018 | 100.00% |

Source: U.S. Bureau of the Census, 2000

Elderly

The majority of the elderly have a fixed income and deal with physical constraints, which makes it a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard condition.

It is estimated that 6,765 of the total 32,752 households in unincorporated Stanislaus County were headed by persons over the age of 65 (See Table III-4), representing approximately 20.6% of the total unincorporated household population, which is slightly higher than 19.6% county-wide.

Table III-4 also indicates tenure by age of householder for the unincorporated areas of Stanislaus County and for the County as a whole. Of the total 6,765 elderly householders in unincorporated Stanislaus County, approximately 84% were homeowners and 16% rented. That compares with 75% homeowners and 25% renters county-wide, and 72% homeowners and 28% renters in the incorporated areas.

Table III-4

**TENURE BY AGE OF HOUSEHOLDER
STANISLAUS COUNTY, 2000**

| OWNER OCCUPIED | Unincorporated Areas | | Stanislaus County | |
|----------------------------|---------------------------------|-----------------------------|---------------------------------|-----------------------------|
| | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 15-24 yrs | 285 | 1.3 | 1,140 | 1.3 |
| 25-34 yrs | 2,438 | 11.2 | 10,965 | 12.2 |
| 35-44 yrs | 4,825 | 22.2 | 21,504 | 24.0 |
| 45-54 yrs | 4,725 | 21.7 | 20,741 | 23.1 |
| 55-64 yrs | 3,785 | 17.4 | 14,177 | 15.8 |
| 65-74 yrs | 3,233 | 14.9 | 11,452 | 14.8 |
| 75yrs+ | 2,466 | 11.3 | 9,932 | 12.7 |
| TOTAL | 21,757 | 100.0 | 89,911 | 100.0 |
| RENTER OCCUPIED | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 15-24 yrs | 891 | 8.2 | 5,681 | 10.3 |
| 25-34 yrs | 2,805 | 25.8 | 14,276 | 25.8 |
| 35-44 yrs | 3,146 | 28.9 | 14,405 | 26.1 |
| 45-54 yrs | 2,100 | 19.3 | 9,408 | 17.0 |
| 55-64 yrs | 881 | 8.1 | 4,410 | 8.0 |
| 65-74 yrs | 577 | 5.3 | 3,336 | 6.0 |
| 75yrs+ | 489 | 4.5 | 3,719 | 6.7 |
| TOTAL | 10,889 | 100.0 | 55,235 | 100.0 |

Source: U.S. Bureau of the Census, 2000

The 2000 U.S. Census estimated that approximately 3,938 persons age 65 and over in Stanislaus County have incomes below the poverty level, which represents about 12% of the approximately 32,752 elderly persons living in Stanislaus County. Based on the same percentage, if it is assumed that 7% of the elderly households need housing assistance, than approximately 503 households headed by persons age 65 and over need some type of housing assistance.

Types of housing assistance that can meet the needs of the elderly citizens of Stanislaus County include programs such as:

1. Section 8 rental assistance to elderly households on limited incomes.
2. The production of additional one-bedroom rental units specifically designed for elderly households.
3. Low-interest loans or grants for rehabilitation of housing for elderly homeowners.

Local agencies that provide services for the elderly in Stanislaus County include the Area Agency on Aging, the Salvation Army, Catholic Charities/SEAPA, the Senior Opportunity Service Program and the Catholic Charities Homemaker Ombudsman Program. Housing assistance is available through the Stanislaus County Housing Authority, which operates the Section 8 program for this area, as well as housing rehabilitation programs for some unincorporated communities; and, the Stanislaus County Department of Social Services and the Stanislaus County Redevelopment Agency, which offer home repair assistance when funding is available.

Large Families

Many large households face difficulty finding housing because of the relative scarcity and high cost of large units. Based on the 2000 U.S. Census, only 24,504 (17%) of the occupied housing units in unincorporated Stanislaus County had four or more bedrooms, and less than 11% of those were rental units.

Large households are defined by the State Department of Housing and Community Development as households having five or more persons. Unincorporated Stanislaus County had a total of 6,937 large households (3,968 owners; 2,969 renters) in 2000, representing about 21.2% of all households.

Through its existing housing rehabilitation programs, the County has and will continue to assist with the construction of new and rehabilitated units that accommodate large families and alleviate overcrowding. In addition, it will seek out new funding opportunities and partnerships to expand its availability of resources.

Female Heads of Household

According to the 2000 Census, Stanislaus County had a total of 35,836 female-headed households. This figure represents 24.7% of the total family households within the County. Female-headed households historically experience a poverty level income, and in Stanislaus County they represent 43.1% of all families under the poverty level. These low-income households find it increasingly difficult to find adequate housing since their limited incomes often restrict their ability to rent or own large enough dwellings to accommodate their children. Also due to high poverty levels, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This results in living units falling into disrepair.

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than the cities. Housing programs to assist households headed by females include: the County-sponsored housing rehabilitation program, as well as a first time home buyer program, Habitat for Humanity in the form of sweat equity construction of homes, the Women's Haven Center to respond to emergency housing needs, and foreclosure prevention. Other programs are available throughout Stanislaus County that can assist female-headed households with other needed resources such as child development services, child care, employment training, crisis intervention, parenting education, youth activities, after-school programs, counseling, and health-related services.

Table III-5
FEMALE-HEADED HOUSEHOLDS

| Householder Type | Number | Percent |
|--|---------|---------|
| Total Households | 145,253 | 100% |
| Total Female Headed Householders | 35,836 | 24.7% |
| Female Heads with Children under 18 | 11,588 | 32.3% |
| Female Heads without children under 18 | 24,248 | 67.7[% |
| Total Families Under the Poverty Level | 13,547 | 100% |
| Female Headed Households Under the Poverty Level | 5,833 | 43.1% |

Source: Census Bureau (2000 Census SF 3: P10 and P90)

Farmworkers

Since agriculture is the top industry in Stanislaus County, farm labor is integral to its success. State and federal housing programs for farmworkers in Stanislaus County are administered by the Stanislaus County Housing Authority, which is an independent public agency entirely separate from County government. Other efforts to provide farmworker housing come mainly from individual farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations of farmworker housing. Farm workers are housed predominantly in labor camps owned and operated by the Stanislaus County Housing Authority, privately owned camps and individual units in the unincorporated areas. Housing shortages exist during peak seasonal labor periods, in the months of July-September, when a large influx of migrant workers enter the workforce. The following table indicates the total number of permanent and seasonal farmworkers in Stanislaus County.

Table III-6
FARMWORKERS

| Farm Operations with less than 10 employees | |
|---|--------|
| Permanent | 2,405 |
| Seasonal (less than 150 days) | 2,809 |
| Total | 5,214 |
| Farm Operations with 10 or more employees | |
| Permanent | 4,815 |
| Seasonal (less than 150 days) | 9,264 |
| Total | 14,079 |

Source: USDA 2002 Census of Farmworkers, USDA

Because farmworkers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. Housing that is available to farmworkers is often of substandard condition and located in areas of the community lacking adequate services. However, Stanislaus County is fortunate that the Housing Authority of Stanislaus County maintains 580 farm labor and migrant housing units throughout the agricultural areas of the County which offer a decent living environment for farmworkers. In 2008 and 2009, the Housing Authority served roughly 700 families in all farm labor centers, and 427 migrant families in the Patterson, Westley, and Empire. Over the timeframe of the previous Housing Element, the Housing Authority expended over \$11 million in Joe Serna, USDA and other funds to rehabilitate 274 farmworker units throughout the County. Stanislaus County is continually supportive of the Housing Authority's efforts to maintain and increase the supply of farmworker housing throughout the County. Program 2-7 in Section VII commits the County to assist the Housing Authority in its administration of state and federal housing programs for farmworker housing, and support their funding applications for farmworker housing.

Table III-7
FARM LABOR AND MIGRANT HOUSING

| Location of Farm Labor Housing | Number of Units | % of Units |
|--------------------------------|-----------------|----------------|
| Ceres Farm Labor Housing | 104 | 17.93% |
| Empire Migrant Center | 94 | 16.21% |
| Patterson Farm Labor Housing | 76 | 13.10% |
| Patterson Migrant Center | 42 | 7.24% |
| Modesto Farm Labor Housing | 91 | 15.69% |
| Westley Farm Labor Center | 85 | 14.66% |
| Westley Migrant Center | 88 | 15.17% |
| TOTAL | 580 | 100.00% |

Source: Stanislaus County Housing Authority, 2009

Stanislaus County has a ministerial process for the use of temporary mobile homes, which typically serve the year-round farming operation due to their full-time employment requirement. However, the occupants of such units are typically very transient, and one unit may serve several farmworkers throughout the seasons. In order to accommodate this special needs housing type, all public facility fees are waived. School fees are typically waived, but this determination is made by the applicable school district. Only building permit fees that would normally be required for any other agricultural use with the same zoning designation are charged.

The Agricultural Element of the General Plan is supportive of farmworker housing. Objective 4.1, Provide Housing for Farmworkers, recognizes the need for farmworker housing, both temporary and permanent, for seasonal and year-round employees. In order to implement this objective, policies are included to implement the farmworker housing policies of the Housing Element of the General Plan, as well as permit temporary housing for full-time farm employees, and permit housing for year-round, full-time farm employees in addition to the number of dwellings normally allowed by the density standard.

Families and Persons in Need of Emergency Shelters

Due to the transient nature of the homeless population, it is difficult to achieve a precise estimate of the number of homeless people and methods for estimating the homeless population have been subject for debate for many years. The 2000 Census count includes three categories that could be used to quantify the homeless population. These categories are emergency shelters, visible in street locations, and other noninstitutional group quarters. Taken together, the 2000 Census identified 501 homeless persons in the unincorporated limits of Stanislaus County.

The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter is families with children. The reason for this increase can be partially attributed to rising unemployment and the unavailability of adequate affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways and evicted tenants.

Continuum of Care

At the local level, the most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted by the Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County. To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time survey is conducted annually. Following are some of the results of the survey that took place on January 29, 2009:

Table III-8
HOMELESS POPULATION SURVEY - 2009

| Part 1: Homeless Population | Sheltered | | Unsheltered | Total |
|--|------------------|---------------------|--------------------|--------------|
| | Emergency | Transitional | | |
| 1. Number of Households w/ dependent children | 68 | 44 | 165 | 277 |
| 1a. Number of Persons in Families with Children: | 161 | 127 | 365 | 653 |
| 2. Number of Households w/o dependent children | 302 | 203 | 544 | 1049 |
| 2a. Number of Single Individuals and Persons in Households without Children: | 302 | 211 | 634 | 1147 |
| (Add Lines Numbered 1a & 2a) | | | | |
| Total Persons (Adults and Children): | 463 | 338 | 999 | 1800 |

Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County

- 14% of the respondents reported that they had been homeless for 6 months to a year, 36% had been homeless for one year or more, and 43% had been homeless four times in the last 3 years.
- Unemployment, inability to pay rent/mortgage, alcohol/substance abuse, physical/mental disabilities, domestic violence, and discharge from prison/jail contributed to the highest causes for becoming homeless.
- 16% who reported they were homeless lived either on the streets or in their car.
- 62% of the respondents reported that they have health conditions such as severe mental illness, chronic drug abuse, chronic alcohol abuse, other physical conditions, or HIV/AIDS related illnesses.
- 12% of the respondents reported they were veterans.

As shown in the table above, it is estimated that there are 1,800 homeless adults and children throughout Stanislaus County. Due to the transient nature of the homeless as well as the lack of documentation, it is difficult to quantify how many of the total homeless are in each of the nine incorporated cities and unincorporated County. However, it is estimated that the majority (65%, or 1,170 persons) are located where the bulk of shelter and services are available, which is in the largest incorporated city, Modesto. The remainder of homeless persons are either within the other eight incorporated cities (20% or 360 persons), or unincorporated county areas (15%, or 270 persons). Stanislaus County, through its Community Development Block Grant Program Consortium and other associations, supports and provides funding for many of the programs and services to meet its share of the needs for the homeless population described in this section.

The Stanislaus Housing and Supportive Services Collaborative (the Collaborative) was created to address these issues and is comprised of over 88 members and more than 50 agencies and organizations representing all cities within Stanislaus County. Representation includes non-profit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police and fire service departments, faith-based and other community-based organizations, service agencies, community members, government agencies and housing developers.

The Continuum of Care System consists of three components. These components are the following:

- There must be an emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs
- Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training, etc.
- Providing permanent supportive housing arrangements

While not all homeless individuals and families in a community will need to access all three components, unless all three are coordinated within a community, none will be successful. A strong homeless prevention strategy is also key to the success of the Continuum of Care.

In July of 2001, the Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Collaborative as the coordinating body for homeless programs and services in Stanislaus County. It is also the lead agency for the Stanislaus County Continuum of Care. In 2005, the Collaborative adopted 'Ending Long Term Homelessness in Stanislaus County', which is a 5-year strategy to end long-term homelessness in 10 years. The long-term homeless are defined as those who have been homeless for one year or longer or who have been homeless four times over the last three years. The key component of the plan is to create supportive housing – permanent, affordable rental housing linked to an array of community-based services.

The Collaborative determined that the objective for their plan was to create a baseline number of permanent supportive housing units to address the crisis of long term homelessness. Most research suggests that the long-term homeless will make up 10% to 20% of those who are homeless in any given year. For the purposes of their planning process, the Collaborative elected to use a conservative number of 9,000 as an estimate of the number of people homeless in Stanislaus County over the course of a year. This suggests that 2,000 to 2,500 men, women and children are either in emergency shelter, transitional housing or living on the streets on any given day. Of the 9,000 people homeless in any given year, between 900 and 1,800 will be homeless long-term. The initial 5-year strategy focuses on the development of 500 units of supportive housing, with a longer term goal of creating a total of 1,200 units of supportive housing over a 10-year period. The best available estimate of current resources suggests that there were up to 300 units of supportive housing being used to house this population in Stanislaus County at the time the Collaborative's plan was completed.

The following tables project the ten-year plan to provide a mix of supportive housing types that will meet the needs of the typical groups of individuals and families who are homeless long-term. The plan notes a variety of funding sources that could be utilized to meet these housing goals. At the local level, HOME, CDBG and/or Redevelopment funds may be used. In addition, tax credits (9% and 14%) and other public/private sources such as State MHP, AB 2034, Federal Section 811, SHP (Supportive Housing Program) and HOPWA (Housing Opportunities

for Persons with AIDS) and the Federal Home Loan Bank's Affordable Housing Program may be utilized as available.

Table III-9
SUPPORTIVE HOUSING FOR LONG-TERM HOMELESSNESS 10-YEAR PLAN

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Sub Total |
|--------------------------------|-----------|------------|------------|------------|------------|------------|
| Homeless Youth | 1 | 1 | 1 | 1 | 1 | 5 |
| Chronically Homeless Adults | 5 | 15 | 10 | 10 | 10 | 50 |
| Chronically Homeless Families | 10 | 15 | 20 | 25 | 30 | 100 |
| At Risk Seniors | 0 | 8 | 10 | 14 | 16 | 48 |
| At Risk Families | 27 | 60 | 60 | 60 | 60 | 267 |
| Diversion: Corrections | 2 | 2 | 2 | 2 | 2 | 10 |
| Diversion: Exiting Foster Care | 4 | 4 | 4 | 4 | 4 | 20 |
| Unit Totals By Year | 49 | 105 | 107 | 116 | 123 | 500 |

| | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Sub Total | Total |
|--------------------------------|------------|------------|------------|------------|------------|------------|-------------|
| Homeless Youth | 1 | 1 | 1 | 1 | 1 | 5 | 10 |
| Chronically Homeless Adults | 43 | 70 | 90 | 90 | 90 | 383 | 433 |
| Chronically Homeless Families | 20 | 20 | 20 | 20 | 20 | 100 | 200 |
| At Risk Seniors | 4 | 7 | 11 | 13 | 13 | 48 | 96 |
| At Risk Families | 40 | 35 | 30 | 20 | 9 | 134 | 401 |
| Diversion: Corrections | 2 | 2 | 2 | 2 | 2 | 10 | 20 |
| Diversion: Exiting Foster Care | 4 | 4 | 4 | 4 | 4 | 20 | 40 |
| Unit Totals By Year | 140 | 140 | 144 | 146 | 146 | 700 | 1200 |

Stanislaus Housing and Supportive Service Collaborative, *Ending Long Term Homelessness in Stanislaus County*, 2005

The following chart indicates the resources acquired through the Stanislaus Housing and Support Services Collaborative to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

Table III-10
STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE RESOURCES FOR HOMELESS AND THOSE IN JEOPARDY OF BECOMING HOMELESS

| Applicant | Project | Budget Amount | Project Type | Program Type | Component Type |
|--------------------------------------|------------------------|---------------|--------------|--------------|----------------|
| Stanislaus County AIDS Project(SCAP) | Halo 7 | \$ 474,795 | New | SHP | PH |
| Stanislaus County AIDS Project(SCAP) | Halo Homes | \$ 556,399 | Renewal | SHP | PH |
| Housing Authority | Miller Pointe | \$ 132,210 | Renewal | S+C | PRA |
| Community Housing & Shelter Services | Homes for the Homeless | \$ 264,741 | Renewal | SHP | SSO |
| Housing Authority | Shelter Plus Care 1-4 | \$ 538,140 | Renewal | S+C | TRA |

| Applicant | Project | Budget Amount | Project Type | Program Type | Component Type |
|---------------------------|--------------------|---------------------|-------------------------|--------------|----------------|
| Center for Human Services | Pathways | \$ 230,984 | Renewal | SHP | TH |
| Turning Point | Supportive Housing | \$ 474,160 | New | SHP | PH |
| Total Submitted | | \$ 2,671,429 | Pending Approval | | |

Source: Stanislaus County CDBG Consortium Annual Action Plan
Fiscal Year 2009-2010

Program Types: SHP - Supportive Housing Program; S+C - Shelter plus Care
Component Types: PH - Permanent Housing; PRA - Project-based Rental Assistance;
 TRA - Tenant-based Rental Assistance; SSO - Support Services

Numerous services are currently available to homeless persons in Stanislaus County for shelter and related supportive services. The following provide temporary shelter and related services throughout Stanislaus County:

Table III-11
Inventory of Facilities and Services for the Homeless

| Organization | Services Provided | Population Served | # of People Served | # of Beds/Units Available |
|--|-----------------------------|----------------------------|----------------------|---------------------------|
| Bethany House | Temp Shelter & Health Svcs. | Pregnant Teens | 6-12 Teens per year | 6 beds |
| Central Valley Homeless Veterans Project | Temp. Shelter & Social Svcs | Veterans | 26 persons per mo. | 26 beds |
| Central Valley Opportunity Center | Outreach & Referrals | Adults & Families | 2-3 Families per mo. | Not Applicable |
| Community Housing & Shelter Services | Temp.Shelter & Social Svcs. | Adults & Families | 15 Households/ day | 90 beds |
| Daily Bread Ministries | Free Meals | Adults & Families | 800 People/ day | Not Applicable |
| Golden Valley Health Centers | Free Health & Medical Svcs, | Adults & Families | Not Available | Not Applicable |
| Haven Women's Center | Temp Shelter & Outreach | Domestic Violence Victims | Avg. 300 people/year | 25 beds |
| Hutton House (Center for Human Services) | Temp Shelter for Youths | Runaway youth 13-17yrs old | 8 people per night | 8 beds |
| Inter-Faith Ministries-Redwood Family Ctr. | Transitional Housing | Women & Children | 70 people per year | 70 beds |
| Inter-Faith Ministries-Santa Fe Project | Transitional Housing | Families | 87 people per year | 87 beds |
| Laura's House (CHSS) | Transitional Housing | Substance Abusers(Women) | 15-20 women & Ch/yr | 20 housing units |
| Modesto Gospel Mission | Temp Food & Shelter | Single Adults w/ Children | 2,000 people per yr. | 225 beds |
| Nirvana | Treatment Program | Chronic Substance Abusers | 33+ per year | 66 beds |

| Organization | Services Provided | Population Served | # of People Served | # of Beds/Units Available |
|--|-----------------------------|-----------------------------|---------------------------|----------------------------------|
| Pathways (Center for Human Services) | Transitional Housing | Youth | 12 youth per year | 12 beds |
| STANCO | Transitional Housing | Families | Avg. 5 families per yr | 5 housing units |
| Stanislaus County AIDS Project (SCAP) | Outreach | HIV/AIDS Patients | Not Available | Not Applicable |
| Stan Co. Dept. of Aging & Veteran's Services | Outreach & Social Svcs. | Elderly & Veterans | Not Available | Not Applicable |
| Stanislaus Homeless Outreach Program | Outreach & assessments | Adults & Children | Not Available | Not Applicable |
| Children's Crisis Center-Turlock Location | Overnight Emergency Shelter | Children | 27 Children per Night | 27 beds |
| Children's Crisis Center-Guardian House | Overnight Emergency Shelter | Children | 22 Children per Night | 22 beds |
| Children's Crisis Center-Sawyer House | Overnight Emergency Shelter | Children | 20 Children per Night | 20 beds |
| Children's Crisis Center-Cricket House | Overnight Emergency Shelter | Adults & Children | 10 Children per Night | 10 beds |
| The Salvation Army of Stanislaus County | Food, Clothing & Referrals | Adults, Children & Families | 250 people per day | Not Applicable |
| The Salvation Army-Emergency Shelter | Overnight Emergency Shelter | Adults | 45 people | 45 beds |
| United Samaritans Foundation (USF) | Temp Shelter & Social Svcs | Adults & Children | 800 people per day | Not Applicable |
| USF-We Care Program | Temp Shelter & Social Svcs | Adults | 30 people per night | 30 beds |
| United Way of Stanislaus County | Outreach & Social Svcs | Adults & Children | 500-800 people/day | Not Applicable |

Source: Stanislaus County CDBG Consortium Annual Action Plan
Fiscal Year 2009-2010

Through the Stanislaus County Community Development Block Grant (CDBG) Consortium, Emergency Shelter Grant (ESG) funds are disbursed annually to assist many of the facilities and programs noted above. For the 2007-2008 program year, for example, four non-profit homeless service provider agencies received ESG funds to address homeless needs, which served a total of over 1,500 individuals with security deposits and rental assistance, air conditioning in a transitional shelter for women with children, heating for an emergency winter shelter for families with children recovering from substance abuse, rehabilitation of a winter homeless shelter, and the addition of a therapeutic play program at a children's emergency shelter.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Every three (3) years the Community Development Block Grant Consortium is required to conduct an Analysis of Impediments (AI) update to assist the community in adequately describing barriers to affordable housing. The AI is a broad spectrum review of private and public practices and policies which may impact people's ability to choose housing in an environment free from discrimination. The AI is designed to increase housing choice, identify challenges, and assemble fair housing information. The following recommendations are included in the 2009 AI to help remove affordable housing barriers:

Affordable Housing:

- 1) Work closely with the Housing Authority, Habitat for Humanity, other community organizations, the State, banks and other entities owning foreclosed properties. Note: The County is already utilizing Neighborhood Stabilization Program funds to purchase foreclosed homes for resale to targeted income households.
- 2) Focus on more affordable multi-family rental housing.
- 3) Provide incentives for secondary units and other new housing.

Foreclosure Crisis:

Provide outreach in the form of mortgage counseling and intervention in English and Spanish. Note: In response to the foreclosure crisis that has hit Stanislaus County particularly hard, the County has sponsored and participated in numerous events throughout the County that provide homebuyer counseling in English and Spanish.

Reasonable Accommodations:

Adopt Reasonable Accommodation policies to address the needs of persons with disabilities. In 2007, Section 16.05.050 of the Stanislaus County Code was amended to create a formal panel, the Disabled Access Board of Appeals, to provide reasonable interpretations of the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The Board consists of five members, two of which are disabled, two experienced in construction, and one member of the public. Appeals are held in an open meeting, where the appellant, their representative, the building official, and any person whose interests are affected, are given an opportunity to be heard. Claims may be filed regarding the incorrect interpretation of the code, provisions of the code do not fully apply, or when an equally good or better form of construction is proposed to provide reasonable accommodation.

Section IV - PROJECTED HOUSING NEEDS

Regional Housing Needs Allocation

Each housing element period the California Department of Housing and Community Development (HCD) prescribes housing allocations for each California region. The Regional Housing Need Allocation (RHNA) is part of a statewide mandate to address housing issues that are related to future growth and is required by State law. HCD distributes the region's 'fair share' of the statewide projected housing needs by household income group to each of the Council of Governments (COG). The COG develops a Regional Housing Needs Allocation (RHNA) Plan allocating the region's share of the statewide need to cities and counties within the region. The Stanislaus Council of Governments (StanCOG) issued its RHNA Plan in September of 2008.

The State Department of Housing and Community Development has determined that during the upcoming planning period of January 1, 2007 through June 30, 2014 (a seven and a half year planning period), an additional 25,602 housing units will be needed to accommodate the projected household growth within Stanislaus County. The directors of all the County's planning agencies then met to determine how this number would be distributed amongst each jurisdiction. As a result, of the overall total, 5,568 units have been allocated to the unincorporated areas. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. The table below indicates the new construction need in each of four income categories:

Table IV-1

REGIONAL HOUSING NEEDS ALLOCATION – STANISLAUS COUNTY 2007-2014

| | Extremely/ Very Low (0-50% of AMI*) | Low (51- 80% of AMI*) | Moderate (81-120% of AMI*) | Above Moderate (over 120% of AMI*) | Total | Share of RHNA |
|----------------------------------|--|--|---|---|---------------|--------------------------|
| Modesto | 1,298/1,298 | 1,818 | 2,145 | 4,571 | 11,130 | 43.5 |
| Ceres | 212/212 | 297 | 351 | 747 | 1,819 | 7.1 |
| Hughson | 33/33 | 46 | 54 | 116 | 282 | 1.1 |
| Newman | 49/49 | 69 | 81 | 173 | 421 | 1.6 |
| Oakdale | 115/114 | 161 | 189 | 404 | 983 | 3.8 |
| Patterson | 80/80 | 112 | 132 | 282 | 686 | 2.7 |
| Riverbank | 105/104 | 146 | 172 | 367 | 894 | 3.5 |
| Turlock | 404/403 | 566 | 667 | 1,421 | 3,461 | 13.5 |
| Waterford | 42/41 | 58 | 69 | 147 | 357 | 1.4 |
| Unincorporated County | 649/649 | 910 | 1,073 | 2,287 | 5,568 | 21.7 |
| Total RHNA | 2,987/2,983 | 4,183 | 4,934 | 10,515 | 25,602 | 100 |

Source: Stanislaus Council of Governments, 2008

*AMI=Area Median Income

Units Built, Under Construction and/or Approved During Planning Period

Credit may be taken for units constructed and/or under construction between the base year of the RHNA period and the beginning of the new planning period. In this case, units issued building permits on or after January 1, 2007 may be credited against the RHNA to determine the balance of site capacity that must be identified. The table below breaks down the remaining units needed for the regional housing needs allocation for the current element timeframe (2007-2014). A total of 512 units produced from January 1, 2007 to July 21, 2009 have been subtracted and distributed among the affordability categories.

Since Stanislaus County is largely a rural/**agricultural** county, the bulk of residential growth takes place within the nine incorporated cities where services and infrastructure are more readily available, and to better preserve agricultural land and natural resources. It should be noted that within the unincorporated areas, units categorized below in the very-low, low, and moderate income categories include mobile or manufactured homes (either stand alone, second units or farmworker units), **single-family** homes and second units known by their actual sales price, ~~valuation of the structure~~, and units with affordability requirements based on subsidies or financing through CDBG, HOME, and/or RDA. ~~All other units are categorized as above-moderate.~~ In every other circumstance where sales prices or affordability restrictions were not available or applicable, a variety of other factors were carefully considered on a case-by-case basis, such as extremely low permit valuations, the size and/or type of structure, and/or location, such as in redevelopment areas that are known to be predominantly low-income. Only in those cases where these alternative factors were clearly present would those units be categorized as very-low or low-income. As an example, one of the units categorized as very-low was a garage converted to a second unit in a redevelopment area, with a permit valuation of \$44,000. In another case, a new unit labeled as very-low was 576 square feet in area, with a valuation of \$40,000. If there was any doubt regarding affordability in a particular category, those units would be counted in a higher income category. As a result, it is more likely that the very-low and low-income counts in Table IV-2 were underestimated rather than overestimated.

Second Units and Mobile or Manufactured Homes

There have been a total of 64 second units and mobile/manufactured homes constructed during the planning period (up to July 21, 2009).

As agriculture is the top industry of Stanislaus County, housing affordable to farmworkers typically consists of mobile or manufactured homes principally located on the property of and rented to them by their employers, as it is difficult for farmworkers to compete for housing on the open market. Other such units have been found to be occupied by the owners of scattered smaller-scale farming operations, rather than in concentrated locations. According to Economic Development Department 2009 statistics, persons in the 'Farmworkers, Laborers, Crop, Nursery, and Greenhouse' category in Stanislaus County (Modesto MSA) made approximately \$18,500 per year. If the owner of the farmworker units were to take 30 percent of their monthly income for rent, that would equate to \$462.50 per month. As shown in Table V-3, a household of four that falls into the low income category can afford a maximum rent of \$745 per month. Therefore, it is safe to assume that the new farmworker units included in Table IV-2 below may be credited to the low-income category.

History has shown that in Stanislaus County, second units are predominantly occupied by families related to the occupants of the primary residence, so that a survey of rents of these units is difficult to survey. However, it is safe to assume that the cost of construction of these units compared to a new stand-alone unit is considerably less, because it is on an existing site with infrastructure to the property (no additional land cost and minimal utility services costs), and County regulations limit the size of these units to a maximum of 1,200 square feet. Much of the recent construction of these units has taken place in redevelopment areas, where infrastructure has been installed in targeted income neighborhoods discussed elsewhere in this document.

All of the mobile/manufactured units and second units have been allocated towards the County's low-income fair share housing need, as well as 16 single family homes known by their sales price to be within the low-income affordability range.

Single Family Homes

The remainder of the single family homes produced between January 1, 2007 and July 21, 2009 are within the Moderate (125) and Above Moderate (307) income categories. As stated above, only those units with known sales price data were included in the moderate-income category, while the remainders were classified as above-moderate.

It should be noted that statistics revealed as of May, 2009, Stanislaus County's median-income families could afford to buy 83.5% of the homes sold during the first three months of the year, which represented the highest affordability rate in California. As a contrast, in 2005 when new home construction was at its peak, only 3% of the County's homes were affordable to median-income families. During that timeframe, median home prices dropped from \$396,000 to \$135,000. This has created expanded opportunities for families to attain homeownership in Stanislaus County, along with fallen interest rates, and the availability of programs throughout the County to financially assist prospective new homeowners. Stanislaus County has sponsored several no-cost first-time homebuyer workshops to educate the public in all aspects of the homebuying process. Although the economic circumstances creating this situation have been devastating in multiple ways (job and home losses), it opened a window for housing affordability to many families who had no hope of owning a home only a few years prior. It is fully anticipated that new units produced in the remainder of the planning period will satisfy the balance of the housing need in the very-low to moderate income categories at a much more significant rate.

Table IV-2
**BALANCE OF HOUSING NEED – UNINCORPORATED STANISLAUS COUNTY
 2007-2014**

| | Very-Low | Low | Moderate | Above Moderate | Total |
|--|----------------|-----------------|----------|----------------|-------|
| RHNA Allocation Jan. 2007-2014 | 1,298 | 910 | 1,073 | 2,287 | 5,568 |
| Units Produced Jan. 2007-July 2009 ¹ | 7 ² | 73 ² | 125 | 307 | 512 |
| Net Allocation to be Met (Aug. '09-Jun. '14) | 1,291 | 837 | 948 | 1,980 | 5,056 |
| Percent Goals Achieved | 0.4 | 8.0 | 11.6 | 13.4 | 9.2 |
| ¹ Units with building permits finalized between January 1, 2007 and July 21, 2009 identified in Appendix 2 ² For those units that are second units and mobile homes, affordability determined by permit valuation as 70% or less of corresponding unit sales prices in the same affordability range. sales price, rent levels, or other factors such as unit size, location and/or occupancy type (i.e. family members and farmworkers) | | | | | |

Section V - SITE INVENTORY AND ANALYSIS

Inventory of Land Suitable for Residential Development

Government Code Section 65583 requires the Housing Element to contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The purpose of this inventory is to compare the County's total holding capacity, or capacity to accommodate residential development, with its new construction needs. Furthermore, analysis of the availability of public facilities and services is intended to identify both the problems and the possibilities involved in developing new housing. Together, the inventory and analysis provide a basis for determining whether current zoning and density policies will make available sufficient residential land to accommodate new construction needs. The Residential Development Potential Study Areas map on the following page identifies the location of land suitable for development in the unincorporated communities of the County. These lands include a spectrum of residential densities, from very low-density rural designations to urban densities appropriate for single-family and multi-family development.

Stanislaus County conducted a land inventory and analysis of the availability of public services and facilities in the unincorporated areas in the first quarter of 2009. The inventory focused on existing communities where residential zoning is located and growth is encouraged. Available parcels were identified and mapped from Geographic Information System, tax records, aerial photographs and field verification. From these sources, size and zone designation were recorded, and finally, the realistic residential development potential, was calculated based on development standards, as well as availability of infrastructure. Although the consolidation and/or redevelopment of underutilized and small sites is often used as a tool to increase opportunities for additional or higher density housing, the deficiencies in infrastructure in the unincorporated areas limits the economy of scale for developers for consideration of higher density housing particularly for lower-income housing. Other than large parcels within the Salida Community Plan, higher density development is encouraged within incorporated cities where infrastructure is readily available. The Land Inventory is included as Appendix 1. This inventory lists the vacant and underutilized parcels to assist in accommodating the County's share of the Regional Housing Need Assessment (RHNA).

StanCOG's Housing Needs Report projects that 5,568 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through 2014. The County residential development potential of 6,398 units enumerated in Table V-2 more than satisfies this projected new construction need. As many as 5,000 new units at various density ranges can be accommodated within the area encompassed by the recent amendment to the Salida Community Plan. The total new construction need includes 2,208 units for very low- and low-income residents. In addition to the 512 units constructed between January 2007 and July 2009, these needs can be satisfied by the construction of units in the 57 acres of medium-high density residential designations in Salida (904 units), as well as other identified areas which allow up to 25 units per acre (121 units). The remaining 1,103 units can be accommodated through a combination of second units in single family zones, the placement of mobile homes throughout the County, a portion of the areas in Salida that allow up to 14 units per acre, where lots as small as 2,000-3,000 square feet are permitted, as well as in partnerships with non-profit agencies and developers that build single family residences.

DEVELOPMENT POTENTIAL STUDY AREAS

Following is a summary of the residential development potential of the various unincorporated communities throughout Stanislaus County, including both vacant and underutilized sites. Parcels shown as vacant are undeveloped. Underutilized parcels have some existing development, but are large enough to accommodate additional units under their current zoning designation, without the need to alter or remove existing structures, **as verified in the field, combined with GIS analysis. The opportunity to produce more intense residential uses beyond those indicated exists through the consolidation of lots and/or alteration or removal of existing structures.**

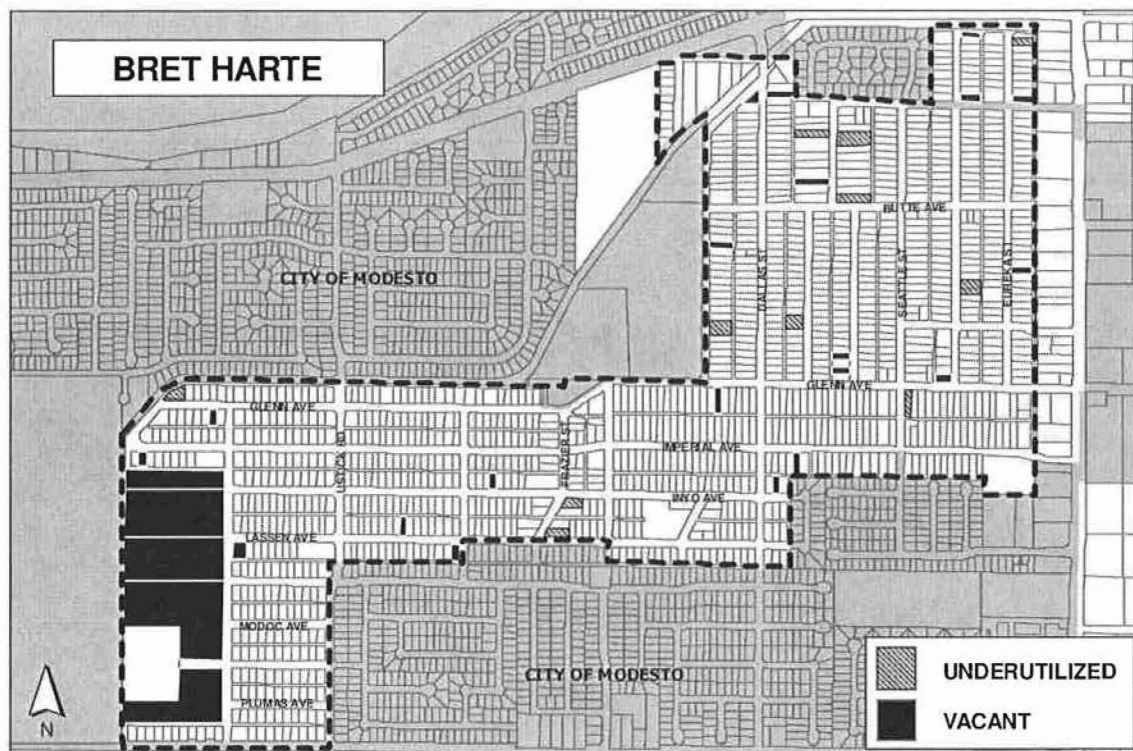
Table V-1
Residential Development Potential Study Areas



The Airport Neighborhood is a residential neighborhood located north and west of the Modesto City-County Airport. Due to the lack of sewer, it does not have development potential at this time. However, joint discussions between Stanislaus County and the City of Modesto have begun regarding the development of a comprehensive plan to address the overall needs of the Airport Neighborhood, including infrastructure.

RESIDENTIAL DEVELOPMENT POTENTIAL AIRPORT NEIGHBORHOOD

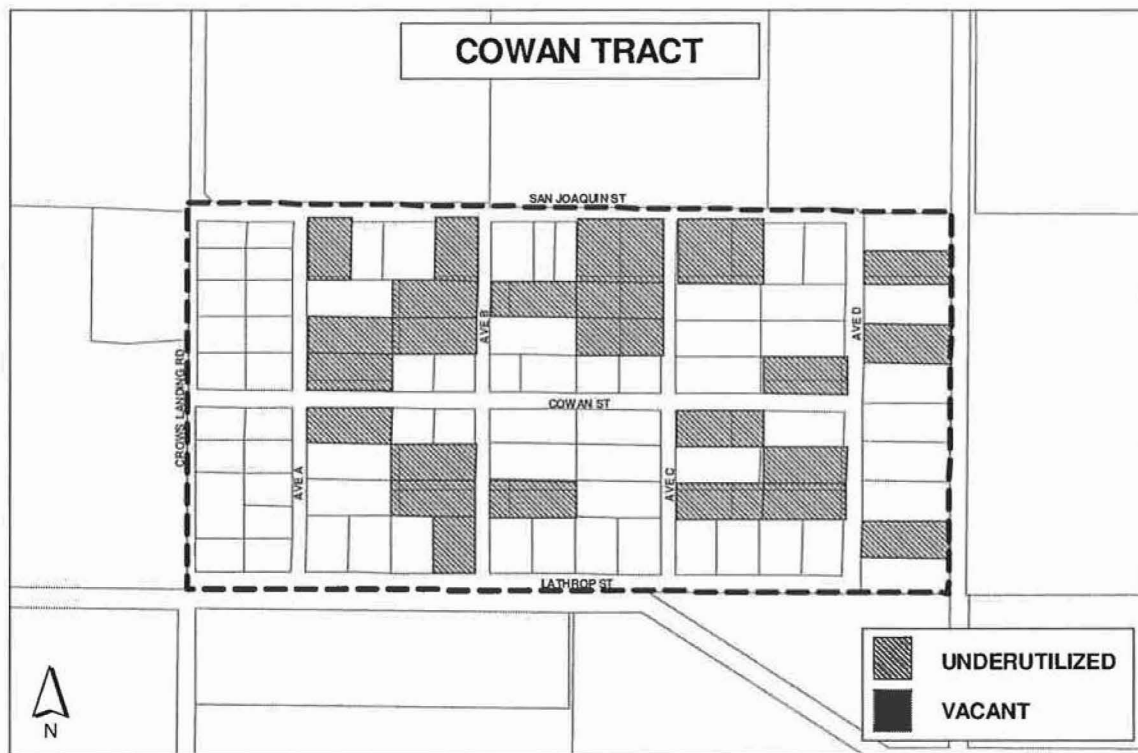
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| IT | R-2 | 10 | 2.08 | 14 | Lack of sewer | 0 |
| IT | R-3 | 3 | 1.64 | 25 | Lack of Sewer | 0 |
| Total | | | | | | 0 |



Bret Harte is a residential neighborhood adjacent to the City of Modesto. It receives its water and sewer service from the city. The neighborhood currently has the potential for developing 155 additional single family dwelling units. Having both public water and sewer gives property owners the ability to develop a second residential unit. Following the construction of public sewer, the County processed approximately 250 applications for second dwelling units. Since this neighborhood is home to mainly lower income households, the second units have created housing opportunities for additional lower income households. The neighborhood is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL BRET HARTE NEIGHBORHOOD

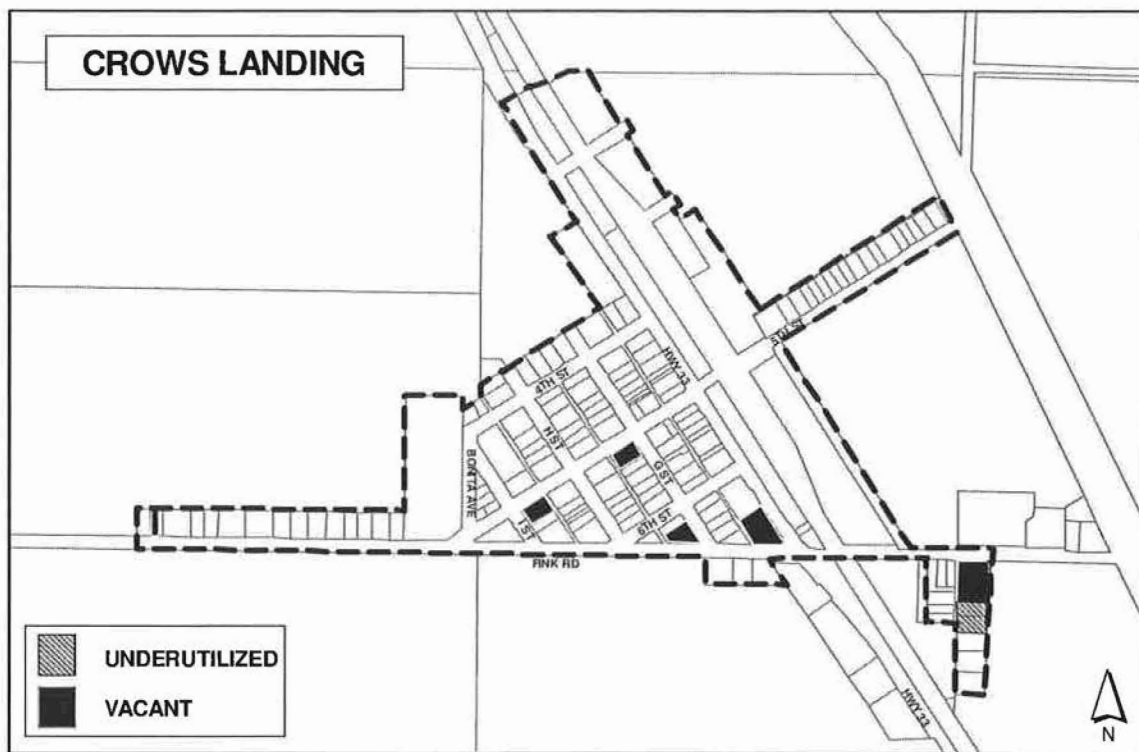
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-1 | 36 | 31.18 | 8 | | 155 |
| Total | | | | | | 155 |



The Cowan Tract is located in the Modesto/Ceres area. It currently does not have the potential for developing more dwelling units. Water and sewer service is obtained through private well and septic systems.

RESIDENTIAL DEVELOPMENT POTENTIAL COWAN TRACT

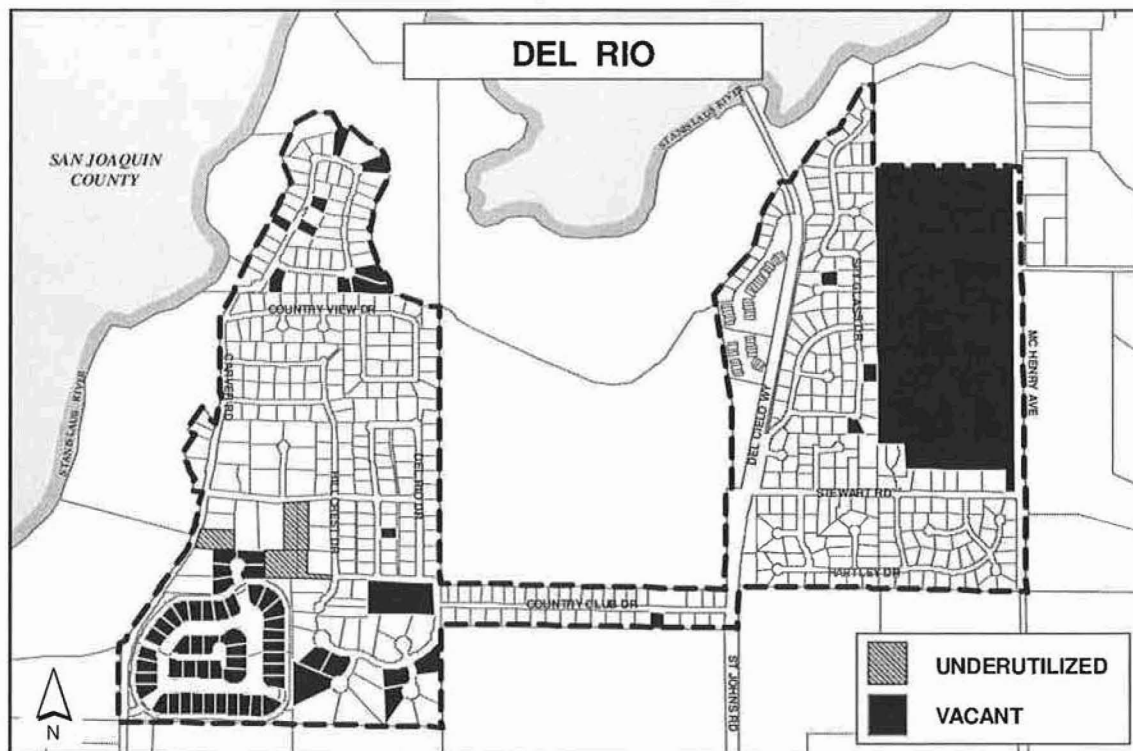
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|---------------------------|----------------------------------|
| AG | PD (3) | 24 | 21.55 | 1 | Served by private systems | 0 |
| Total | | | | | | 0 |



Crows Landing, a small community located where Highway 33 intersects with Fink Road/Crows Landing Road in southwest Stanislaus County, has the potential for developing 3 more dwelling units, all of which would be single family dwellings. This is a community of lower income households. It is anticipated that in-fill activity would serve this population. Water is provided by a community service district, and sewerage is handled by individual septic systems. The community is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL CROWS LANDING

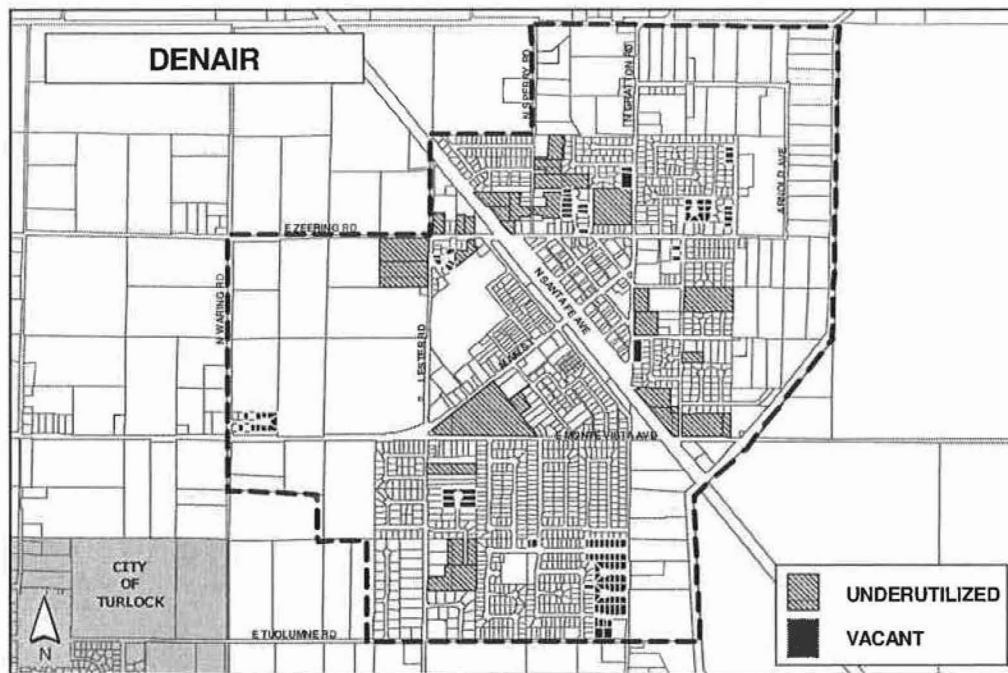
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| AG | A-2-40 | 2 | 4.46 | 2/40 | Individual system | 0 |
| LDR | R-A | 3 | 2.22 | 8 | No public sewer | 3 |
| Total | | | | | | 3 |



Del Rio is an upscale community located in north-central Stanislaus County. Water is provided by the Del Este/City of Modesto system. There is no community sewer system, but some individual package treatment plants exist. Del Rio has a potential dwelling unit capacity of 162 dwelling units. These dwelling units would be serviced by public water and package treatment facilities, or individual septic systems.

RESIDENTIAL DEVELOPMENT POTENTIAL DEL RIO

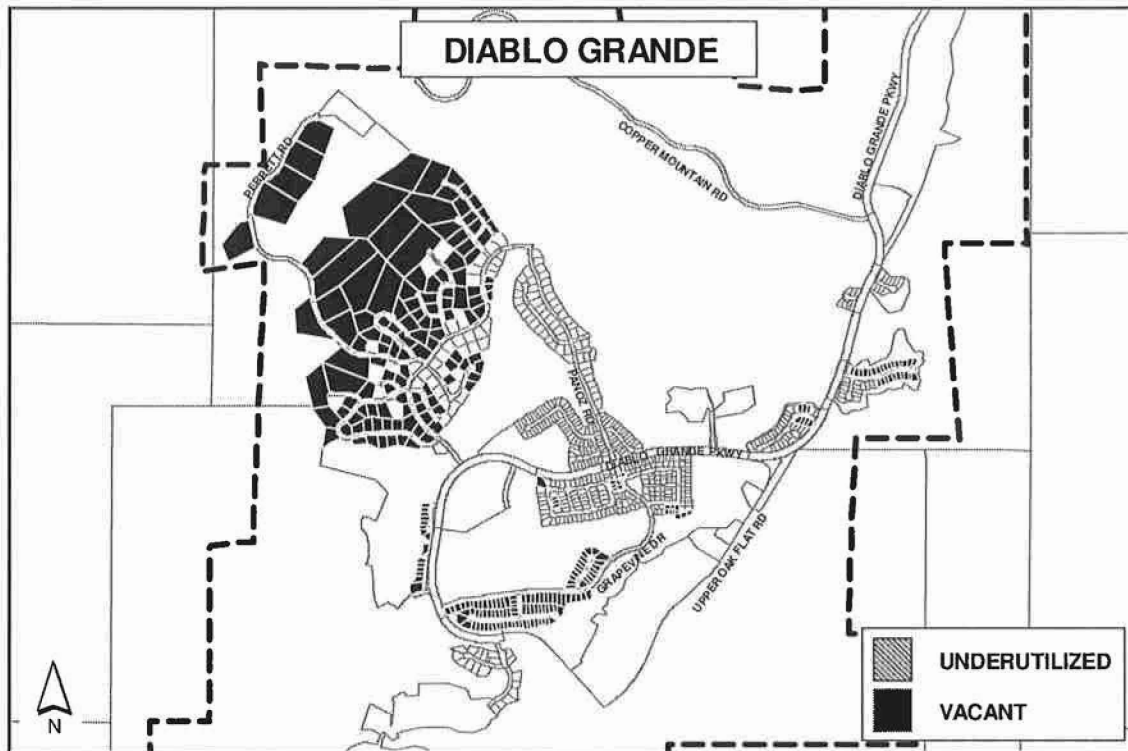
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|----------|---------------|-------------|---------------------|------------------------------|----------------------------------|
| LDR | R-A | 15 | 20.02 | 2 | | 24 |
| PD | PD (198) | 9 | 6.17 | 2 | | 11 |
| PD | PD (293) | 47 | 25.38 | 2 | | 47 |
| PD | PD | 1 | 82.5 | 1 | Modesto water/private septic | 80 |
| Total | | | | | | 162 |



Denair, located east of the City of Turlock, has an additional potential of 148 residential units. A variety of zoning designations provide for different housing types, from single family to multiple family housing developments. Water and sewer service is provided by a community services district. A portion of the community is in the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL DENAIR

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|----------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 62 | 77.16 | 8 | | 63 |
| MHD | R-2 | 9 | 4.31 | 14 | | 20 |
| MHD | R-3 | 10 | 1.91 | 25 | | 10 |
| P-D | PD (248) | 7 | 1.17 | 8 | | 7 |
| P-D | PD (249) | 48 | 9.74 | 8 | | 48 |
| Total | | | | | | 148 |

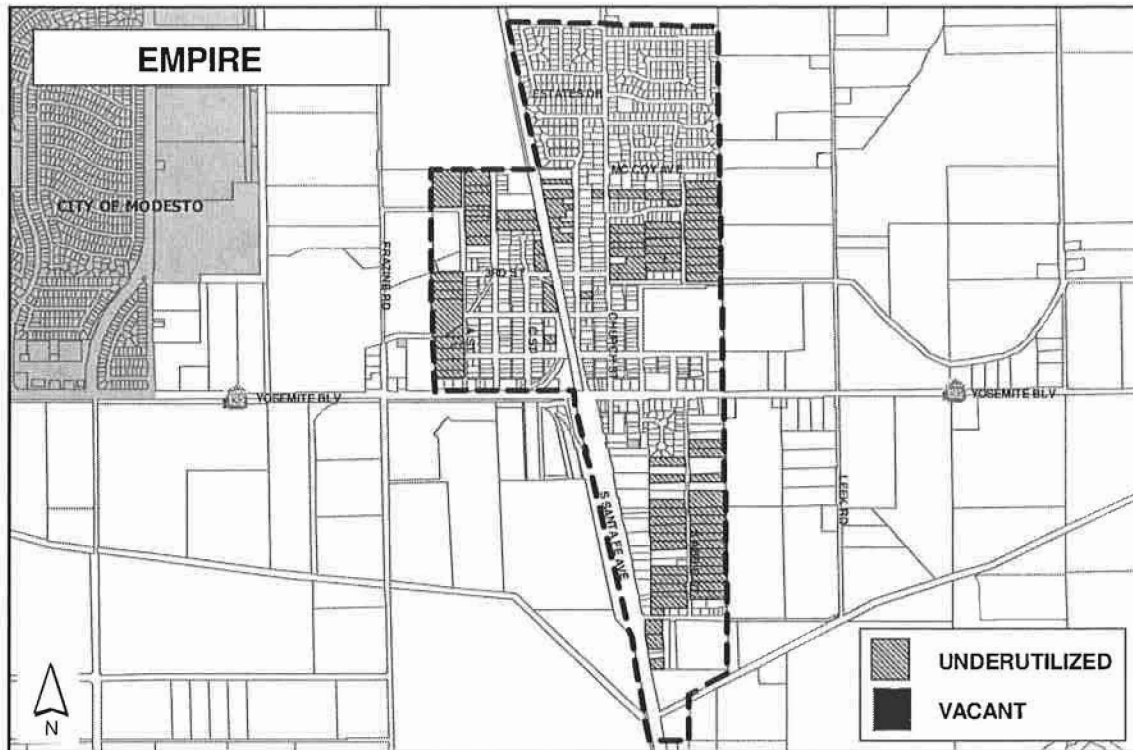


Diablo Grande is a developing 33,000-acre golf resort project located in the hills southwest of Patterson, which has ultimate plans for 5,000 homes within five villages, five golf courses, a hotel and conference center, a wine tasting room and commercial development. It is currently in its first phase of development, which has a realistic development capacity of 292 additional units within the timeframe of this Housing Element.

RESIDENTIAL DEVELOPMENT POTENTIAL

DIABLO GRANDE

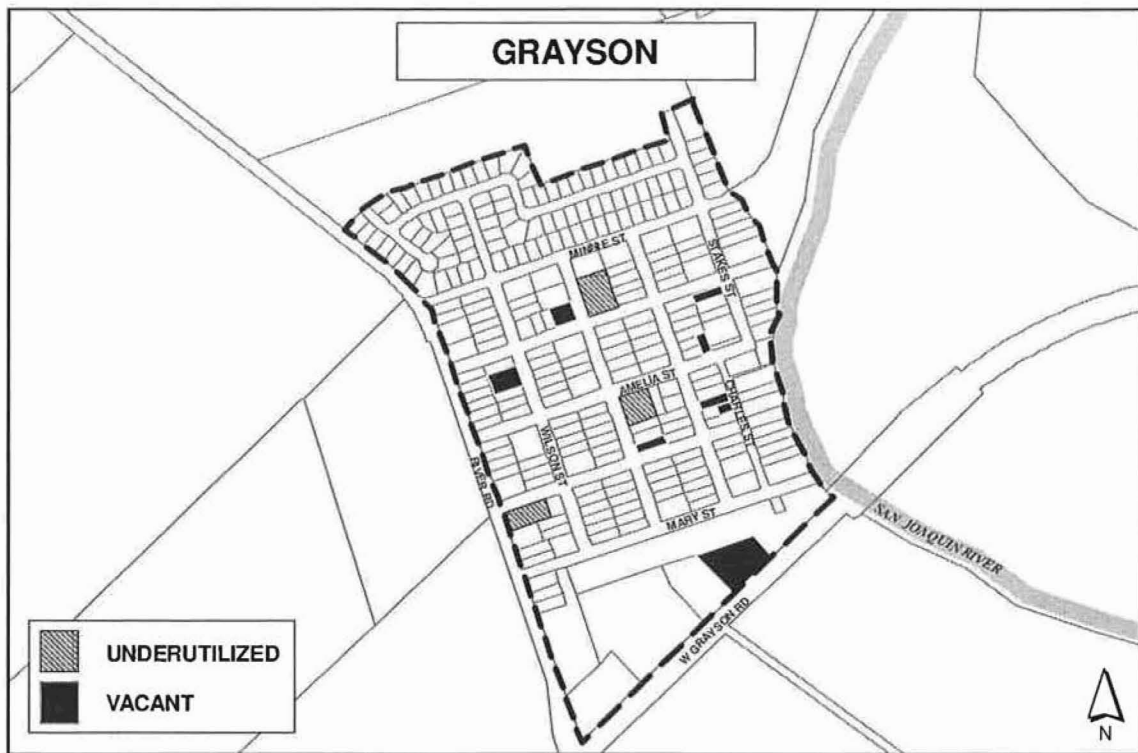
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| SP-1 | SP-1 | 293 | 185.99 | 0.2-7.4 | Water quality upgrades | 292 |
| Total | | | | | | 292 |



Empire is a community adjacent to the eastern boundary of the City of Modesto and receives its water service from the city. Sewer service is provided by its Sanitary District. Empire has the potential additional dwelling unit capacity of 53 which would be derived from underutilized lands.

RESIDENTIAL DEVELOPMENT POTENTIAL EMPIRE

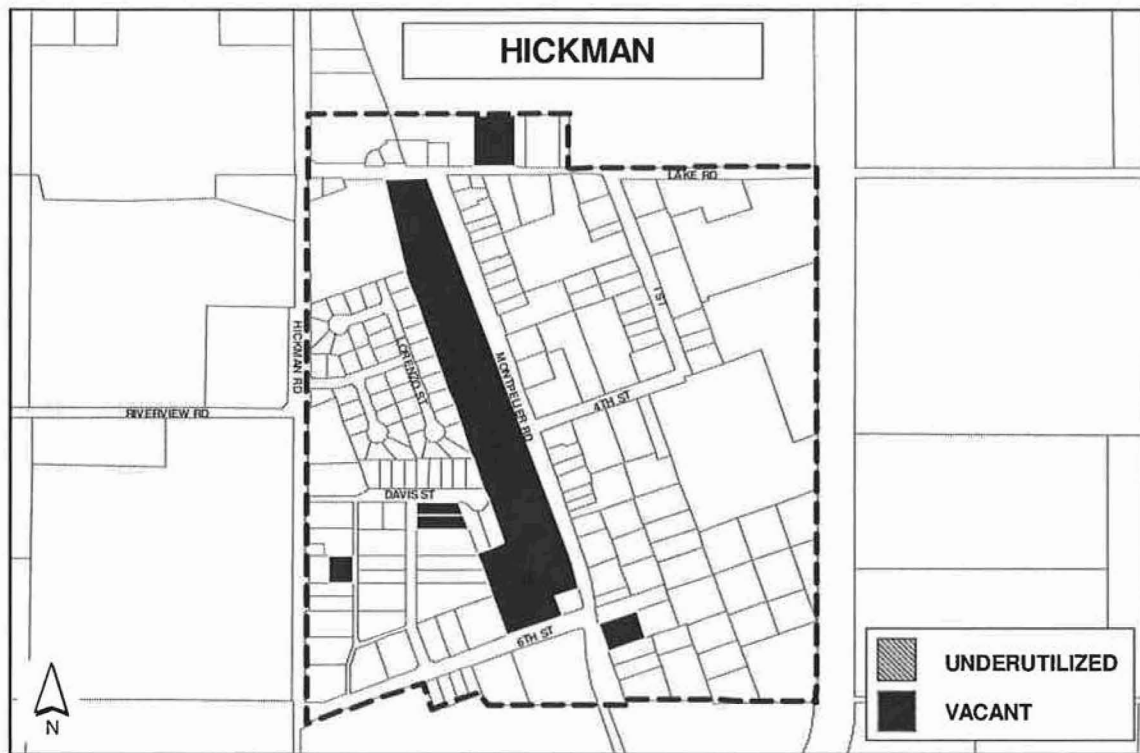
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 70 | 66.3 | 8 | Water | 41 |
| LDR | R-1 | 21 | 17.64 | 8 | Water | 12 |
| Total | | | | | | 53 |



The Community Service District provides sewer service to the residents of Grayson, located in western Stanislaus County. Water is provided by the City of Modesto. The central portion of Grayson is within the Stanislaus County Redevelopment Project Area. The in-fill opportunities would serve the lower income population.

RESIDENTIAL DEVELOPMENT POTENTIAL GRAYSON

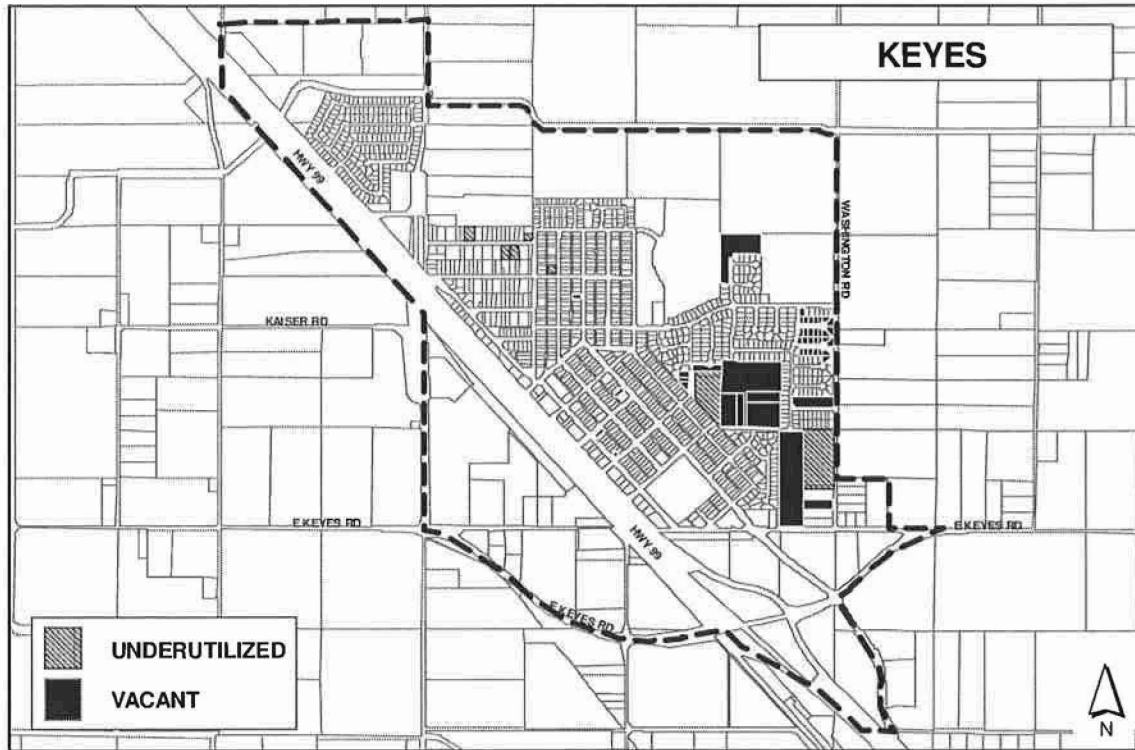
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-1 | 10 | 3.31 | 8 | Water | 8 |
| COM | H-1 | 1 | 1.31 | 25 | Water | 2 |
| Total | | | | | | 10 |



Hickman, in eastern Stanislaus County, receives water from the City of Modesto, but no sewer service is available, other than individual septic systems. Therefore, Hickman's residential dwelling unit potential is limited to dwelling units on lots large enough to support those types of systems. Hickman is part of the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL HICKMAN

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|----------|---------------|-------------|---------------------|--------------------------|----------------------------------|
| AG | A-2-10 | 1 | 0.65 | 8 | Water improvement needed | 0 |
| LDR | R-A | 4 | 2.26 | 8 | Water improvement needed | 0 |
| PD | PD (141) | 1 | 15.28 | 8 | Water improvement needed | 0 |
| Total | | | | | | 0 |

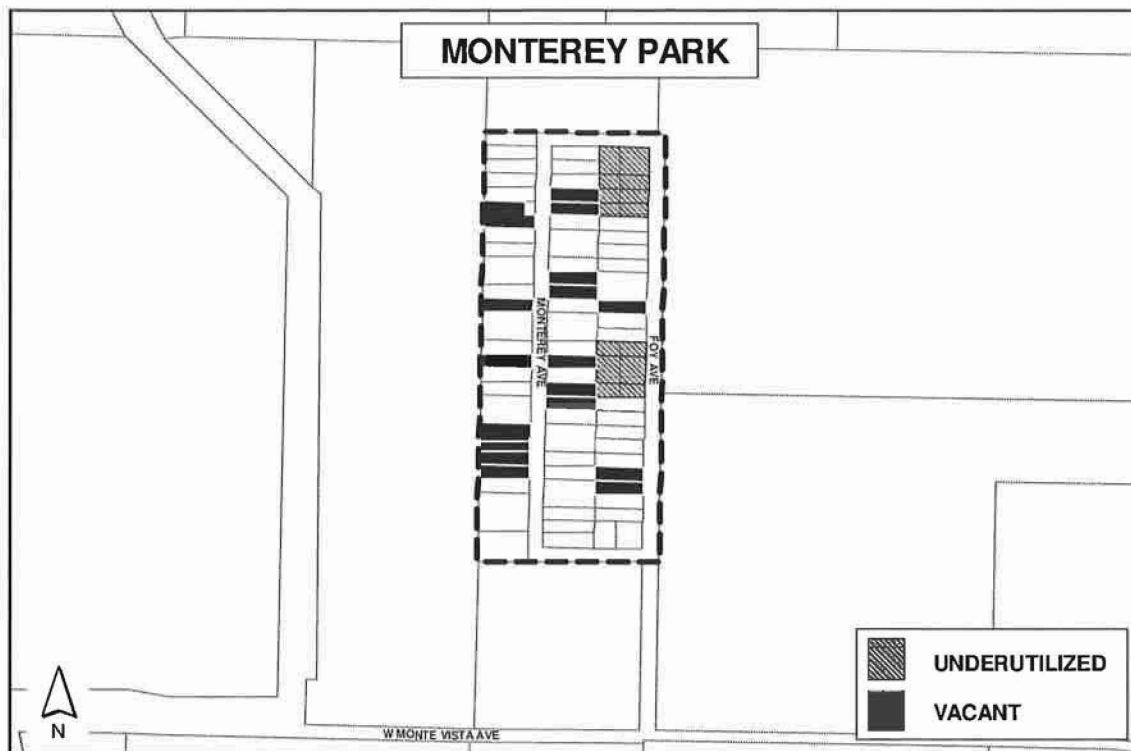


Keyes, located east of Highway 99 between Ceres and Turlock, has recently updated its Community Plan. This resulted in the additional capacity recorded in the chart below. There are also a number of vacant parcels that contribute to the totals below. With both public water and sewer available through its community services district, Keyes has an additional dwelling unit capacity of 207. A portion of Keyes is part of the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL KEYES

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 1 | 1.11 | 8 | | 6 |
| LDR | R-1 | 4 | 7.64 | 8 | | 4 |
| LDR | R-1US | 39 | 37.24 | 8 | Water extension | 191 |
| MDR | R-3 | 3 | 1.27 | 25 | | 3 |
| UT | A-2-10 | 1 | 4.26 | 2/10 | | 0 |

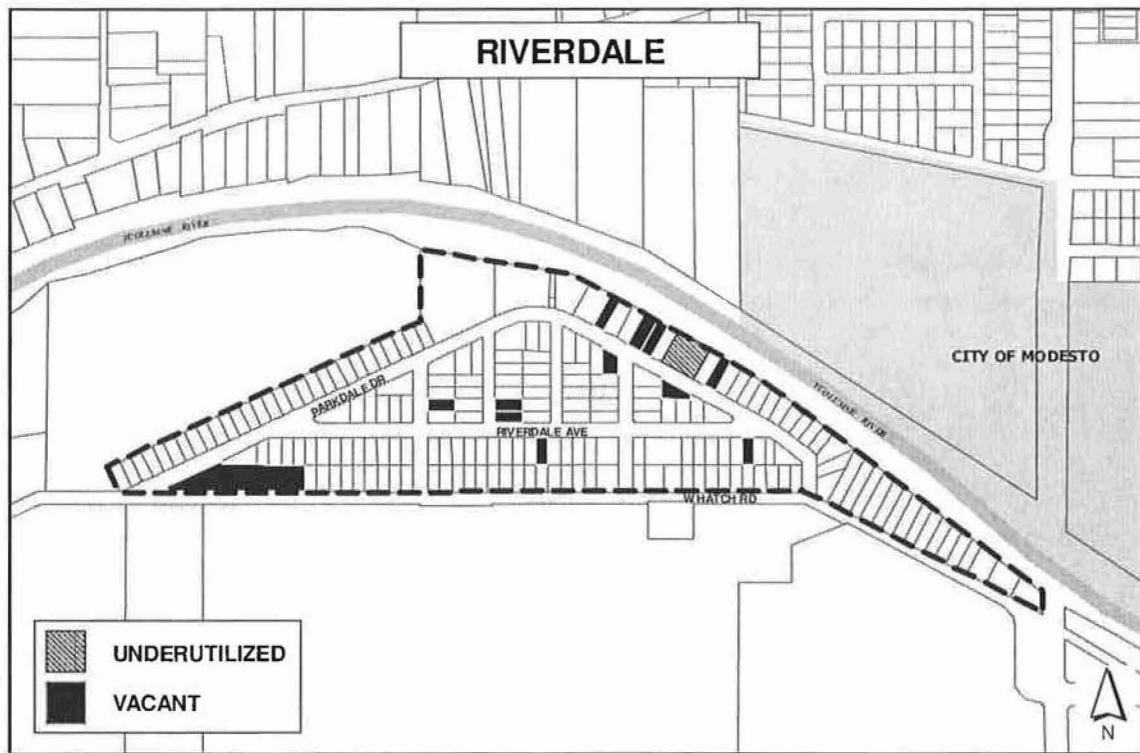
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| AG | A-2-40 | 2 | 0.36 | 2/40 | | 2 |
| COM | H-1 | 2 | 0.24 | 25 | | 1 |
| Total | | | | | | 207 |



Monterey Park Tract, which is south of Modesto and west of Crows Landing Road, can accommodate 17 additional dwelling units on existing vacant parcels. Public water is provided by the community service district and sewerage is treated using individual septic systems. Monterey Park is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL MONTEREY PARK

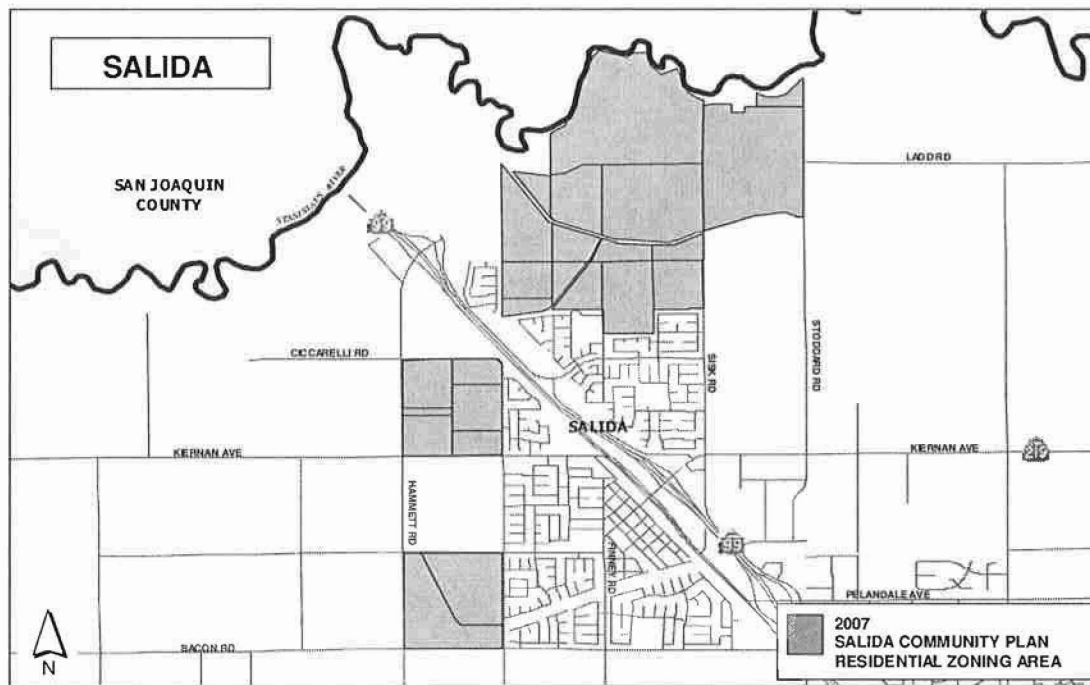
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| AG | A-2-10 | 24 | 6.11 | 2/10 | | 17 |
| Total | | | | | | 17 |



Riverdale Park Tract along the Tuolumne River across from the City of Modesto has a community service district that serves the area with water. Individual septic systems are used for the treatment of sewerage. The County and Habitat for Humanity/Stanslaus have partnered in the development of in-fill parcels within this neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL RIVERDALE PARK TRACT

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 4 | 1.06 | 8 | | 4 |
| LDR | R-1 | 13 | 3.38 | 8 | Septic System Issues | 21 |
| Total | | | | | | 25 |



On July 10, 2007, the Stanislaus County Board of Supervisors accepted the certification of a voter initiative petition on the Salida Area Planning, Road Improvement, Economic Development and Farm Protection Initiative. On August 7, 2007, the Stanislaus County Board of Supervisors adopted Ordinance No. C.S. 1005, as provided in the Election Code, to implement the Initiative as submitted, which approved an amendment to the General Plan that included an entirely new Salida Community Plan. The Plan projects a residential buildout of 5,000 dwelling units, distributed between low-density (2,754), medium density (1,306) and medium-high density (940) designations. Unlike other areas of Stanislaus County where the R-2 Medium Density Residential District has a minimum lot size of 6,000 square feet, the medium density SCP-R-2 District within the Salida Community Plan allows for lots between 2,000-3,000 square feet to accommodate small-lot single family dwellings as well as duets, **which has the capacity for 2-3 times the number of units than the standard R-2 zone.** The medium-high density SCP-R-3 District is specifically designed to accommodate for rowhouses, townhomes, condominiums and apartments at a 25 unit/acre density, **and excludes the single-family housing product. It allows for flexibility in the development standards with approval of a nonlegislative Development Plan, upon a finding by the Board of Supervisors that the alternative standards substantially conform to the General Plan and Salida Community Plan, and that they facilitate flexibility in the types of housing products that may be constructed creating a greater mix of housing to better meet the housing needs of the County's residents.** With the knowledge that this area has the opportunity to accommodate the bulk of the County's identified need for lower-income housing, the County will work with developers of this land to target affordability through the maximization of density, logical and efficient subdivision of the three large parcels that now make up this district, and utilization of State, Federal and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, redevelopment, etc. The **Salida Community Plan's** ~~plan's~~ diverse mix of residential land uses and variety of housing types ~~will help to provide a range of prices and housing choices that~~ has a much greater potential to provide a range of prices and housing choices that will be more affordable than the typical larger single-family product ~~that has been constructed in recent years throughout the County.~~

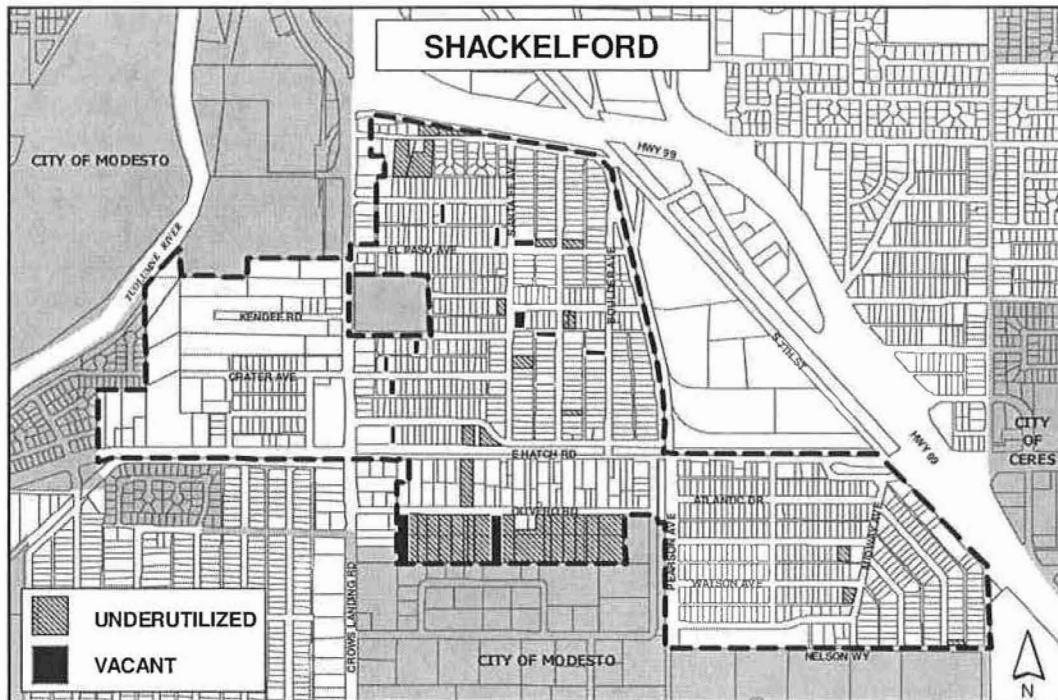
Included as part of the Board of Supervisors action was the adoption of a Development Agreement that confers a vested right to complete the Salida Community Plan in accordance with the Initiative and Development Agreement. The action states that development will pay its own way, and that existing County residents are not financially burdened. The Initiative also includes a Feasibility and Fiscal Analysis that specifies the public improvements needed and cost estimates to complete them, based on detailed full-buildout draft infrastructure Master Plans for Transportation/ Circulation, Sewer, Water, Drainage, and Parks and Recreation. Prior to development of any phase of the project, these current plans will be finalized and to meet the specific needs of each phase and formally adopted.

The current economic crisis has particularly affected the implementation of the new Salida Community Plan, which represents a significant share of the County's potential for new housing at various income levels. Prior to the change in the economy, proponents of the plan were moving forward to finalize and implement the various aspects of the plan, starting with design elements for the needed infrastructure, such as water, sewer and roads. Those plans are on hold for the time being until the economic climate improves. Due to the interest shown by many builders and property owners prior to the downturn, the County has every reason to believe that a positive change in the economy will reignite interest in the implementation of the Salida plan.

The older part of Salida remains within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL SALIDA COMMUNITY PLAN

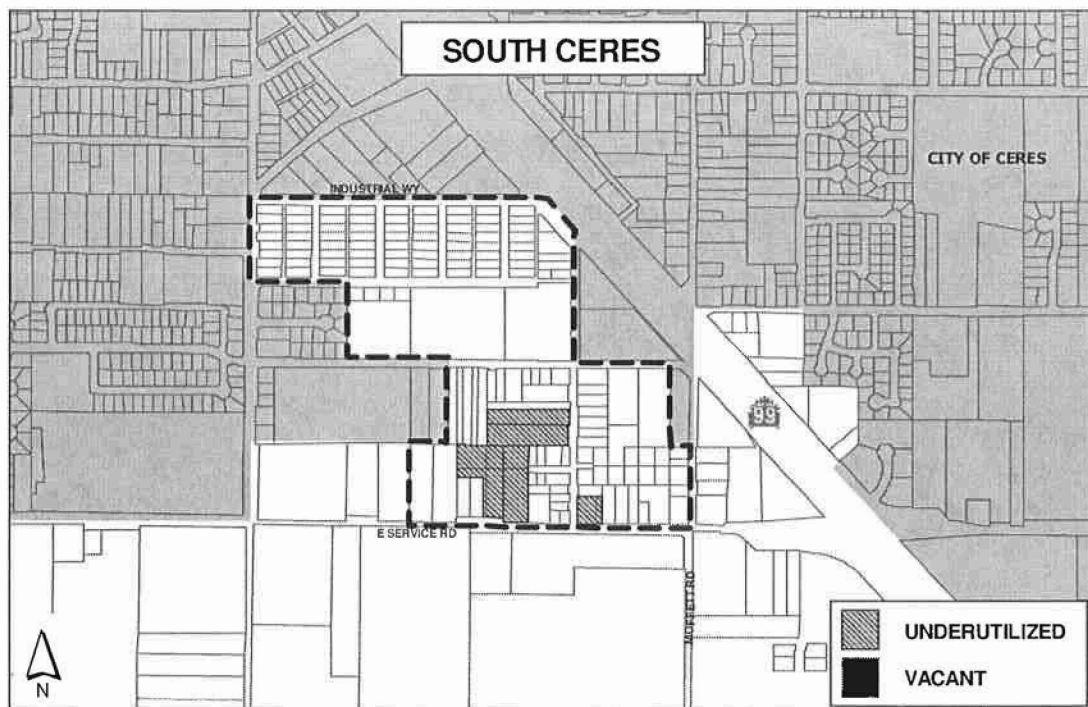
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density du/acre | Infrastructure Capacity | Potential Dwelling Unit Capacity |
|-----------------------|-------------|----------------------|--------------------|-----------------------------|---|---|
| LDR | SCP-R-1 | 20 | 802 | 8 | Infrastr. upgrades req'd w/ development | 2,754 |
| MDR | SCP-R-2 | 5 | 187 | 14 | Infrastr. upgrades req'd w/ development | 1,306 |
| MHD | SCP-R-3 | 43 | 57 | 25 | Infrastr. upgrades req'd w/ development | 940 |
| Total | | | | | | 5,000 |



The Shackelford/Parklawn Neighborhood is adjacent to the City of Modesto. It receives its water service from the City. The Stanislaus County Redevelopment Agency and the County have constructed sewer and other surface infrastructure in the Shackelford neighborhood. The sewer line is connected to the sanitary sewer service system operated by the City of Modesto. Having both public water and sewer gives property owners the ability develop a second residential unit, which can be a new source of affordable housing in this predominantly lower-income neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL SHACKELFORD/PARKLAWN NEIGHBORHOOD

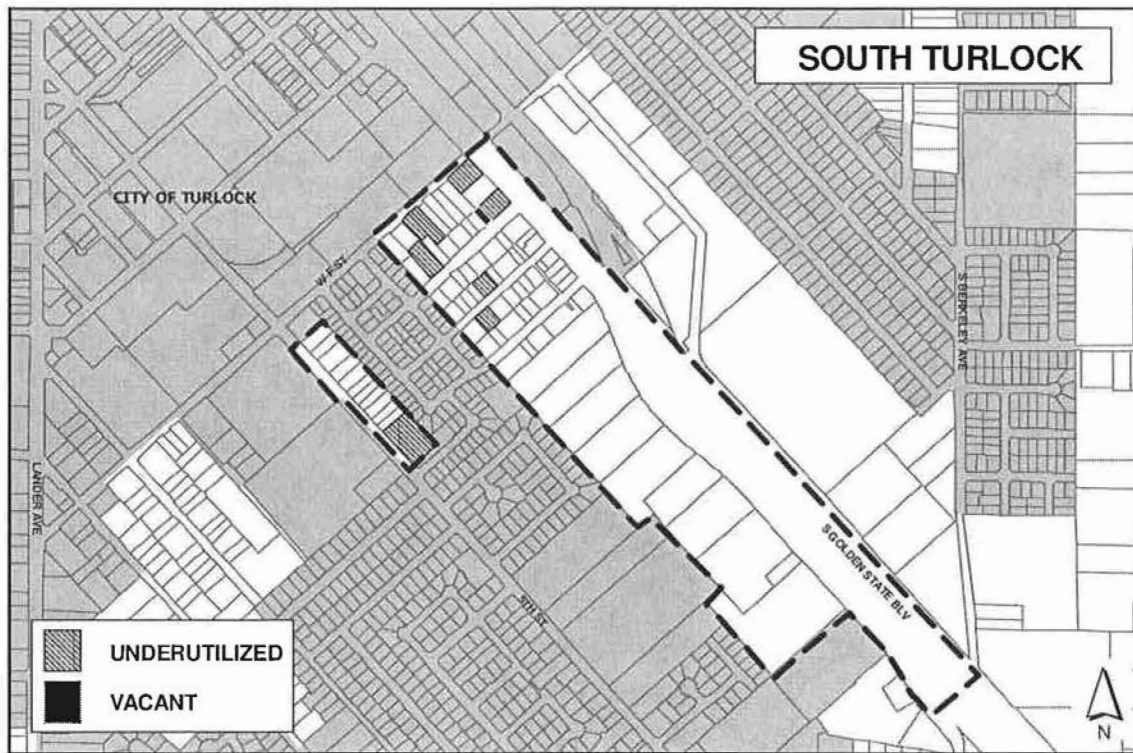
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|------------------------------|----------------------------------|
| LDR | R-A | 18 | 16.68 | 8 | Modesto water /sewer connect | 34 |
| LDR | R-1 | 3 | .76 | 8 | Modesto water /sewer connect | 3 |
| MHD | R-3 | 25 | 7.56 | 25 | Modesto water /sewer connect | 94 |
| Total | | | | | | 131 |



South Ceres is an unincorporated neighborhood adjacent to the south boundary of the City of Ceres. It is within the Stanislaus-Ceres Redevelopment Area which is a redevelopment partnership between the City of Ceres and Stanislaus County. An infrastructure project constructed water and sewer infrastructure there that will connect to the services of the City. Once connections are made to the main lines, property owners will have the ability develop a second residential unit, which can be a new source of affordable housing in this predominantly lower-income neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL SOUTH CERES

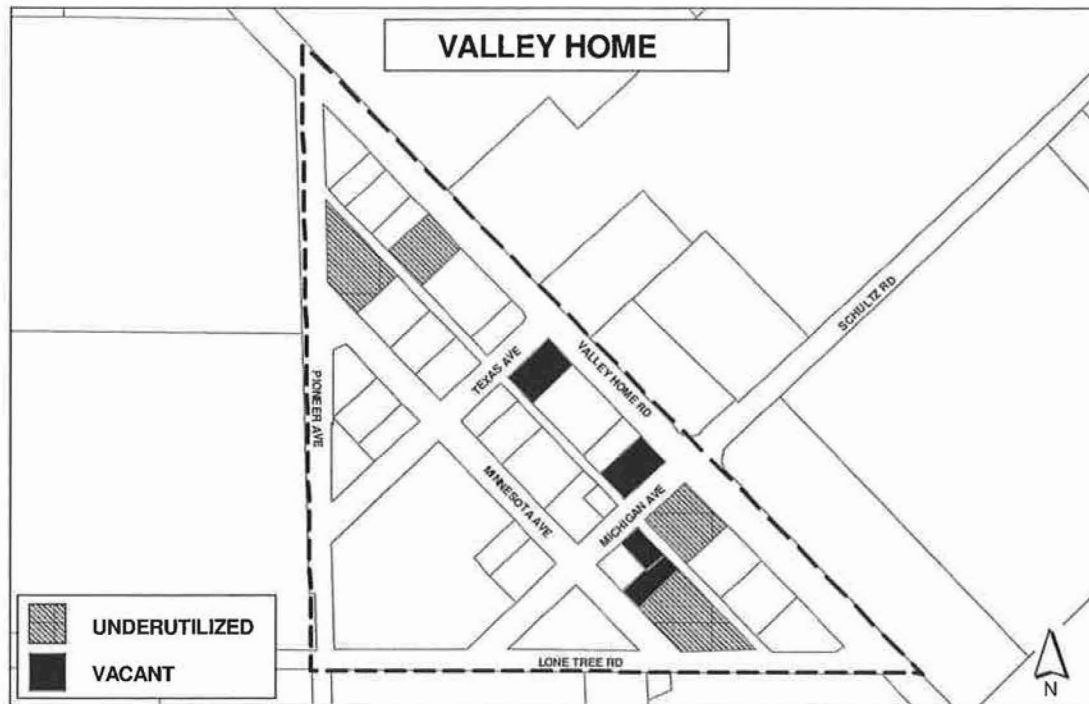
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 5 | 6.59 | 8 | Sewer/water | 5 |
| LDR | R-1 | 1 | 0.19 | 8 | Sewer/water | 1 |
| Total | | | | | | 6 |



This area includes lands adjacent to the southern city limits of Turlock. All properties rely on individual septic systems and public water provided by the City. With limited services and the current zoning, development is limited to infilling of vacant parcels.

RESIDENTIAL DEVELOPMENT POTENTIAL SOUTH TURLOCK

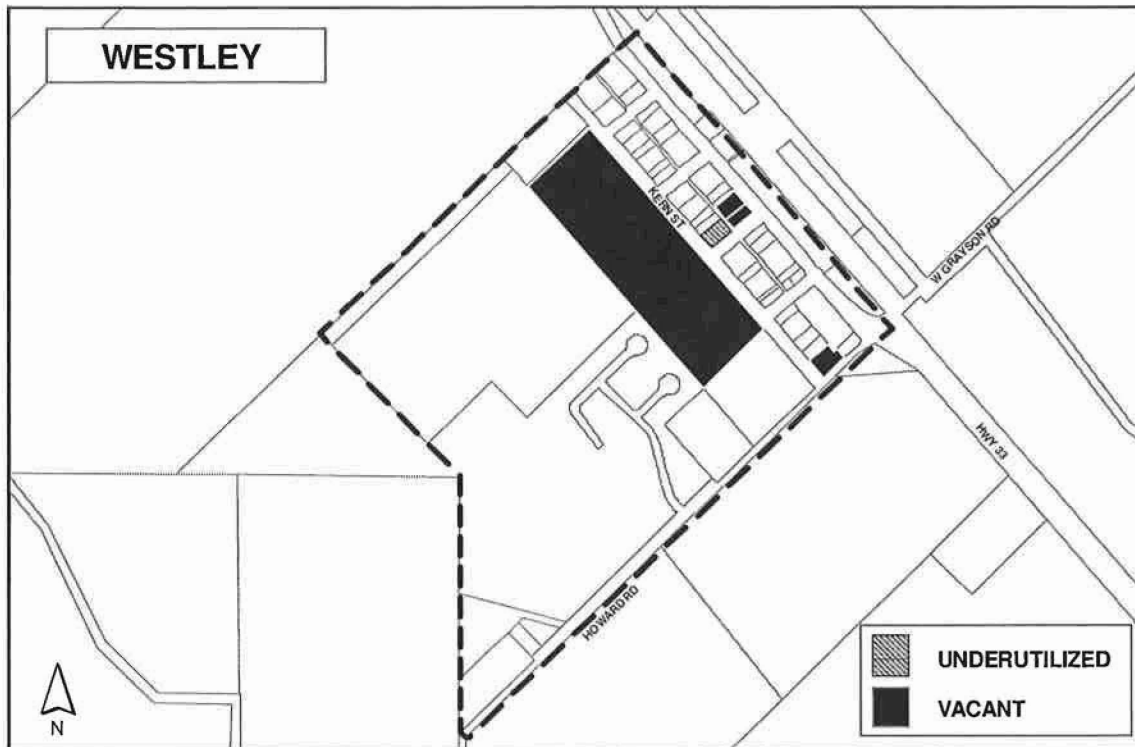
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|--------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| AG | A-2-10 | 1 | 1.08 | 2/10 | Septic systems | 0 |
| Total | | | | | | 0 |



Valley Home is a small rural community in northeastern Stanislaus County, located north of Oakdale, and west of the Woodward Reservoir. It has a development potential of 4 units, which is limited by the lack of public sewer and water. Valley Home is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL VALLEY HOME

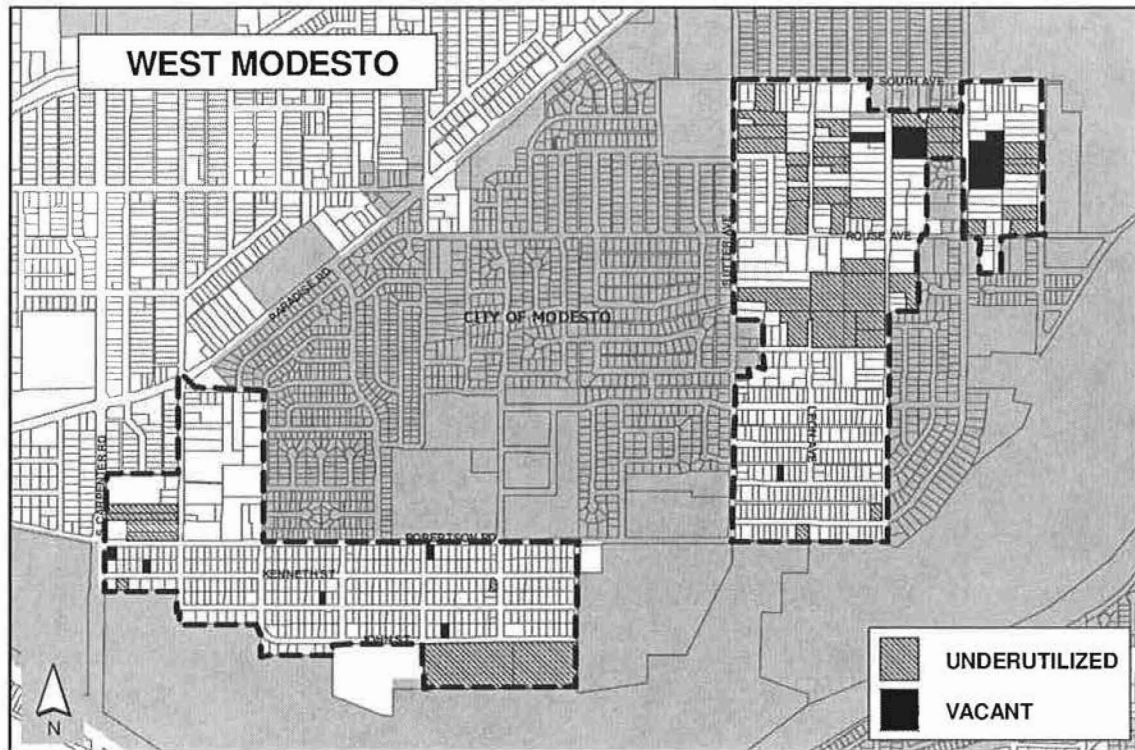
| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|---------------------------|----------------------------------|
| LDR | R-1 | 8 | 2.06 | 8 | No public water and sewer | 4 |
| Total | | | | | | 4 |



Westley is a small community located along Highway 33 in western Stanislaus County, approximately 6 miles north of Patterson. Community Service District provides the community with water and sewer by contracting with the Stanislaus County Housing Authority. The town is within the Stanislaus County Redevelopment Project Area. Westley has the realistic capacity of one additional dwelling unit.

RESIDENTIAL DEVELOPMENT POTENTIAL WESTLEY

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-1 | 3 | 18.98 | 8 | Water | 1 |
| COM | H-1 | 2 | 0.61 | 25 | Water | 0 |
| Total | | | | | | 1 |



West Modesto is an area that lacks the infrastructure to develop at the maximum density that current zoning would allow. It does, however, have water service provided by the City of Modesto. A coalition of public and private agencies, as well as neighborhood citizens submitted in application to the federal Department of Justice for a Weed and Seed Grant. Now funded, both the City of Modesto and County are implementing programs and projects over the course of the next few years to respond to the needs of the area.

RESIDENTIAL DEVELOPMENT POTENTIAL WEST MODESTO

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Infrastructure Capacity | Realistic Dwelling Unit Capacity |
|----------------|------|---------------|-------------|---------------------|-------------------------|----------------------------------|
| LDR | R-A | 9 | 20.38 | 8 | Water/sewer | 9 |
| LDR | R-1 | 4 | 4.1 | 8 | Water/sewer | 5 |
| MDR | R-2 | 36 | 34.12 | 14 | Water/sewer | 95 |
| Total | | | | | | 109 |

Environmental Constraints and Adequate Infrastructure

Stanislaus County is environmentally diverse with a variety of habitats for plant and animal species within the foothills, along rivers, in agricultural areas, in and around large water bodies, and in urban areas. Of the twenty-one unincorporated communities studied for potential development within the Housing Element, however, only two are considered to have environmental constraints. The Riverdale Park Tract is located directly adjacent to the Tuolumne River and within the river's floodplain, and development in that area has additional construction requirements, such as raised floor levels. The parcels with development potential impacted by the floodplain are noted as such in the Vacant and Underutilized Land Inventory found in Appendix 1. In the developing Diablo Grande area in the western foothills, there are unique plant and wildlife habitats, as well as other environmental issues which are addressed in the Environmental Impact Report for that project. Development of that area is taking place in accordance with project approvals, including mitigation measures. As a result, no additional constraints exist that would further limit its development.

The primary focus for new housing in Stanislaus County is in the incorporated cities where infrastructure systems are already in place and can more easily be extended. The biggest constraint limiting the maximum development potential in many of the unincorporated communities is the lack of adequate infrastructure, most commonly sewer, water, and/or storm drainage. Most of these communities were originally developed at a time when such improvements were not required as they are now, and cannot develop to their full potential unless services are available. **In addition to ongoing programs the County operates in unincorporated areas to alleviate constraints by improving infrastructure, Stanislaus County has, and will continue to coordinate with incorporated cities to identify infrastructure needs, costs and funding sources in County 'islands' located within a city's sphere of influence, for their ultimate improvement and annexation into the adjoining city.**

There are numerous community service districts and water districts in the unincorporated areas of the County, served by wastewater management and water service providers that are not under the jurisdiction of Stanislaus County. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure and current status of long-range planning. Some sewer or water systems in the unincorporated county have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the General Plan, while some do not. It is not always feasible for water service providers to plan, finance and build facilities with substantial unused capacity. Following is a description of each of the community service districts and water districts that serve unincorporated areas (source: Local Agency Formation Commission Municipal Service Review):

Community Service Districts:

Crows Landing CSD (water): Area - 124 acres, serves 109 residential and 22 commercial customers. Significant population growth not anticipated in this area. Water distribution system in need of improvement and system upgrades. Limited financial resources.

Denair CSD (sewer and water): Area – 643 acres (1,056 in SOI), serves 1,300 customers. Has four groundwater wells and three lift stations which serve customers within existing boundaries. For any future growth, additional groundwater wells and/or pipelines will be necessary. Has purchased sewer capacity from the City of Turlock to serve future development, but due to limited infrastructure and resources, no significant population growth expected at present. Current demand can be met with existing facilities, financial resources and infrastructure. A Water Master Plan identifies improvements over the next 10-20 years.

Grayson CSD (sewer): Area - 104 acres, serves 240 residential and one commercial customer. Due to limited service capacity, no significant population growth anticipated. Has capacity to serve its existing service area, with necessary financial resources to fund existing service levels. Keyes CSD (water and sewer): Area – 444 acres (793 acres in SOL). Serves 1,274 customers with water, 1,317 customers with sewer. District has ability to serve residents in existing service area with no infrastructure needs or deficiencies. Major lift station, existing force main modified, additional water wells and additional wastewater disposal capacity and/or alternative sources of domestic water needed before major growth can occur.

Monterey Park CSD (water): Area – 31 acres. Serves 114 persons. In need of improved source of water quality (manganese in pipelines). Limited financial resources. No significant growth anticipated. District is applying for Safe Drinking Water grant, with Redevelopment Agency assistance described below to identify necessary improvements.

Riverdale Park CSD (water): Area – 52 acres. District operates one groundwater well and storage tanks, with back-up provisions from the City of Modesto. District is within Modesto's Sphere of Influence, and may be annexed into the City in the future. No significant anticipated growth. Water distribution system in good condition. Groundwater must be continually monitored to meet State regulations. Has sufficient capacity to provide domestic water within existing Sphere of Influence.

Westley CDS (water and sewer): Area – 60 acres in District boundaries (149 acres in Sphere of Influence). Short term repairs have been made to sewer lift station and two pumps. More repairs needed in near future. Housing Authority owns sewer and water facilities, which provides District services by contract. Reviewing operating costs and service fees. No significant growth anticipated. District presently meeting the service needs of its customers. District has sufficient capacity to provide services within existing sphere of influence.

Sanitary Districts:

Empire SD (sewer): Area - 427 acres. Serves 1,581 customers. District's system is at capacity, would need improvements and upgrades for any additional connections. City of Modesto accepts sewage from the District's sewer collection system. No significant population growth anticipated in the near future. District has limited resources to address current deficiencies, and is exploring grant applications for upgrades.

Salida SD (sewer): Area – 1,200 acres. Serves 4,019 residential and 190 commercial, industrial and other uses. Wastewater treatment plant is nearing capacity, and the recent update to the Salida Community Plan includes a detailed infrastructure funding and phasing plan to serve both residential and commercial development. New development will be required to pay its fair share of infrastructure improvements. The present sewer service demand within the District's current boundaries can be met with existing facilities and infrastructure.

For purposes of this Housing Element, areas within the County's jurisdiction that have infrastructure issues are: Airport Neighborhood, Diablo Grande, Empire, Grayson, Hickman, Keyes, Monterey Park Tract, Westley and West Modesto. In these areas, the realistic dwelling unit capacity indicated represents the minimum number of additional dwelling units given the availability of services within the timeframe of this Housing Element. Properties identified have residential zoning or are within an urban boundary (Sphere of Influence or Community Plan) with either water or sewer capacity.

Since infrastructure projects are costly, the County is committed to taking the approach of installing these improvements as funding sources are available, according to a priority list

adopted and periodically updated by the Board of Supervisors. The Stanislaus County Redevelopment Agency is often the primary source of funding for these projects, many of which are combined with other funds such as Community Development Block Grants, USDA/RD, State Infrastructure Bank, and Regional Water Board. Some recent examples of infrastructure improvements completed or in progress include a sewer collection and transfer system in the Bret Harte neighborhood, sewer in the Shackelford neighborhood, assisting Crows Landing with a water distribution system, and storm drain infrastructure in Keyes, Salida and Empire. The Redevelopment Agency recently granted the Monterey Park Tract Community Services District \$40,000 in matching funds for a Safe Drinking Water State Revolving Fund Project Grant to evaluate the feasibility of establishing new sources of water or treatment of existing wells, to address contaminant issues. The Agency also transferred an Agency-owned parcel to this CSD for future use as a well site if necessary.

Realistic Development Capacity

The County's Realistic Development Capacity is summarized below by General Plan designation and zone, taking into account existing uses, infrastructure capacity, environmental constraints, and land use controls. It is a compilation of data collected for identified vacant as well as underutilized sites in the 21 unincorporated communities throughout the County.

Table V-2
REALISTIC DEVELOPMENT CAPACITY

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Realistic Dwelling Unit Capacity |
|-----------------------|-------------|----------------------|--------------------|----------------------------|---|
| LDR | R-A | 196 | 217.18 | 8 | 194 |
| LDR | R-1 | 94 | 89.98 | 8 | 216 |
| LDR | R-1 US | 39 | 37.24 | 8 | 191 |
| LDR | SCP-R-1 | 20 | 802 | 8 | 2,754 |
| IT | R-2 | 10 | 2.08 | 14 | 0 |
| IT | R-3 | 3 | 1.64 | 25 | 0 |
| AG | P-D (3) | 24 | 21.55 | 1 | 0 |
| AG | PD (198) | 9 | 6.17 | 2 | 11 |
| AG | PD (293) | 47 | 25.38 | 2 | 47 |
| AG | A-2-10 | 26 | 7.84 | 2/10 | 17 |

| GP Designation | Zone | Total Parcels | Total Acres | Max. Density un/ac. | Realistic Dwelling Unit Capacity |
|----------------|---------|---------------|-------------|---------------------|----------------------------------|
| AG | A-2-40 | 4 | 4.46 | 2/40 | 2 |
| COM | H-1 | 5 | 2.16 | 25 | 3 |
| MDR | R-2 | 46 | 39.45 | 14 | 116 |
| MDR | SCP-R-2 | 5 | 187 | 14 | 1,306 |
| MHD | SCP-R-3 | 4 | 57 | 25 | 940 |
| MHD | R-3 | 49 | 17.15 | 25 | 116 |
| PD | PD | 1 | 82.5 | 1 | 80 |
| PD | PD(141) | 1 | 15.28 | 8 | 0 |
| PD | PD(198) | 9 | 6.17 | 2 | 11 |
| PD | PD(248) | 7 | 1.17 | 8 | 7 |
| PD | PD(249) | 48 | 9.74 | 8 | 48 |
| PD | PD(293) | 47 | 25.38 | 2 | 47 |
| SP-1 | SP-1 | 286 | 185.99 | 0.2-7.2 | 292 |
| UT | A-2-3 | 3 | 5.94 | 1 | 0 |
| UT | A-2-10 | 1 | 4.26 | 2/10 | 0 |
| Total | | 984 | 1,854.71 | | 6,398 |

Analysis of Non-Vacant and Underutilized Sites

The non-vacant and underutilized sites ~~included in the table above and enumerated in Appendix 1 have been included in the table above and~~ are those that are currently zoned to accommodate residential uses and are supported by adequate infrastructure. **Combined, these 186 non-vacant and underutilized sites have the capacity to accommodate a total of 381 low density units, 27 medium density units, and 376 medium-high density units.**

These numbers, across the board in density ranges, substantiate that the development of these non-vacant and underutilized sites have the potential to significantly contribute towards meeting the identified housing needs in Stanislaus County. The County will continue to facilitate their development by streamlining the approval process, and in addition, will create and maintain an inventory of these sites, which will be made available to the public through the Planning and Community Development Department (see Program 4-2). In addition, Programs 2-6 – Farmworker Housing in Agricultural and Other Zones; 2-8 – Second Units; 4-2 – Vacant and Underutilized Site Development; 4-4 - Infill Development; 4-5 - Establish Minimum Residential Densities; 4-6 – Mixed Use Development, and 4-10 - Areas With New Infrastructure Capacity all provide tools to encourage the development of non-vacant and under-utilized sites. A major role of redevelopment in Stanislaus County is providing infrastructure that is lacking or inadequate in the various unincorporated communities, which are occupied by targeted income households. As these improvements occur over time, the realistic development potential will increase, and contribute to the regional housing need. **In conjunction with infrastructure improvements in the unincorporated areas, the County will notify owners of non-vacant and underutilized sites of their development potential upon completion of infrastructure improvements, and offer incentives to produce additional units in the targeted income categories. For example, the Stanislaus County Board of Supervisors has accepted two grants from the State Water Resources Control Board to complete necessary planning, engineering and design of mainline sewer installation in both the Airport and Parklawn neighborhoods to address health and safety concerns associated with failing septic systems. The Stanislaus County Redevelopment Agency is contracting with the County Public Works Department for the administration, design, engineering, environmental and construction of these projects. It is estimated that upon completion of these projects, the potential for the production of additional targeted-income units will greatly increase in both neighborhoods. Property owners will receive notices of their added development potential at that time.** Other constraints such as environmental or land-use controls are not considered to be a hindrance to developing a parcel to its full potential.

The only other considerable factor that restricts development potential at this time is the economic downturn, which has limited both public (including redevelopment) and private financing for housing construction at all income levels.

Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

The State Department of Housing and Community Development assumes housing units built above a specified density, which in the case of Stanislaus County is 20 units per acre, to be affordable to Very Low and Low Income households. The Medium-High Density designation (R-3, some PD zones, and the SCP-R-3 zone in Salida) offers a higher density of up to 25 units per acre. At this density range, the realistic development capacity is 1,059 units.

Although HCD does not automatically assume that densities lower than 20 units per acre in Stanislaus County produce housing for lower-income households, other General Plan and Zoning designations have the ability to encourage and facilitate the development of housing in this affordability range. The intent of the Medium Density Residential designation (R-2, and some P-D zones) is to provide, beyond single family uses, appropriate locations for multiple family units such as duplexes, triplexes, townhouses and garden apartments of up to 14 units per acre. Unique **and new** to unincorporated Stanislaus County, 187 acres of Salida Community Plan is designated **at this density range SCP-R-2, and as stated in the plan, designed to allow housing product types** such as small-lot single family dwellings, duets, rowhouses, townhouses, condominiums and apartments **on lot sizes of 2,000-3,000 square feet in area, which can accommodate a product type found to meet the lower affordability ranges**

throughout Stanislaus County. Although to date unincorporated Stanislaus County does not have any large scale development of R-2 property, experience has proven that developers of smaller R-2 properties have maximized density to the extent possible, depending on the availability/feasibility of infrastructure. A survey of 27 small-lot (2,000-3,000 sq.ft.) developed properties in the cities of Ceres, Modesto and Oakdale on Zillow.com, for example, revealed that all have either recently sold or are valued at \$140,000 or less, which is below the affordable home price of \$154,156 described below and in Table V-3, and supports the likelihood that developments of this type within the Salida Community Plan have the ability to contribute towards the overall housing needs in both the lower- and moderate income categories. ~~This designation, through the variety of housing types and greater density than the lower density single family designation, provides a greater range of opportunities for the development of affordable housing.~~

The remaining R-2 designations can be found primarily in the redevelopment areas, where adequate infrastructure may not always be available. Infrastructure improvements have steadily been added to redevelopment areas as funding allows, which increase prospects for the development of new housing for lower income households. Targeted areas during the timeframe of this Housing Element include the Empire infrastructure project, Airport Neighborhood Revitalization Plan, and Parklawn infrastructure project. Due to the large volume of land which will have the infrastructure to support full development, Stanislaus County recognizes that along with the Medium High Density Residential designation, the Medium Density Residential designation within the Salida Community Plan is also an unprecedented opportunity to contribute to its supply of affordable housing, which will further be encouraged through the use of programs described in this document such as maximization of density, logical and efficient subdivision of larger parcels that make up this district, and utilization of State, Federal and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, and redevelopment.

HCD's definition of Very-Low and Low-Income for households in 2009 for Stanislaus County are those with an annual income of up to \$47,700. Assuming that these households spend 30 percent of their income on housing costs, the affordable monthly rent would be up to \$1,193, and the affordable home price would be ~~up to \$160,500~~ **roughly \$154,156**. The 2009 Fair Market Rent (FMR) for this area determined by the Department of Housing and Urban Development, which is based on units by bedroom count, indicates that efficiency (\$664), one-bedroom (\$734), two-bedroom (\$864) and some three bedroom units (\$1,239) would be affordable to lower-income households. **Due to the lack of new apartment units to use as a reference for rent levels in the unincorporated areas,** A survey of all current apartment listings indicated that at least 91% of those advertised for rent were at or below Fair Market Rents. A review of home sales prices in 2009 revealed that many homes in unincorporated areas such as Denair, Empire, Hickman, Keyes, Salida, and others surrounding Modesto were available below ~~\$160,500~~ **\$154,156**. Therefore, since the medium density range encourages rental and smaller lot housing types, and current market rates indicate both rental and ownership rates affordable to lower-income households, the medium density range in Stanislaus County does not exclude housing choices for lower-income households.

Based on recent experience, affordable developments with densities less than 20 units per acre have been approved in Stanislaus County, within the jurisdictions of Modesto and Turlock. Both will be constructed by the same qualified California affordable housing developer with 77 projects throughout the State, utilizing a mix of funding sources including tax credits, private investment, grants and redevelopment funds. At the Modesto project, an initial 76 units will be built, with a planned second phase of 74 units, and a density of roughly 18 units per acre. The Turlock project will have 80 units in the first phase, and another 61 in the second, at approximately the same density as the

Modesto project. Both will be 100% affordable to persons at or below 80% of the area median income, based on project funding requirements. One bedroom apartments are estimated to start at a monthly rent of approximately \$300, while 3 bedroom units will top out at \$737 per month, which will accommodate a range of both very-low and low-income households. It is fully anticipated that affordable housing of this type could be constructed in unincorporated Stanislaus County, where the land costs per multifamily unit are estimated to be lower than Modesto and Turlock at \$12,500 per unit, which is only 8% of the total development costs (Table VI-3) thus demonstrating development at 14 units per acre encourages the cost effectiveness of housing affordable to lower income households. The County plans to further enable the development of affordable housing particularly in the Medium and Medium-High density ranges through the continuation of the use of a density bonus to developers who offer affordable units to lower-income households (Program 1-5), focus on Medium and Medium-High density areas of the Salida Community Plan to meet its fair share of affordable housing goals (Program 1-10), and establish minimum densities in residential zoning districts to encourage the development of a broader range of densities to promote the construction of a variety of housing types and affordability opportunities intended by their designations (Program 4-5).

Several affordable housing developers have stated that the fourteen (14) dwelling units per acre maximum allowed density in the R-2 unincorporated areas of Stanislaus County encourages the development of housing for lower income households. Land costs in Stanislaus County are significantly lower than those of other regions, thus the number of units necessary to allow an affordable housing development project to achieve economies of scale is much smaller than that of surrounding urbanized areas. Development standards such as 1.5 parking spaces per unit and 3-story structures facilitate affordable development and 14-units per acre will generally allow for a good sized recreational area and adequate landscaping.

Table V-3

Stanislaus County Affordable Housing Costs, 2009

| Income Group | 1-Person | 2-Person | 3-Person | 4-Person |
|-----------------------|------------|------------|------------|------------|
| Very Low | | | | |
| Monthly Income | \$1,738 | \$1,988 | \$2,333 | \$2,483 |
| Monthly Rent | \$521 | \$596 | \$700 | \$745 |
| Max. Sales Price | \$67,402 | \$77,097 | \$90,477 | \$96,294 |
| Low | | | | |
| Monthly Income | \$2,783 | \$3,179 | \$3,579 | \$3,975 |
| Monthly Rent | \$835 | \$954 | \$1,074 | \$1,193 |
| Max. Sales Price | \$107,929 | \$123,286 | \$138,799 | \$154,156 |
| Moderate | | | | |
| Monthly Income | \$4,171 | \$4,767 | \$5,363 | \$5,958 |
| Monthly Rent | \$1,251 | \$1,430 | \$1,609 | \$1,787 |
| Max. Sales Price | \$161,757 | \$184,871 | \$207,985 | \$231,059 |
| Above Moderate | | | | |
| Monthly Income | >\$4,171 | >\$4,767 | >\$5,363 | >\$5,958 |
| Monthly Rent | >\$1,251 | >\$1,430 | >\$1,609 | >\$1,787 |
| Max. Sales Price | >\$161,757 | >\$184,871 | >\$207,985 | >\$231,059 |

Source: 2009 Income Limits, Department of Housing and Community Development

Max. Sales Price calculation: http://www.ginniemae.gov/2x_prequal/detail_estimate.asp

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate FHA mortgage at 5.5%, 4% cash at closing

Program 4-5 stipulates that minimum densities will be established in residential zoning districts to encourage the development of a broader range of densities to promote the construction of a variety of housing types and affordability opportunities intended by their designations.

Another traditionally significant resource for housing for lower income households is single family residential zones, where within targeted income-unincorporated areas of the County, second units may be constructed by right as long as they meet the specific criteria. In addition, in zones designated for agricultural uses or as urban transition (A-2, General Agriculture and R-A Rural Residential), where mobile homes and manufactured homes are permitted by right in lieu of any single-family permitted dwelling, which presents a more affordable housing option. In addition, policies within the Agricultural Element of the General Plan are supportive of farmworker housing including the permitting of housing for year-round, full-time farm employees in addition to the number of dwellings normally allowed by the density standard. Lastly, because many of the County's unincorporated communities are within the Redevelopment Project Area, added funding is specifically allocated to increase the supply of affordable housing, typically through new construction, rehabilitation, and affordability covenants.

Although somewhat limited due to the existence of true central business districts in unincorporated areas, and parcel restrictions such as parking and lot configurations, a preliminary analysis revealed that there may be opportunities for some residential uses in non-residential zones (mixed-use development), which have the opportunity to supply another affordable housing type. The C-1, Neighborhood Commercial District, permits apartment houses, dwelling groups, two-family dwellings or duplexes when connected to public sewer and water systems, on 6,000 square foot minimum lots. The C-2, General Commercial District, allows single-family dwellings or one apartment if it is accessory to a permitted commercial use. The H-1, Highway Frontage District, allows apartment houses with a Conditional Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000

square feet in area. The most likely areas with commercial zoning for mixed-use development in the County are in Salida, Denair and Keyes. Program 4-6 calls for the identification of potential properties for mixed-use, and the encouragement of property owners in central business districts to consider this unique type of housing opportunity.

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

SB 2, which became effective on January 1, 2008, strengthens planning requirements to identify zones where emergency shelters will be allowed without requiring a conditional use permit, including at least one year-round emergency shelter. In addition, SB 2 amended the Housing Accountability Act to include emergency shelters, transitional housing, and supportive housing. Emergency shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Transitional housing is rental housing operated under program requirements that call for the termination of assistance at some point in time, usually no less than 6 months. Supportive housing is housing with no limit on length of stay that is linked to on- or offsite services that assist the resident in retaining housing, improving their health status, and maximizing their ability to live and work in the community.

Under the current Stanislaus County Zoning Ordinance, emergency shelters, transitional housing and supportive housing are not specifically identified, but by practice have been considered under the definition of a residential care facility. Programs 4-7 and 4-8 are proposed to amend the Zoning Ordinance within one year of adoption of the Housing Element to identify these uses separately, as well as where they are permitted. By law, transitional and supportive housing must be treated as residential uses in all residential zones and only subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, a zone or zones where at least one year-round emergency shelter will be allowed by right will be identified (i.e. M-Industrial), or by Use Permit, such as the H-1 (Highway Frontage) and/or C-2 (General Commercial) zones. There are existing lots **totaling over 3,300 acres** with M-Industrial zoning that are sufficient in size (from one to several acres) with available infrastructure to support an emergency shelter in areas of the County such as South Turlock, the Beard Industrial District south of Yosemite Ave., and South Modesto. **For lots of 3.5 acres or less in these areas, for example, South Turlock has 31 parcels, the Beard Industrial District has 230 parcels, and there are 56 parcels in South Modesto, at least 50% of which could accommodate an emergency shelter as a stand-alone use, or in conjunction with an existing use. In addition, due to the current economic downturn, there are numerous parcels larger than 3.5 acres with existing vacant industrial facilities in these same areas that, with some modification, could be converted to an emergency shelter, similar to the existing Salvation Army shelter in South Modesto.**

All of these areas are also on or near transportation routes and in proximity to cities where a variety of services are available. The M District allows uses such as wholesale and distribution establishments, service establishments, public and quasi-public buildings, as well as uses in commercial zones such as churches, schools, day care centers, family day care homes, hospitals, community centers and a variety of retail uses. Development standards permit buildings up to 75 feet in height with front yard setbacks of 15 feet.

Second Units

Assembly Bill 1866 amended Section 65583.1(a) of the Government Code to allow local governments to meet a portion of their adequate sites requirement through the provision of second dwelling units. In unincorporated Stanislaus County, second units play an integral part in addressing affordable housing needs. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

Second units are permitted in single family zones by right, not subject to a public hearing, as long as they meet the following criteria:

- The lot contains an existing single-family dwelling,
- The second dwelling unit shall not be independent of the existing single-family dwelling,
- The second dwelling unit is either attached to the existing dwelling, located within the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling,
- The increased floor area of an attached second dwelling unit to be newly constructed shall not exceed thirty percent of the existing living area,
- The total floor area of a detached second dwelling unit shall not exceed one thousand two hundred square feet. On parcels of one acre or more the one thousand two hundred square foot limit shall not apply,
- The second dwelling unit shall meet all other requirements of the zoning ordinance with respect to yard requirements, lot coverage, off-street parking, etc., but only one additional off-street parking space shall be required for a one-bedroom unit. Detached units with more than one bedroom shall require two off-street parking spaces,
- The lot on which the second dwelling unit is to be located meets the minimum building site area requirements of the zoning ordinance,
- The existing dwelling shall be occupied by the property owner at the time of application and one of the dwellings shall continue to be occupied by the property owner.

Program 2-8 states the County will consider reduced development fees for second units up to a certain square footage to help maintain their affordability.

Due to the high volume of inquiries regarding second units, all of the members of the Planning and Community Development Department that assist the public are knowledgeable in second unit regulations. As a result, staff is always available to facilitate the approval process for a member of the public wanting to construct a second unit.

When conducting the vacant and underutilized sites inventory, properties were analyzed for the capacity of a second unit in the study areas known to be occupied predominantly by targeted income households, which are primarily in the redevelopment project areas. As required by Health and Safety Code Sections 33030 and 33031, redevelopment project areas cannot be designated as such unless they meet the criteria of physical and/or economic blight. Table V-1, Residential Development Potential Study Areas, for single-family zoned properties with adequate infrastructure, a conservative potential for 204 second units for lower-income households exists over the planning period. Building permit records indicate that for the period of January 2007- July 2009, eighteen (18) of the thirty-nine (39) second dwelling permits finalized, or 46%, will be occupied by very-low to low-income residents, based on the low valuations square footage stated on their building permits and their known location in targeted income neighborhoods. In addition, because many of the redevelopment areas have been identified for infrastructure improvements, the ability to construct second units is made possible when services are available, as demonstrated in Bret Harte, where 250 new second units were constructed after services were installed through redevelopment efforts. Over time, as infrastructure is installed in targeted neighborhoods, the likelihood is high that the construction of second units will increase, and can be utilized to accommodate a portion of the regional housing need.

Table V-34
ABILITY TO MEET BALANCE OF RHNA REQUIREMENTS

| Income Level | Zoning | Realistic Capacity | Balance of RHNA Allocation | Surplus + / Deficit - |
|------------------------------|---|--------------------|----------------------------|-----------------------|
| Extremely Low, Very Low, Low | C-1, C-2, H-1, R-3, SCP-R-3, part. SCP-R-2, R-1 (2nd units), R-A, A-2 | 2,177 | 2,128 | + 49 |
| Moderate | R-2, part. SCP-R-2, part. SCP-R-1 | 1,885 | 948 | +937 |
| Above Moderate | A, R-A, R-1, PD, part SCP-R-1 | 2,540 | 1,980 | +560 |
| Total | | 6,602 | 5,056 | +1,546 |

Section VI - CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and nongovernmental constraints on the maintenance, improvement and development of housing for all income levels in Stanislaus County. Following is a discussion of the County's efforts to remove those constraints.

Affordable housing is affected by factors in both the private and public sectors. In the public sector, actions by Stanislaus County, as well as by state and federal agencies, can have an impact on the price and availability of housing in the County. However, for the most part, local regulations play a legitimate role in protecting the public's health, safety, and welfare. Following is a discussion of the local regulatory structure, which may have an affect on the development of housing.

STATE, FEDERAL AND LOCAL POLICY

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (i.e. sewer connection or growth moratoriums for noncompliance with the federal Clean Air and Water Pollution Control Acts) can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The County's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities.

LAND USE CONTROLS

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

As one of the top ten agricultural counties in the nation, Stanislaus County is committed to the preservation of agricultural land--the resource base of its leading industry. As a measure of its commitment, Stanislaus County is one of only a handful of California counties that has included an Agricultural Element in its General Plan. Adopted in 1992 and amended in 2007, the Agricultural Element is a strategic plan to support and enhance local agriculture through the preservation of the County's most productive agricultural lands; the improvement and protection

of other resources that support agriculture such as air, water and soil resources; and the implementation of strategies to strengthen the agricultural sector of the economy. Stanislaus County's development standards and policies support housing for those employed in the agricultural industry.

Stanislaus County is involved in the process of balancing competing needs for the conservation and development of its resources, and is committed to the preservation of agricultural land. The voters of Stanislaus County approved a thirty-year (December 31, 2038) land use restriction initiative (Measure E) on February 5, 2008, which added a goal and policy to the Stanislaus County General Plan. The initiative requires a majority vote of the County voters on any proposal to redesignate or rezone unincorporated land from an agricultural or open space use to a residential use. According to the Election Division of the Office of County Clerk-Recorder & Registrar of Voters, the timeframe for including a county-wide measure in a consolidated election is approximately 3 months. If the Board of Supervisors passes a resolution to place a measure on the ballot, the cost to the County would be approximately \$0.10-\$0.40 per voter. The cost of a County-wide special all-mail election to any individual or group is \$2.10-\$3.00 per voter. As of August, 2009, Stanislaus County had approximately 215,000-220,000 registered voters.

Since the Salida Community Plan was adopted on August 7, 2007, it preceded Measure E, and therefore Measure E is not a constraint for the properties identified in the realistic development capacity for Salida, ~~which represents approximately 90% of the regional housing need allocation for unincorporated Stanislaus County.~~ The Vacant and Underutilized Land Inventory identifies a total of 55 agriculturally-zoned properties with limited development potential (47 are under one acre in size, and the largest of the remaining 8 is 4.26 acres) in unincorporated communities that would be subject to a County-wide majority vote of the people prior any rezoning to a residential use. **Measure E** This is not considered a constraint to the overall cost, supply and affordability of housing throughout the County, since within the timeframe of this Housing Element, ~~a surplus of 791 units above and beyond the identified regional housing need allocation is identified.~~ **the Salida Community Plan entitled up to 5,000 additional dwelling units at various densities. In this case, by aggregating land as well as services such as water, sewage disposal and roads, the economy of scale would more likely reduce the cost per unit, and increase supply and affordability, as opposed to the scattered development of small properties in unincorporated areas where costly infrastructure extensions and upgrades would more likely reduce the potential for affordability where there is a much more limited land supply.** In addition to Salida, the remaining land inventory identifies residentially zoned properties within existing developed unincorporated communities, rather than encroaching into lands designated for agricultural uses. **The County has and will continue to streamline the permit process to help stimulate the development of infill sites throughout its unincorporated communities as a tool to increase the supply of affordable housing.** Measure E also does not limit residential development by incorporated cities within existing or amended spheres of influence of cities, or preclude cities from annexing additional areas for residential development.

Although Measure E is not considered a constraint to the cost, supply and affordability of housing in Stanislaus County during the timeframe of this Housing Element, it is recognized that it could affect these factors in the future, for example, after the inventory of residential land is depleted within the Salida Community Plan. For this reason, a program is included in this Housing Element to examine any potential constraints created by Measure E within the timeframe of future Housing Elements, and provide for mitigation if necessary.

Additionally, Measure E includes the four following specific exemptions from the voter approval requirement that recognize and provide protections for the County's housing needs: 1) a residential development on land designated for agriculture or open space if the Board of Supervisors finds, and HCD certifies in writing, that (a) the approval is necessary to meet the County's legal fair share housing requirement, and (b) there is no other land in the County or cities in the County already designated for urban use that can accommodate the County's legal fair share housing requirement. The Board is restricted from redesignating more than 10 acres per year for residential use under this exemption, 2) additional acreage may be designated for residential use if the Board finds and HCD certifies, that the additional acreage is necessary to meet the Board's legal fair share obligation based on maximum multi-family densities, and that the housing units are permanently affordable to persons or families of moderate, low and very-low income, 3) any development project that has obtained a vested right pursuant to state law prior to the effective date of Measure E (February 5, 2008), and 4) any development project consisting entirely of farmworker housing.

Stanislaus County is committed to the provision of affordable housing for residents of all income groups. The County's commitment is evidenced by its continued efforts to install and/or improve infrastructure in existing unincorporated communities, to rehabilitate housing owned or occupied by lower income households, and to help lower-income families purchase homes. The County facilitates second units, mobile homes, as well as farmworker housing. Duplexes may be allowed on corner lots in R-A and R-1 zones and on any lot in other residential zones. Mobile homes and second dwelling units are allowed in any residential zone. The County proposes to modify existing regulations to specifically address the locations where uses such as emergency shelters, and supportive and transitional housing may be located. In addition, the County plans to execute a program to establish minimum densities in residential zoning districts in order to encourage the construction of a broader range of densities to promote a variety of housing types, especially in the higher density ranges.

Table VI-1
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE

| Zone District | Bldg. Height | Yard Setback | | | Minimum Lot Area | Maximum Building Coverage | Parking Spaces |
|---------------|--------------|--------------|------|------|------------------|---------------------------|----------------|
| | | Front | Side | Rear | | | |
| R-A | 35 ft | 15 ft | 5 ft | 5 ft | 8,000 sf | 40% | 2/DU |
| R-1 | 35 ft | 15 ft | 5 ft | 5 ft | 5,000 sf | 40% | 2/DU |
| R-2 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | 50% | 2/DU |
| R-3 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | 60% | 1.5/DU |
| H-1 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | NA | 1.5/DU |

Stanislaus County Zoning Ordinance

Stanislaus County Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other similar sized jurisdictions in the State. Stanislaus County does not have any established caps on building permits or residential development.

In general, the County does not consider its zoning and development standards to be a constraint to development because they represent minimum standards necessary to protect the public health, ensure compatibility between adjacent land uses, and maintain and enhance the livability of Stanislaus County. In addition, there is the opportunity to modify such standards

through the use of Planned Development (P-D) districts to accommodate projects that are unique or provide special housing arrangements.

FEES AND EXACTIONS

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval consistent with State law. Lengthy review periods increase financial and carrying costs, which in turn increase project-related expenses which are passed along to the project occupants in the form of higher purchase prices or rents.

Stanislaus County requires an application fee of \$3,976 or higher depending on processing time for a general plan amendment or zone change, while the average cost of a 20-lot subdivision would be \$6,140. Stanislaus County's application fees are based upon a full recuperation of costs associated with the processing of land use applications. It is the County's policy that all development "pay its own way," and not be subsidized by the General Fund.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (streets, sewers, and storm drains) to support the new development, as well as public parkland. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. A Public Facilities Fee to offset the cost of transportation, public safety, parks, library, and general government is charged to each new housing unit constructed within the unincorporated area. The amount of the fee is determined by the land use type. The per unit fee cost is \$9,041.45 for low density residential, \$4,592.55 for multi-family residential, and \$2,326.42 for senior housing. The County has a program to defer impact fees in cases where it can be clearly demonstrated that the housing will be occupied by very low- and low-income households. Therefore, these fees are not considered a constraint on the construction of higher density, affordable housing in Stanislaus County.

Since there are numerous fire and school districts within Stanislaus County, and all with an impact fee, averages are presented below. These fees (per square foot average) are \$3.91 and \$0.41, respectively, and can add significantly to the cost of development, but are consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually

reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

In December of 2005, the San Joaquin Air Pollution Control District adopted Rule 9510, known as the 'Indirect Source Rule', as part of the District's overall Rules and Regulations. The purpose of the Indirect Source Rule is to achieve emissions reductions from the construction and use of development projects through design features and on-site measures, as well as off-site measures. Each residential development of 50 or more units is subject to the Indirect Source Rule, and must supply an Air Impact Assessment (AIA) for the project and each phase thereof, and is subject to applicable fees. The fees (\$9,350/ton for NOx emissions; \$9,011/ton for PM-10 emissions) vary greatly for each project, depending on the size, location, features, etc., and are based on the sum necessary to offset emissions not reduced on-site. For this reason, the Indirect Source Rule fees are not generalized or standardized, but if applicable to a project, would impact the cost of development at all income levels. For properties identified with development potential within the timeframe of this Housing Element, primarily those within the Salida Community Plan are large enough to accommodate development of projects larger than 50 residential units, thereby triggering the Indirect Source Rule, while smaller projects throughout the unincorporated County would be exempt. Stanislaus County, through various policies and programs contained in this Housing Element is committed to utilizing available resources (i.e. financial assistance, density bonuses, fee deferrals, etc.) to assist in the provision of adequate, affordable housing for all residents of all income groups, which will be extended to land developed within the Salida Community Plan.

**Table VI-2
PLANNING AND DEVELOPMENT FEES**

| DISCRETIONARY PERMITS | | |
|-------------------------------|-------------------------|-------------------------|
| FEE CATEGORY | FEE AMOUNT | |
| Planning and Application Fees | Single-Family | Multifamily |
| Annexation | NA | NA |
| Variance | 2,805 | 2,805 |
| Conditional Use Permit | 2,298 | 2,298 |
| General Plan Amendment | 3,976 deposit + cost | 3,976 deposit + cost |
| Zone Change | 3,976 deposit + cost | 3,976 deposit + cost |
| Site Plan Review | 80 | 80 |
| Architectural Review | NA | NA |
| Planned Unit Development | 3,976 deposit + cost | 3,796 deposit + cost |
| Specific Plan | 4,109 deposit + cost | 4,109 deposit + cost |
| Development Agreement | 3,976 deposit + cost | 3,976 deposit + cost |
| Other | None | None |

| SUBDIVISION | | |
|---------------------------|------------------------|------------------------|
| Certificate of Compliance | 695 | 695 |
| Lot Line Adjustment | 700 | 700 |
| Tentative Tract Map | 5,537 plus \$30/lot | 5,537 plus \$30/lot |
| Final Parcel Map | None | None |
| Vesting Tentative Map | 5,537 | 5,537 |
| Other | None | None |

| ENVIRONMENTAL | | |
|--------------------------------|--|--|
| Initial Environmental Study | included | included |
| Environmental Impact Report | Cost paid to third party by developer | Cost paid to third party by developer |
| Negative Declaration | included | included |
| Mitigated Negative Declaration | included | included |
| Other | none | none |

| MINISTERIAL PERMITS | | |
|----------------------------|------------------|------------------|
| IMPACT FEES | | |
| Police* | 714.31 | 714.31 |
| Fire | .49 per sq. ft. | 3.91 per sq. ft. |
| Parks* | 1,197.17 | 1,197.17 |
| Water and Sewer** | 2,175 | 1,044 |
| Sewer Hook-up** | 500 | 500 |
| Solid Waste** | 0 | 0 |
| Traffic* | 4,308 | 2,886 |
| Flood | 60 | 60 |
| School | 4.62 per sq. ft. | 4.62 per sq. ft. |
| Special District** | | |
| Other Public Facility Fees | 2,821.50 | 2,786.09 |

* Senior projects have reduced fees in these categories

**Fees vary greatly due to the multiple service purveyors and service needs throughout the unincorporated County, and have been omitted from the total.

Source: Stanislaus County Planning and Community Development Department 2009

Paragraph Removed Here and Relocated Below Following Table

**Table VI-3
FEES AS A PERCENTAGE OF DEVELOPMENT COST**

| Development Cost Category | Fee/Cost | | Percent of Total | |
|-------------------------------------|------------------|------------------|------------------|-------------|
| | Single-Family | Multifamily | Single-Family | Multifamily |
| Construction¹ | \$112,000 | \$106,400 | 70% | 71% |
| Land² | \$5,000 | \$12,500 | 3% | 8% |
| Impact Fees³ | \$9,041 | \$4,593 | 6% | 3% |
| Permitting Fees⁴ | \$21,861 | \$15,741 | 14% | 10% |
| Subtotal: | \$147,902 | \$139,234 | 93% | 93% |
| Other Soft Costs⁵ | \$11,200 | \$10,640 | 7% | 7% |
| Total | \$159,102 | \$149,874 | 100% | 100% |

¹ Assumes construction cost of \$80 per square foot for single family based on regional estimates, and \$133 per square foot for multifamily based on national average.

² Assumes average land price of \$35,000 per acre of raw single family residential land per LoopNet.com developed at 7 units per acre, and \$200,000 per acre of raw multifamily residential land per LoopNet.com developed at 16 units per acre.

³ Assumes average impact fees based on Table VI-2

⁴ Assumes applicable adopted fees in Table VI-2

⁵ Assumes soft costs other than fees such as architecture, administrative, etc. at 10% of construction costs

The total estimated fees for a typical 1,400 single family residence in the Salida area, as an example, are \$21,861, and \$15,741 for an 800 square foot multi-family unit, which are generally less than or in line with other jurisdictions throughout the County. As can be seen in the above table, fees as a percentage of the total development cost for both single family and multiple family residential are relatively minor compared to the overall cost of construction. In addition, fee deferrals are available to affordable housing projects to help offset upfront costs and fees. As with the zoning and development standards, the County's fees and exactions are not considered to be a constraint to the production of housing as they incorporate processes and review as required by law, represent minimum standards necessary to protect the public health, land use compatibility, and maintain and enhance the livability of Stanislaus County. The greatest constraint at this time, on the other hand, is the economic climate, which has severely restricted new construction, and may affect the ability to build housing at all income levels for some time to come. In the meantime, the County will continue to maximize all financial resources available, such as CDBG, HOME, Redevelopment, and others to facilitate the construction of affordable housing.

PROCESSING AND PERMIT PROCEDURES

The following table indicates the approval process for various housing types by zoning district. Typical single-family, multi-family developments, second units, and manufactured homes, for the most part, are allowed as permitted uses with over-the-counter review, without the requirement of a Use Permit, as long as the development meets the adopted requirements of the applicable zoning district. Even in the case of constructing three or more units in the R-2 district, where a Use Permit is required, review by the Planning Commission is typically limited to the project meeting standard zoning requirements and density, and the ability to provide public sewer and water. This reduces the time, cost (4 months average; \$2,300+ for a Use Permit) and uncertainty attached to a formal approval process, thereby serving to facilitate the construction of housing at all densities and income levels.

Table VI-34

HOUSING TYPES PERMITTED BY ZONING DISTRICT

| RESIDENTIAL USE | ZONE | | | | |
|---------------------------|---------------|------------|------------|------------|------------|
| | R-1* | R-2* | R-3* | RA* | A-2 |
| SF-Detached | P | P | P | P | P |
| SF-Attached | P-corner lots | P | P | P | - |
| 2-4 DU | - | - | P | - | - |
| 5+ DU | - | 3+ w/UP | P | | |
| Residential Care < 6P | P | P | P | - | - |
| Residential Care > 6P | UP | UP | UP | UP | - |
| Emergency Shelter | + | + | + | + | + |
| Single-Room Occupancy | + | + | + | + | + |
| Manufactured Homes | P | P | P | P | P |
| Mobile Homes | P w/cond.* | P w/cond.* | P w/cond.* | P w/cond.* | P w/cond.* |
| Transitional Housing | + | + | + | + | + |
| Farmworker Housing** | - | - | - | - | - |
| Supportive Housing | + | + | + | + | + |
| 2nd Unit | P | P | P | P | |
| P=Permitted UP=Use Permit | | | | | |

+ These uses are not specifically identified in the Zoning Ordinance at present. Programs 4-7, 4-8 and 4-9 In Section VII will address them during the timeframe of this Housing Element.

*Mobile homes are permitted subject to conditions depending on their General Plan designation as either Agriculture or Urban Transition

** Will comply with State Law as required.

Table VI-45
TIMELINES FOR PERMIT PROCEDURES

| Type of Approval or Permit | Typical Processing Time |
|-----------------------------|--|
| Ministerial Review | Up to 2 weeks |
| Conditional Use Permit | 4 months |
| Zone Change | 6 months |
| General Plan Amendment | 6 to 9 months |
| Site Plan Review | 2-3 days |
| Architectural/Design Review | None |
| Tract Maps | 4 to 6 months |
| Parcel Maps | 3 to 4 months |
| Initial Environmental Study | Weeks to months - depending on project |
| Environmental Impact Report | 6-12 months |

Source: Stanislaus County Planning and Community Development Department

CODES AND ENFORCEMENT OF ON-OFF-SITE IMPROVEMENT STANDARDS

On/Off-Site Improvement Standards

For residential projects, the County requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs, gutters and drainage facilities direct storm and runoff water out of residential developments. County streets and roads are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, safety for the driving public, and reduces dust. Roadways are classified by the County according to traffic needs. They are as follows:

- Expressway/4-6 Lanes/110 feet of right-of-way, with left turn median
- Major - 4 lanes, 80-110 feet right-of-way, with left turn median
- Collector - 2 lanes, with a 60-90 foot right-of-way
- Local - 2 lanes, 50-60 foot right-of-way
- Minor - 2 lanes, 50 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through a portion of the Public Facilities Fee, discussed earlier.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Development of and connection to municipal water and sewer services are required as a condition of approving subdivision maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

Although the above improvements understandably add to the cost of any project, they are considered necessary in order to meet the basic health and safety needs of Stanislaus County residents.

Building Codes and Enforcement

Building codes and standards are necessary to ensure safe housing, but can sometimes constrain the development of housing. Stanislaus County has adopted and enforces the 2004 Code of Regulations and 2007 California Building Standards Code. One local amendment was adopted in 2007 which makes changes, modifications and additions to the 2007 Building Standards Code, which are primarily administrative in nature and not considered substantive. The only substantive changes were required by Measure X, a local initiative approved by the voters of Stanislaus County in 1990, which requires that any urban development in the unincorporated areas of Stanislaus County occur in conjunction with primary and secondary sewage treatment. Farmworker housing, very-low income housing and single family uses on lots recorded prior to July 13, 1990 are permitted to utilize traditional septic tank and leach field systems. Although the changes were found to be more restrictive than those in the California Building Standards Code, a finding was made that the changes were necessary due to local climatic, geological, or topographical conditions throughout Stanislaus County. These changes are intended to protect the health and well-being of residents in unincorporated areas of Stanislaus County.

Health and Safety Code Section 17980(b)(2) requires local governments to give consideration to the needs for housing as expressed in the housing element when deciding whether to require vacation of a substandard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75% of the dwelling. Stanislaus County as a general rule will only recommend the vacation and/or demolition of a building when more than 75% of the building requires repair. In general, enforcement of substandard buildings by the Building Division occurs either in response to the receipt of a citizen complaint, or when discovered by building inspectors when making daily inspections.

The Building Division of the Community Development Department and is well aware of the various housing rehabilitation programs that are offered to homeowners. Inspectors will typically inform a property owner of the County's programs in order to facilitate the rehabilitation and conservation of housing units in need of repair.

HOUSING FOR PERSONS WITH DISABILITIES

As stated previously, persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. Applications for retrofit are "over-the-counter" and processed in the same manner as improvements to any single-family home.

Stanislaus County continually reviews its ordinances, policies, and practices for compliance with fair housing laws. Project Sentinel, a non-profit agency devoted to fair housing, assists Stanislaus County with the review and implementation of fair housing laws.

All multi-family complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. One parking space is to be provided for each dwelling unit designed for people with disabilities. Stanislaus County works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Stanislaus County permits group homes with six or fewer persons in any residential zone, as well as the agricultural and commercial office districts, without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. The development of group homes is, therefore, a market issue, not a jurisdictional issue.

There is no public hearing requirement for the establishment of a state-licensed group home, regardless of size. The zoning ordinance has been amended to specify that State-licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.

There are no special conditions for group homes that also provide services, such as counseling, if there will be six persons or less in residence, or if the larger facility is located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process.

Stanislaus County offices are handicapped accessible. Disabled applicants are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The County will reasonably accommodate any specific verbal or written request for assistance.

As stated above, Stanislaus County has adopted and enforces the 2004 Code of Regulations and 2007 California Building Code. Local amendments have been adopted, however none are considered constraints to housing for the disabled. To date, the County has not adopted any universal design elements that address limited lifting or flexibility (i.e. roll-in showers and grab bars), limited mobility (i.e. push/pull lever faucets, wide swing hinges) and limited vision (i.e. additional stairwell and task lighting). The Programs section of this document includes a new program to consider the adoption of universal design elements as a step towards removing constraints to housing for the disabled.

NON-GOVERNMENTAL CONSTRAINTS

Current Economic Crisis

As stated in the County's 2009 Analysis of Impediments to Fair Housing Choice (AI), the changed economic circumstances confronting the County, especially those affecting homeownership and rental housing markets, must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout the County as an increasing number of homes have gone into foreclosure or been abandoned, while the number of properties on the verge of delinquency and default remains high and continues to grow.

A significant component of overall housing cost is the availability of financing. Through 2008, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time in almost half-century, some mortgage rates have fallen below six percent. Between 2004 and 2006, many Americans were able to utilize very low and adjustable interest rates to purchase homes otherwise out of their price range. Through mid-2008, home mortgage financing was readily available to residents of Stanislaus County as well as the rest of California. Although recent economic conditions have seen housing prices drop sharply and interest rates are currently lower, it can be significantly more difficult to obtain a home loan. In particular, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. Data sources from 2006 and 2007 strongly suggest that a high proportion of sub prime loans were directed toward minority households, who may now be bearing a larger share in the loss of homeownership. It is vital that these households that have the ability to support reasonable mortgage payments, receive necessary assistance. Stanislaus County recognized these needs early into the housing crisis, and initiated a local 'No Homeowner Left Behind' (NHLB), which is a grassroots, community-based collaborative response to the growing problem of sustainable homeownership and foreclosure prevention for the Central Valley of California. The mission of the NHLB initiative is to ensure that homeowners have access to timely, accurate, unbiased information and reputable professionals to help them preserve home ownership when feasible, and to minimize loss of equity and other adverse impacts when retention of homeownership is not possible.

In partnership with local, state, federal, and private entities NHLB has been involved in efforts to assist homeowners who are in foreclosure or at risk. To assist homeowners in the attempt to maintain their homes, NHLB has held a series of community forums and workout events at which homeowners are counseled by HUD approved housing counseling agencies and/or meet one-on-one with respective lending institutions.

The Stanislaus County Community Development Department also provides general foreclosure information on its website, as well as links to resources for foreclosure counseling and prevention.

In addition, the County received federal Neighborhood Stabilization Program (NSP) funds which are being utilized in partnership with the Housing Authority of Stanislaus County to acquire eligible foreclosed residential units. These units are being acquired in specific unincorporated areas of Stanislaus County for first time home buyers and rent-to-own program participants. These units can be purchased by first time home buyers upon qualification of Stanislaus County's Down Payment Assistance (DPA) Program (provided with other federal and local funding sources). In addition to NSP, the programs contained in this Housing Element specify that the County will continue its ongoing down payment assistance programs to help targeted households afford homes that they would not otherwise be unable to through conventional financing.

~~The current economic crisis has particularly affected the implementation of the new Salida Community Plan, which represents a significant share of the County's potential for new housing at various income levels. Prior to the change in the economy, proponents of the plan were moving forward to implement the various aspects of the plan. Those plans are on hold for the time being until the economic climate improves. Due to the interest shown by many builders and property owners prior to the downturn, the County has every reason to believe that a positive change in the economy will reignite interest in the implementation of the Salida Plan.~~

The current economic crisis has all but halted the construction of new housing in Stanislaus County, as well as throughout the State. In the County, this is most evident in the Salida area, where implementation of the Salida Community Plan, with a residential buildout of 5,000 units at varying densities, had been moving forward with great interest, and options secured by developers for nearly the entirety of the plan area. It is fully anticipated, however, that as the economy and the ability to secure financing improves, housing construction will resume in Salida and Stanislaus County in general.

Immigration

Many of the County's new immigrants, who have accounted for much of the population growth, face numerous challenges such as having lower-paying jobs, larger families with young children, limited English proficiency, and limited education. This can result in housing cost burdens and difficulty in finding affordable housing, especially in the area of rental units designed for large families. A program within this Housing Element targets the need to direct additional resources for the construction of single and multiple family units to address the requirements of larger families.

Regional Solutions

The ability of the County to respond to the challenges posed by the current housing crisis combined with the County's rise in minority population will take a broader scope and county-wide cooperative approach, such as through the CDBG and HOME Consortiums. One solution that the Consortium has discussed is to designate a larger proportion of consortium funding to one of the members in a given year to assist with a viable targeted-income or special needs project, rather than distribute it in smaller amounts to each member, resulting in less effective results. For example, the City of Patterson could be allocated a larger share of the funds in a year that it projects that the second phase of their new senior project could be built. In subsequent years, funding could be allocated to another member that has a viable project which addresses a housing need for a targeted population.

It will be incumbent upon the County and the five Consortium cities (Ceres, Newman, Oakdale, Patterson, and Waterford), to coordinate and integrate with outside entities such as private developers, nonprofit organizations, mortgage lenders and the State in order to utilize all available programs and resources. In this way, housing needs can be addressed in a way that can have more effective results than if each entity operated independently.

Section VII - PROGRAMS

HOUSING GOALS, POLICIES AND PROGRAMS

INTRODUCTION

Analysis of housing supply data, housing characteristics, special needs and related economic demographic factors identifies the numerous housing challenges in Stanislaus County, particularly for very low-, low- and moderate-income households. This section describes the actions that will be undertaken by the County to supplement or complement present endeavors to meet housing needs. Meeting the challenge, particularly in the current economy, will require action by both the private and public sectors.

The housing delivery system is essentially a private system involving the production, exchange and management of the housing supply. The resolution of certain housing issues is, therefore, critically dependent upon the decisions and actions of private developers, lenders, investors, citizens, community groups and other actors in the private sector.

Local government also plays an important role, continuously influencing the housing delivery system by its decisions regarding land use and transportation planning, zoning, building codes and various other standards and regulations. Similarly, federal and state governmental actions regarding property and income taxation, housing subsidy programs, and monetary and fiscal policies have impacts on the development of housing.

Because the housing delivery system responds to so many diverse influences, coordination between private and public sectors is essential in effectively addressing the County's housing needs.

The goals, objectives, policies and programs set forth below serve as guidelines for County actions and decisions in housing-related matters. Consistent with state and national housing objectives, the goals and policies reflect a commitment to provide a decent home and suitable living environment for individuals and families.

Together the goals, objectives, policies and programs comprise an action plan for housing in Stanislaus County through June 30, 2014. The plan has five goals, each with its own separate areas of emphasis and corresponding policies.

Programs are specific actions or procedures designed to implement or carry out policies. Many of the programs are interrelated and applicable to more than one goal or policy. For example, housing programs designed to assist the elderly or other special needs households also assist low-income individuals. Similarly, policies designed to provide adequate sites for development also can be viewed as a removal of governmental constraints.

The programs are represented under the appropriate goal. Local, state, federal and private agencies responsible for assisting with the implementation of the programs are provided with the description.

It is difficult to predict whether funding will be available for any program, especially in the current economy. In all cases, the County's commitment to the actions, time frames and budget sources specified for each program is subject to Federal, State and County budget constraints. In any event, the potential funding sources for programs have been identified.

Assumptions: Various assumptions are inherent in the plan. These assumptions reflect basic values concerning the housing delivery system in Stanislaus County:

- The private sector is the major provider of housing.
- One of the County's roles is to encourage and support private, non-profit housing efforts to serve all residents.
- The County does not have sufficient financial resources or power to solve the housing challenge. Basic solutions depend on federal and state housing and economic policy decisions that influence housing production.
- Expansion of housing opportunities is closely tied to the development of employment opportunities and maintenance of income levels for all segments of the population.
- The County helps meet housing needs by using Community Development Block Grant (CDBG) funds, Home Investment in Affordable Housing Program (HOME), Redevelopment set-aside monies, the expediting of the development review process, and effectively implementing State Housing Requirements.

The County will use the Stanislaus Council of Government (StanCOG) Regional Housing Needs Assessment for the period January 1, 2007 through June 30, 2014 as a base for implementation of its housing programs. Accordingly, the chart below quantifies the housing obligation for each income category and provides a cross reference to each building activity. The 2000 Census data has been used to its extent of availability. Other data was collected to augment and provide up-to-date information.

Table VII-1
QUANTIFIED OBJECTIVES

| Income Group | Construct | Rehab | Conserve |
|---------------------|------------------|--------------|-----------------|
| Extremely Low | 649 | 18 | 13 |
| Very Low | 649 | 17 | 12 |
| Low | 910 | 25 | 15 |
| Moderate | 1,073 | 0 | 0 |
| Above Moderate | 2,278 | 0 | 0 |
| TOTAL | 5,568 | 60 | 40 |

The goals, policies and programs found within this Housing Element are intended to address the following areas:

1. Identify adequate sites to accommodate Stanislaus County's share of the regional housing needs at all income levels.
2. Assist in the development of adequate housing to meet the needs of Stanislaus County residents at all income levels.
3. Identify, and remove where possible, governmental constraints to the maintenance, improvement, and development of housing for Stanislaus County residents at all income levels and special needs requirements.
4. Conserve and improve the condition of the existing affordable housing stock.
5. Promotion of equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

GOAL ONE

ENCOURAGE THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING, INCLUDING UNITS FOR RENT AND FOR OWNERSHIP FOR RESIDENTS OF ALL INCOME GROUPS, INCLUDING EXTREMELY-LOW, VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS.

POLICIES

- 1A The County shall seek and use federal, state, and local funds to provide and subsidize affordable housing.
- 1B The County shall encourage public/private sector partnerships, networking opportunities, and cooperation in developing and implementing solutions to affordable housing problems.
- 1C The County shall provide incentives to developers to build a range of housing that is affordable to County residents, including extremely-low, very low-, low- and moderate income households.
- 1D The County shall encourage energy conservation in existing homes and new housing developments.

PROGRAMS

1-1 - FIRST TIME HOMEBUYER

Continue to utilize programs through the Stanislaus County Redevelopment Agency, CDBG Consortium, and the HOME Consortium for First Time Homebuyer Programs.

Responsible Agencies: Redevelopment Agency

Home Investment Partnership Program (HOME)

Community Development Block Grant (CDBG) Program

Planning and Community Development Department

Funding: \$3,500,000

Time Frame: 2009-14

Objective: 50 VLI, LI and MI Households

1-2 - INTERAGENCY COORDINATION AND SUPPORT

Continue to work in collaboration with Federal, State and local governmental agencies, as well as private, nonprofit organizations and other community groups in coordinating local and regional housing programs in order to maximize funding opportunities and reach common housing goals and needs for targeted income groups throughout unincorporated Stanislaus County.

Responsible Agencies: Planning and Community Development Department

Housing Authority

Public Facilities Fees Committee

Public and Private Housing Service Agencies

Funding: Agency Budgets

Time Frame: Ongoing

Objective: N/A

1-3 - HOMEBUYER COUNSELING

Continue to participate with agencies that provide First Time Homebuyer training.

Responsible Agencies: Planning and Community Development Department

Redevelopment Agency

Qualified First Time Homebuyer Training agencies

Funding: Qualified agencies budgets

Time Frame: 2009-2014

Objective: Provide instruction to 70 new VLI, LI and MI homeowners

1-4 - HOUSING AND SUPPORT SERVICES COLLABORATIVE

The County will continue to participate in a local community housing collaborative that was formed to include low-income housing producers and advocates, social service providers, representatives of public agencies and other interested organizations. This collaborative meets monthly to generate input and promote solutions to housing and service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts.

Responsible Agencies: Stanislaus County

Stanislaus County Housing Authority

Collaborative membership

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

1-5 - DENSITY BONUS ORDINANCE

Continue to promote the State Density Bonus law, which offers developers the incentive of increased density and flexibility in development standards in exchange for the construction of affordable housing.

Responsible Agencies:

Planning and Community Development Department

Funding: Department Budget

Time Frame: 2009-2014

Objective: 10 LI and MI units

1-6 - BUILDING CODE ENFORCEMENT

Continue to enforce federal and state laws such as the Housing Code, Chapter 16.16, and the Dangerous Building Code, Chapter 16.24 that provides minimum health and safety standards in housing or other buildings.

Responsible Agencies:

Planning and Community Development Department

Public Works Department, Development Services Division

Department of Environmental Resources

Funding: Department Budgets

Various Funding Allocations

Time Frame: Ongoing

Objective: N/A

1-7 - PUBLIC FACILITIES FEES

The County will continue to annually review the level of fees charged to ensure that they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

Responsible Agencies: Chief Executive Office

Board of Supervisors

Public Facilities Fees Committee

Funding: Department Budgets

Time Frame: 2009-2014

Objective: Defer fees for 30 ELI, VLI and LI units.

1-8 - BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION

Continue to promote the reduction of energy usage and costs through building and design practices that exceed Title 24 standards, and encourage conservation of energy resources and utilization of alternative energy resources. Emphasize the incorporation of active and passive energy conservation features such as energy efficient appliances; heating/cooling systems; windows, doors and skylights; building materials; building/window orientation; and use of landscape materials in new and rehabilitated County-assisted affordable housing. Implement energy conservation practices and public education by utilizing program funding to incorporate energy efficient features in assisted dwelling units, and through partnerships with other agencies and energy providers who disburse information and/or offer programs and incentives to increase public awareness and utilization of energy conservation practices.

Responsible Agencies:

Planning and Community Development Department

Planning and Community Development Department, Building Permits Division

Pacific Gas and Electric, Modesto Irrigation District, Turlock

Irrigation District, Community Development Division

Funding: Department Budget, CDBG

Time Frame: Ongoing

Objective: N/A

1-9 - SENIOR HOUSING

The Stanislaus County Redevelopment Agency and Planning and Community Development Department receive funding that can be used for a variety of affordable housing projects, including senior housing. The County, especially as a member of the HOME consortium, will support countywide efforts to increase the inventory of affordable housing for seniors.

Responsible Agencies:

Redevelopment Agency

Planning and Community Development Department

Funding: CDBG, HOME, RDA

Time Frame: 2007-2014

Objective: 24 ELI, VLI and LI Senior Households

1-10 – AFFORDABLE HOUSING DEVELOPMENT WITHIN THE SALIDA COMMUNITY PLAN

Due to the large volume of land designated Medium and Medium High Density Residential within the Salida Community Plan area and its potential to greatly increase the supply of housing affordable to extremely low, very low, and low-income households, the County will initiate contact and continue to partner with affordable housing developers to maximize the potential of the affordability of homes constructed there. The County will encourage and assist developers to utilize any and all available design techniques and funding sources, including, but not limited to the maximization of density, logical and efficient subdivision of the parcels that make up this district, predevelopment review and permit streamlining, and utilization of Federal, State and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, redevelopment, etc.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Timeframe: Make initial contact with affordable housing developers by early 2012, and annually thereafter.

Objective: Maximize affordable housing potential in the Medium (1,306 units) and Medium High Density Residential (940 units) designations within the Salida Community Plan area

GOAL TWO

MAXIMIZE HOUSING CHOICES AND OPPORTUNITIES THROUGHOUT STANISLAUS COUNTY

POLICIES

- 2A The County shall promote adequate opportunities for decent, safe, and affordable housing for the elderly, handicapped, families with female-headed households, large families, farmworkers, the homeless, and other residents with special needs.
- 2B The County shall promote adequate housing opportunities for all residents regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.

PROGRAMS

2-1 - RESIDENTIAL ACCESSIBILITY

Continue to promote accessibility for the disabled and handicapped by reviewing plans for apartment complexes for compliance with state and federal regulations.

Responsible Agencies:

Planning and Community Development Department, Building Permits Division
and Disability Resource Agency for Independent Living

Funding: Department Budgets

Time Frame: Ongoing

Objective: N/A

2-2 - FAIR HOUSING

Continue to maintain services to respond to issues arising out of housing complaints, disseminate the County's fair housing policies and issue press releases to local media in both Spanish and English when appropriate.

Responsible Agencies: Planning and Community Development Department or qualified service provider such as Project Sentinel.

Funding: \$280,000 CDBG, RDA

Time Frame: Ongoing

Objective: N/A

2-3 - FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING

Continue to seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups. Sources of funding and housing assistance include, but are not limited to, programs operated by the USDA - Farm Services Agency, Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), the Stanislaus County Housing Authority, Stanislaus County Affordable Housing Corporation (STANCO) and Self-Help Enterprises.

Responsible Agencies: Planning and Community Development Department

Stanislaus County Housing Authority

Funding: USDA, RDA, CDBG, HOME, STANCO, HUD, Applications

Time Frame: Ongoing

Objective: 50 VLI and LI units

2-4 - FEDERAL AND STATE HOUSING LAW

Continue to enforce the federal and state laws that prohibit discrimination in housing. They are: Federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; State Fair Housing Act (Government Code, Section 12955); and, Unruh Act (Civil Code, Section 50)

Responsible Agencies: Planning and Community Development Department

Stanislaus County Housing Authority

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

2-5 - INFORMATION AND REFERRAL

Continue to provide housing information and referral services to very low-, low- and moderate-income persons and special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations and other service providers of the requested service or assistance.

Responsible Agencies: Department of Social Services

Stanislaus County Housing Authority

Central Valley Information and Referral (United Way)

Planning and Community Development Department

Veteran's Affairs/Area Agency on Aging

Funding: Agency's budgets

Time Frame: Ongoing

Objective: N/A

2-6 – FARM WORKER HOUSING IN AGRICULTURAL AND OTHER ZONES

Continue to allow farm-employee housing in agricultural zones, **as well as in any other zones that permit agricultural uses.** Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. **Per Health and Safety Code Section 17021.6, no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.** In addition, in accordance with Health and Safety Code Section 17021.5, any employee housing providing accommodations for six or fewer employees is deemed a single-family structure with a residential land use designation, and cannot be defined as a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

Responsible Agencies: Planning and Community Development Department

Funding: ~~Application Fees~~ **Department Budget**

Time Frame: 2009-2014

Objective: Issue 50 permits for VLI units

2-7 - STATE AND FEDERAL HOUSING PROGRAMS FOR FARM WORKERS

Continue to assist the Stanislaus County Housing Authority in its administration of state and federal housing programs for farm worker housing, and support their funding applications for farmworker housing, such as the Joe Serna Grant.

Responsible Agencies: Planning and Community Development Department

Redevelopment Agency

Stanislaus County Housing Authority

Time Frame: **Ongoing Annual**

Objective: Rehabilitate or construct 30 VLI units.

2-8- SECOND UNITS

Continue to provide additional affordable housing opportunities by allowing the construction of second units in single-family residential areas, subject to the issuance of a building permit. The County will also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

Responsible Agencies: Planning and Community Development Department

Funding: Application fees

Time Frame: 2012

Objective: 40 VLI units

2-9 – UNIVERSAL DESIGN

The County will consider an amendment to the local building codes to include universal design elements that address limited lifting or flexibility, limited mobility and limited vision.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: 2010-2014

Objective: NA

2-10 – OVERCROWDING

The County will promote the construction of and seek financial sources for single and multiple family units with 3-4 bedrooms to alleviate overcrowding, including room additions within the County's housing rehabilitation programs.

Responsible Agencies: Planning and Community Development Department
Redevelopment Agency

Funding: HOME, CDBG, RDA, other funding sources and partnerships

Time Frame: 2010-2014

Objective: 15 LI and VLI units

GOAL THREE

CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK

POLICIES

- 3A The County shall assist unincorporated communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
- 3B The County shall provide assistance to improve community surroundings and infrastructure in residential areas.
- 3C The County shall encourage and facilitate housing, economic development, and revitalization in unincorporated communities.

PROGRAMS

3-1 - HOUSING PROGRAMS

The Stanislaus County Redevelopment Agency, the Community Development Block Grant Program and the HOME Consortium will continue to support funding allocations to be used for a variety of housing programs that include rehabilitation, construction, land acquisition and purchase assistance.

Responsible Agencies: Redevelopment Agency
Planning and Community Development Department

Funding: \$1,000,000+

Time Frame: 2009-2014

Objective: 100 VLI, LI and MI households

3-2 - MINOR HOME REPAIR

Continue to issue housing repair grants to income-eligible households administered by the Stanislaus County Housing Authority utilizing CDBG Program Income and redevelopment funds. The program is designed to respond to emergencies such as leaking roofs, fire damage, handicap retrofits and other systems that are health and safety related.

Responsible Agencies: Planning and Community Development Department
Housing Authority

Funding: \$200,000 CDBG Program Income and Redevelopment

Time Frame: 2009-2014

Objective: 30 VLI and LI Households

3-3 - MUNICIPAL UTILITIES

The County will continue to construct or rehabilitate municipal utility services (e.g. water, sewer, storm drain) in lower income unincorporated neighborhoods in cooperation with incorporated cities. Priority projects during the timeframe of this Housing Element include the Empire infrastructure project and the Airport Neighborhood Revitalization Plan.

Responsible Agencies: Redevelopment Agency

Public Works Department

Funding: \$3,745,000+ (depending on tax increment) CDBG, RDA, SCRC

Time Frame: 2009-2014

Objective: 750 VLI, LI and MI households

GOAL FOUR

DESIGNATE SUFFICIENT SITES FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT REQUIRED TO MEET PROJECTED HOUSING NEEDS

POLICIES

- 4A The County shall identify unincorporated areas with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
- 4B The County shall establish and maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.
- 4C The County shall identify specific methods and provide assistance to improve infrastructure in residential areas.
- 4D The County shall designate a zone or zones where emergency shelters will be allowed as a permitted use to accommodate identified needs.
- 4E The County shall identify zones that will allow the development of transitional and supportive housing.

PROGRAMS

4-1 - GENERAL PLAN REVIEW

Review the General Plan, community plans, and zoning designations on an annual basis in a continuing effort to ensure that an adequate supply of land is available to meet local and regional housing goals for all types of housing. If the Housing Element requires an amendment, County will ensure the maintenance, continuity and internal consistency with other general plan elements.

Responsible Agencies: Planning and Community Development Department

General Plan Update Committee

Funding: Department Budget

Time Frame: Annually

Objective: N/A

4-2 – VACANT AND UNDERUTILIZED SITE ~~INVENTORY~~ DEVELOPMENT

In order to encourage the development of vacant and underutilized sites, the County will streamline the approval process. In addition, ~~The~~ County ~~shall~~ will create and maintain an inventory of potential residential infill sites, both vacant and underutilized. This information will be available to the public through the Planning and Community Development Department.
Responsible Agencies: Planning and Community Development Department
Funding: Department Budget
Time Frame: Annually
Objective: N/A

4-3 - LAND USE ELEMENT REVIEW FOR AREAS SUBJECT TO FLOODING

Review the Land Use Element of the General Plan on an annual basis for any changes to areas identified by the Federal Management Agency (FEMA) or State Department of Resources (DWR) as subject to flooding to assist in the identification of an adequate number of sites to meet the regional housing need in future Housing Element updates, and to insure consistency with all other elements of the General Plan.
Responsible Agencies: Planning and Community Development Department
Funding: Department Budget
Time Frame: Annually
Objective: N/A

4-4 - IN-FILL DEVELOPMENT

Continue to participate with agencies such as Habitat for Humanity and the Housing Authority to locate new affordable housing in areas with existing public facilities and services.
Responsible Agencies: Planning and Community Development Department
Board of Supervisors
Funding: \$525,000 CDBG, RDA
Time Frame: 2009 - 2014
Objective: Purchase 15 residential lots to construct housing for VLI and LI households.

4-5 - ESTABLISH MINIMUM RESIDENTIAL DENSITIES

Establish minimum residential densities in all residential zoning districts to encourage the construction of a broad range of densities in order to promote a variety of housing types. The High Density Residential District currently has a density range between 0 and 25 units per acre. A minimum density could be established at 16 units per acre, for example, to insure that land in this district will be developed at its intended higher density range.
Responsible Agency: Planning and Community Development Department
Funding: Department Budget
Time Frame: 2011
Objective: To realize the residential development of parcels to their designated densities.

4-6 - MIXED USE DEVELOPMENT

There may be opportunities in established Central Business Districts to reorient business-only structures to contain both residential and non-residential uses. This program will identify such potential properties and encourage proprietors to consider mixed-use. Development standards for such development could include:

- Shared parking requirements between the commercial and residential use

- Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use
- Deferral of fees
- County participation on developing off-site improvements
- Height limits could be equal to the limit set forth in the commercial designation
- Shared parking with adjacent development
- Reduced setbacks

Responsible Agency: Planning and Community Development Department
Redevelopment Agency

Funding: Department Budget

Time Frame: Identify properties and encourage property owners on an ongoing basis to consider mixed-use development by 2011.

Objective: To realize different means to achieve additional, affordable housing opportunities.

4-7 – EMERGENCY SHELTERS

This program will amend the Zoning Ordinance to define emergency shelters and designate a zone or zones where at least one year-round emergency shelter will be allowed without a conditional use permit (i.e. M-Industrial). The County will subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: Within 1 year of the adoption of the Housing Element.

Objective: Designate a zone or zones where emergency shelters are allowed by right to meet the identified needs.

4-8 – TRANSITIONAL AND SUPPORTIVE HOUSING

~~This program will define transitional and supportive housing~~ **amend the Zoning Ordinance in accordance with SB2, by defining transitional and supportive housing, and noting that these types of housing shall be treated as residential uses in all residential zones, subject only to those restrictions that apply to other residential uses of the same type in the same zone. and identify zones that will allow the development of transitional and supportive housing without undue regulatory requirements, and in locations that are close to public services and facilities, including transportation.** ~~by defining transitional and supportive housing, and noting that these types of housing shall be treated as residential uses in all residential zones, subject only to those restrictions that apply to other residential uses of the same type in the same zone.~~

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: Within 1 year of the adoption of the Housing Element.

Objective: **Amend the Zoning Ordinance in accordance with SB2** ~~Designate a zone or zones for the development of transitional and supportive housing to meet the needs of homeless individuals and families transitioning to permanent housing.~~

4-9 – EXTREMELY-LOW INCOME HOUSING

This program will seek to encourage, expand and assist the types of housing that meet the needs of extremely-low income households and individuals, such as supportive housing, multi-family housing, single room occupancy (SRO), as well as supportive programs. Funding

assistance and/or financial incentives and concessions will be added and/or revised to include extremely-low income households as appropriate.

Responsible Agency: Planning and Community Development Department, Redevelopment Agency

Funding: Department and Agency Budgets

Time Frame: Within 1 year of the adoption of the Housing Element

Objective: Review the Zoning Ordinance and amend as necessary to preserve and promote a variety of housing types for extremely-low income households and individuals.

4-10 – AREAS WITH NEW INFRASTRUCTURE CAPACITY

This program will encourage the construction of affordable housing in lower-income unincorporated areas with newly-completed infrastructure improvements (i.e. water and sewer). Property owners in these areas will be notified of any increased development potential (including, but not limited to second units), and incentives such as fee deferrals and permit streamlining will be offered.

Responsible Agency: Planning and Community Development Department, Redevelopment Agency

Funding: Department and Agency Budgets

Time Frame: Upon completion of infrastructure improvements in lower-income unincorporated areas where development potential is increased.

Objective: Increase affordable housing opportunities in lower income neighborhoods.

GOAL FIVE

MINIMIZE GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING IN STANISLAUS COUNTY

POLICIES

5A The County shall ensure that its standards, ordinances and application processing procedures serve to expand housing opportunities for County residents.

5B The County shall remove governmental regulations that unnecessarily increase the costs of housing in Stanislaus County.

PROGRAMS

5-1 - REVIEW REGULATIONS

Review existing fees, standards, ordinances and procedures on an annual basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs.

Responsible Agencies: Planning and Community Development Department

Chief Executive Office

Funding: Department Budgets

Time Frame: Annually

Objective: N/A

5-2 - PLANNED DEVELOPMENT

Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.

Responsible Agencies: Planning and Community Development Department

Funding: Applications

Time Frame: Ongoing

Objective: N/A

5-3 - ONE-STOP PERMITS

Continue the efficiencies of "one-stop permit review."

Responsible Agencies: Planning and Community Development Department

Planning and Community Development Department, Building Permits Division

Funding: Department Budget

Application Fees

Time Frame: Ongoing

Objective: N/A

5-4 - BUILDING CODE REVIEW

Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.

Responsible Agencies: Planning and Community Development Department

Planning and Community Development Department, Building Permits Division

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

5-5 - DUPLEXES

Continue to allow the development of duplexes on corner lots in single-family residential zones.

Responsible Agencies: Planning and Community Development Department

Funding: Application Fees

Time Frame: 2007-2014

Objective: Ten (10) duplex units for VLI and LI tenant households.

5-6 - MOBILE HOMES

Continue to allow mobile homes or manufactured housing on lots zoned for single family residences.

Responsible Agencies: Planning and Community Development Department

Funding: Application Fees

Time Frame: 2007-2014

Objective: 50 VLI and LI units

5-7 - REASONABLE ACCOMMODATION:

Develop an ordinance that outlines a reasonable accommodation process to respond to requests for exceptions to zoning and land-use regulations and procedures which are necessary to make housing available to an individual with a disability protected under fair housing laws, including, but not limited to permit applications and access to affordable housing programs.

Responsible Agency: Planning and Community Development Department

Funding: Department budget

Time Frame: 2011-2012 (longer timeframe may be required with unforeseen staffing constraints)

Objective: Develop a reasonable accommodation ordinance in accordance with SB 520 – Persons with Disabilities

5-8 – ENCOURAGING DEVELOPMENT ON NON MEASURE E PARCELS:

Establish incentives for non-Measure E parcels to encourage and stimulate their development in the event periodic review reveals that Measure E constrains the ability for Stanislaus County to meet its housing supply needs. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Time Frame: Establish incentives within one year of certification of Housing Element. Thereafter, monitor and evaluate the impacts of Measure E annually, as part of the Housing Element Annual Report required by April 1 of each year by Government Code Section 65400. The evaluation will consider (a) documenting contacts made to Stanislaus County staff regarding specific Measure E properties; and (b) input from developers regarding housing costs and incentives needed to develop Measure E properties; and (c) development interest (including project size) on non-Measure E properties, including current development trends.

Objective: Propose and establish appropriate responses within 6 months of the adoption of the Housing Element to address any resulting effect of Measure E on the cost of timing and development, and the ability to meet regional housing needs.

5-9 – MEASURE E REVIEW:

Include in future Housing Elements a review and determination whether Measure E constrains the ability to meet the projected housing supply needs for Stanislaus County, and provide mitigation as warranted.

Responsible Agency: Planning and Community Development Department

Funding: Department budget

Time Frame: Include as part of the review undertaken for future Housing Elements

Objective: Mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.

Section VIII - OTHER REQUIREMENTS

Redevelopment Agency's Low and Moderate Housing Income Fund

The purpose of redevelopment is to address and alleviate blighting conditions within adopted project areas. Blight can include, but is not limited to, the lack of public infrastructure, community facilities, deteriorating private and public buildings, declining economic development activity, and the deterioration of, or the lack of affordable housing. The Stanislaus County Redevelopment Agency was formed in 1991. The Redevelopment Project Area consists of 16 separate sub-areas dispersed throughout the unincorporated areas of the County.

An Implementation Plan is the guide by which the agency performs programs and projects that facilitate the elimination of blight from the project area, and is updated every five years. The Implementation Plan includes those programs and projects that represent the higher priority. As resources are identified and available, the priorities are implemented. A redevelopment agency is funded primarily with property tax increment generated within the project area. This source can then be leveraged or committed to other funding agencies and sources for additional dollars. For example, in the past, the Stanislaus County Redevelopment Agency has leveraged its funds with Community Development Block Grant, HOME, Habitat for Humanity, Stanislaus County Affordable Housing Corporation, Stanislaus County Housing Authority, and Joe Serna Farmworker Housing grants.

In accordance with State law, Redevelopment Agencies are required to set aside a minimum of 20 percent of all tax increment generated from its redevelopment project areas to fund projects that increase, improve, or preserve the supply of affordable housing. The Stanislaus County Redevelopment Agency has committed 25% of its tax increment for that purpose. Over the next five years, it is conservatively projected that the Agency will have a net tax increment value of \$9,741,175 deposited in its Housing Set-Aside fund. The 2010-2014 Implementation Plan is anticipated to be adopted in March 2010, therefore the allocation of funds was not adopted at the time the draft Housing Element was completed. Housing related activities in the Redevelopment Agency's 09-10 budget include housing rehabilitation programs (\$250,000), first-time homebuyer programs (\$300,000), land acquisition programs (\$66,384), emergency sewer connections for failing septic systems (\$45,000), and six neighborhood cleanups (\$45,000). In addition, other anticipated projects to be carried out by the Redevelopment Agency in the next implementation plan cycle include community infrastructure projects that are carryovers from the current cycle, including Keyes, Empire and the Airport Neighborhood. As mentioned above, these projects are often leveraged with other funding sources in order to maximize the scope of the project and number of households served. As required by State Law, the Stanislaus County Redevelopment Agency will spend housing funds in proportion to the community's identified needs.

Analysis of Consistency with General Plan

The Housing Element of the General Plan is one component of the Stanislaus County's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element is most closely tied to the Land Use Element. The Land Use Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the County. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next five years that directly address the needs of the County's existing and future residents. Other elements of the General Plan are also related to and integrated with housing goals and policies, and quality of life for residents, such as in the Agricultural, Circulation, Conservation / Open Space, Noise and Safety Elements. The Housing Element has been reviewed for consistency with all of the County's other General Plan Elements, and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

Priority for Water and Sewer

SB 1087, which became effective on January 1, 2006, requires that local governments provide a copy of the adopted Housing Element to water and sewer providers, who in turn are required to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The intent of this legislation was to improve the facilitation of housing development for lower-income families and workers. In compliance with this legislation, this Housing Element, as well as future updates or amendments, will be forwarded to water and sewer service providers within one month of adoption.

Flood Hazard and Flood Management

Government Code Section 65302 (AB 162) requires cities and counties to amend the Safety and Conservation Elements of their General Plan to include analysis and policies regarding flood hazard and flood management information. It also requires annual review of the Land Use Element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Management Agency (FEMA) or State Department of Water Resources (DWR). Any amendments to the Safety, Conservation and Land Use Elements in compliance with GS 65302, will in turn require a review of the Housing Element for internal consistency. The purpose of this review is to determine whether sites identified as suitable for residential development in the Housing Element are subsequently identified as inappropriate based on changes to their flood identification status, necessitating the need to identify additional appropriate sites to meet the regional housing need. In order to address the requirements of this legislation, a new program in this Housing Element (4-2) requires that the Land Use Element be reviewed on an annual basis for any changes to areas subject to flooding as identified by FEMA or DWR, to assist in the update of future Housing Elements to identify an adequate number of sites to meet the regional housing need.

Section IX - DEFINITIONS

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate-income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State sponsored housing programs and for reviewing Housing Elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

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

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single Family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time homebuyer programs which differ from nonfederal funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, Agriculture and similar local concerns.

Group Quarters: A facility which houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD, households are defined as follows: small-- two to four non-elderly persons; large- with 5 or more members; or senior – over age 62.

Household Income: The total income of all the persons living in a household. A household income is often described as very low, low, moderate, and upper incomes based upon household size and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Income Category: Classification of a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: extremely low (0-30% of County median), very low-(0-50% of County median); low (50-80% of County median); moderate-(80-120% of County median); and above moderate-or upper (over 120%).

Manufactured Housing: Housing constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities. Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20% of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate-income households (Stanislaus County sets aside 25% of tax increment for affordable housing).

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation (RHNA) is based on projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the StanCOG (Stanislaus Council of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO) units: Small units, generally 250-300 square feet in area that can provide a valuable source of affordable housing for lower-income individuals, seniors, persons with disabilities, and formerly homeless persons.

Special Needs Groups: Segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, special needs groups consist of the elderly, disabled, large families, female-headed households, farm workers, and the homeless. A jurisdiction may also consider additional special needs, such as students, military households, etc.

Stanislaus Council of Governments (StanCOG): The Stanislaus Council of Governments is the regional planning and transportation agency for unincorporated Stanislaus County and the incorporated cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, and Waterford. StanCOG is responsible for preparing the Regional Housing Needs Allocation (RHNA).

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that 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 Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant, HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

Appendix 1
VACANT AND UNDERUTILIZED LAND INVENTORY

AIRPORT

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 035-033-003 | R-3 | 25 | IT | 1.09 | 0 | 2 SFR | U | Lack of sewer | |
| 035-038-008 | R-3 | 25 | IT | 0.37 | 0 | 2 SFR | U | Lack of sewer | |
| 035-014-018 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-013-001 | R-2 | 14 | IT | 0.48 | 0 | Vacant | V | Lack of Sewer | |
| 035-012-025 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-014-005 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-038-005 | R-3 | 25 | IT | 0.18 | 0 | Vacant | V | Lack of Sewer | |
| 035-014-021 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-015-020 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-015-021 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-013-012 | R-2 | 14 | IT | 0.32 | 0 | Vacant | V | Lack of Sewer | |
| 035-014-020 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |
| 035-014-028 | R-2 | 14 | IT | 0.16 | 0 | Vacant | V | Lack of Sewer | |

BRET HARTE

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 056-042-013 | R-1 | 8 | LDR | 0.22 | 1 | SFR | U | | |
| 056-042-022 | R-1 | 8 | LDR | 0.24 | 1 | SFR | U | | |
| 056-015-014 | R-1 | 8 | LDR | 0.34 | 1 | SFR | U | | |
| 056-014-039 | R-1 | 8 | LDR | 0.28 | 1 | SFR | U | | |
| 056-048-001 | R-1 | 8 | LDR | 0.22 | 1 | SFR | U | | |
| 056-011-014 | R-1 | 8 | LDR | 0.17 | 1 | SFR | U | | |
| 056-019-067 | R-1 | 8 | LDR | 0.33 | 1 | SFR | U | | |
| 056-037-073 | R-1 | 8 | LDR | 0.27 | 1 | SFR | U | | |
| 056-024-050 | R-1 | 8 | LDR | 0.38 | 1 | SFR | U | | |
| 056-015-021 | R-1 | 8 | LDR | 0.57 | 1 | SFR | U | | |
| 056-023-016 | R-1 | 8 | LDR | 0.30 | 1 | SFR | U | | |
| 056-046-079 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | | |
| 056-033-049 | R-1 | 8 | LDR | 7.12 | 36 | Vacant | V | | |
| 056-035-001 | R-1 | 8 | LDR | 5.55 | 28 | Vacant | V | | |
| 056-047-042 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | | |
| 056-014-029 | R-1 | 8 | LDR | 0.21 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|-----|---|-----|------|----|--------|---|--|--|
| 056-034-002 | R-1 | 8 | LDR | 0.26 | 1 | Vacant | V | | |
| 056-036-002 | R-1 | 8 | LDR | 0.14 | 1 | Vacant | V | | |
| 056-022-051 | R-1 | 8 | LDR | 0.14 | 1 | Vacant | V | | |
| 056-037-032 | R-1 | 8 | LDR | 0.14 | 1 | Vacant | V | | |
| 056-011-007 | R-1 | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 056-020-009 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | | |
| 056-032-069 | R-1 | 8 | LDR | 4.32 | 22 | Vacant | V | | |
| 056-011-022 | R-1 | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 056-040-048 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | | |
| 056-043-030 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | | |
| 056-013-001 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | | |
| 056-034-001 | R-1 | 8 | LDR | 5.10 | 26 | Vacant | V | | |
| 056-036-036 | R-1 | 8 | LDR | 2.28 | 11 | Vacant | V | | |
| 056-040-024 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | | |
| 056-011-037 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | | |
| 056-045-015 | R-1 | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 056-018-022 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | | |
| 056-014-010 | R-1 | 8 | LDR | 0.30 | 2 | Vacant | V | | |
| 056-024-044 | R-1 | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 056-022-049 | R-1 | 8 | LDR | 0.14 | 1 | Vacant | V | | |

COWAN TRACT

| APN | Zone | Max. Density du/ac. | GP Design | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 041-056-011 | P-D(3) | 1 | AG | 1.50 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-012 | P-D(3) | 1 | AG | 1.51 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-053 | P-D(3) | 1 | AG | 0.97 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-055 | P-D(3) | 1 | AG | 0.82 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-056 | P-D(3) | 1 | AG | 0.87 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-051 | P-D(3) | 1 | AG | 0.91 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-057 | P-D(3) | 1 | AG | 0.85 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-028 | P-D(3) | 1 | AG | 0.85 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-035 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-027 | P-D(3) | 1 | AG | 0.84 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-033 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-004 | P-D(3) | 1 | AG | 0.84 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-047 | P-D(3) | 1 | AG | 0.67 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-004 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-007 | P-D(3) | 1 | AG | 0.74 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-012 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |

| | | | | | | | | | |
|-------------|--------|---|----|------|---|-----|---|----------|----------------|
| 041-055-011 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-010 | P-D(3) | 1 | AG | 0.74 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-018 | P-D(3) | 1 | AG | 0.85 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-022 | P-D(3) | 1 | AG | 0.85 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-005 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-055-017 | P-D(3) | 1 | AG | 0.85 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-049 | P-D(3) | 1 | AG | 0.87 | 0 | SFR | U | No Sewer | Measure E Vote |
| 041-056-043 | P-D(3) | 1 | AG | 0.86 | 0 | SFR | U | No Sewer | Measure E Vote |

CROWS LANDING

| APN | Zone | Max. Density du/ac. | GP Design. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|------------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 027-015-020 | A-2-40 | 2/40 ac. | AG | 3.75 | 0 | SFR | U | | Measure E Vote |
| 027-015-032 | A-2-40 | 2/40 ac. | AG | 0.71 | 0 | SFR | U | | Measure E Vote |
| 027-013-010 | R-A | 8 | LDR | 0.33 | 1 | Vacant | V | No public sewer | |
| 027-015-004 | R-A | 8 | LDR | 0.88 | 1 | Vacant | V | No public sewer | |
| 027-014-011 | R-A | 8 | LDR | 0.32 | 1 | Vacant | V | No public sewer | |

DEL RIO

| APN | Zone | Max. Density du/ac. | GP Design. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|-----------|---------------------|------------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 004-059-010 | R-A | 2 | LDR | 1.36 | 1 | SFR | U | | |
| 004-059-028 | R-A | 2 | LDR | 2.33 | 3 | SFR | U | | |
| 004-059-055 | R-A | 2 | LDR | 2.50 | 3 | SFR | U | | |
| 004-078-015 | R-A | 2 | LDR | 0.38 | 1 | Vacant | V | | |
| 004-093-021 | P-D (198) | 2 | PD | 0.47 | 1 | Vacant | V | | |
| 004-093-005 | P-D (198) | 2 | PD | 0.49 | 1 | Vacant | V | | |
| 004-093-011 | P-D (198) | 2 | PD | 0.90 | 2 | Vacant | V | | |
| 004-093-013 | P-D (198) | 2 | PD | 0.49 | 1 | Vacant | V | | |
| 004-093-012 | P-D (198) | 2 | PD | 1.10 | 2 | Vacant | V | | |
| 004-093-018 | P-D (198) | 2 | PD | 0.68 | 1 | Vacant | V | | |
| 004-086-026 | R-A | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-092-011 | P-D (198) | 2 | PD | 0.77 | 1 | Vacant | V | | |
| 004-092-016 | P-D (198) | 2 | PD | 0.49 | 1 | Vacant | V | | |
| 004-085-020 | R-A | 2 | LDR | 0.50 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|---|-----|------|---|--------|---|--|--|
| 004-085-024 | R-A | 2 | LDR | 0.47 | 1 | Vacant | V | | |
| 004-092-008 | P-D (198) | 2 | PD | 0.78 | 1 | Vacant | V | | |
| 004-007-043 | R-A | 2 | LDR | 0.47 | 1 | Vacant | V | | |
| 004-059-044 | R-A | 2 | LDR | 4.23 | 5 | Vacant | V | | |
| 004-089-009 | R-A | 2 | LDR | 1.17 | 1 | Vacant | V | | |
| 004-089-004 | R-A | 2 | LDR | 0.97 | 1 | Vacant | V | | |
| 004-088-016 | R-A | 2 | LDR | 0.98 | 1 | Vacant | V | | |
| 004-088-008 | R-A | 2 | LDR | 2.19 | 1 | Vacant | V | | |
| 004-088-007 | R-A | 2 | LDR | 0.98 | 2 | Vacant | V | | |
| 004-100-004 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-089-005 | R-A | 2 | LDR | 0.99 | 1 | Vacant | V | | |
| 004-100-024 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-100-014 | P-D (293) | 2 | LDR | 0.62 | 1 | Vacant | V | | |
| 004-101-019 | P-D (293) | 2 | LDR | 0.67 | 1 | Vacant | V | | |
| 004-100-003 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-001 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-002 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-003 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-004 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-006 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-007 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-005 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-009 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-010 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-011 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-012 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-014 | P-D (293) | 2 | LDR | 0.61 | 1 | Vacant | V | | |
| 004-101-017 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-016 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|---|-----|------|---|--------|---|--|--|
| 004-101-021 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-023 | P-D (293) | 2 | LDR | 0.57 | 1 | Vacant | V | | |
| 004-101-020 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-101-018 | P-D (293) | 2 | LDR | 0.52 | 1 | Vacant | V | | |
| 004-100-001 | P-D (293) | 2 | LDR | 0.53 | 1 | Vacant | V | | |
| 004-100-002 | P-D (293) | 2 | LDR | 0.74 | 1 | Vacant | V | | |
| 004-100-005 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-100-008 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-100-007 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-100-006 | P-D (293) | 2 | LDR | 0.52 | 1 | Vacant | V | | |
| 004-100-010 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-100-009 | P-D (293) | 2 | LDR | 0.52 | 1 | Vacant | V | | |
| 004-100-011 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-100-012 | P-D (293) | 2 | LDR | 0.54 | 1 | Vacant | V | | |
| 004-100-013 | P-D (293) | 2 | LDR | 0.55 | 1 | Vacant | V | | |
| 004-100-019 | P-D (293) | 2 | LDR | 0.57 | 1 | Vacant | V | | |
| 004-100-020 | P-D (293) | 2 | LDR | 0.62 | 1 | Vacant | V | | |
| 004-100-021 | P-D (293) | 2 | LDR | 0.60 | 1 | Vacant | V | | |
| 004-100-022 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-100-023 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-100-017 | P-D (293) | 2 | LDR | 0.75 | 1 | Vacant | V | | |
| 004-100-016 | P-D (293) | 2 | LDR | 0.68 | 1 | Vacant | V | | |
| 004-100-015 | P-D (293) | 2 | LDR | 0.51 | 1 | Vacant | V | | |
| 004-100-018 | P-D (293) | 2 | LDR | 0.63 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|---|-----|------|----|--------|---|--|--|
| 004-101-022 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-013 | P-D (293) | 2 | LDR | 0.49 | 1 | Vacant | V | | |
| 004-101-008 | P-D (293) | 2 | LDR | 0.50 | 1 | Vacant | V | | |
| 004-101-015 | P-D (293) | 2 | LDR | 0.53 | 1 | Vacant | V | | |
| 004-001-057 | PD | 1 | PD | 82.5 | 80 | Vacant | V | | |

DENAIR

| APN | Zone | Max. Density du/ac. | GP Design | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------------|---------------------------|--------------|-------|--|-----------------|------------------------------------|----------------------------|------------------------|
| 024-064-005 | R-3 | 25 | MHD | 0.18 | 1 | Vacant | V | | |
| 024-017-029 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-017-030 | R-A | 8 | LDR | 0.21 | 1 | Vacant | V | | |
| 024-017-035 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-017-034 | R-A | 8 | LDR | 0.21 | 1 | Vacant | V | | |
| 024-017-036 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-059-003 | R-2 | 14 | MHD | 0.17 | 2 | Vacant | V | | |
| 024-059-011 | R-2 | 14 | MHD | 0.19 | 2 | Vacant | V | | |
| 024-060-001 | P-D (248) | 8 | PD | 0.17 | 1 | Vacant | V | | |
| 024-060-002 | P-D (248) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-044 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-035-052 | R-A | 8 | LDR | 0.36 | 1 | Vacant | V | | |
| 024-063-017 | P-D (249) | 8 | PD | 0.21 | 1 | Vacant | V | | |
| 024-063-016 | P-D (249) | 8 | PD | 0.17 | 1 | Vacant | V | | |
| 024-063-019 | P-D (249) | 8 | PD | 0.20 | 1 | Vacant | V | | |
| 024-063-018 | P-D (249) | 8 | PD | 0.20 | 1 | Vacant | V | | |
| 024-063-043 | P-D (249) | 8 | PD | 0.18 | 1 | Vacant | V | | |
| 024-060-013 | P-D (248) | 8 | PD | 0.16 | 1 | Vacant | V | | |
| 024-035-047 | R-A | 8 | LDR | 0.36 | 1 | Vacant | V | | |
| 024-035-049 | R-A | 8 | LDR | 0.40 | 1 | Vacant | V | | |
| 024-035-048 | R-A | 8 | LDR | 0.43 | 1 | Vacant | V | | |
| 024-035-051 | R-A | 8 | LDR | 0.42 | 1 | Vacant | V | | |
| 024-035-050 | R-A | 8 | LDR | 0.34 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|----|-----|------|---|--------|---|--|--|
| 024-016-056 | R-A | 8 | LDR | 0.24 | 1 | Vacant | V | | |
| 024-063-046 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-048 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-060-012 | P-D (248) | 8 | PD | 0.16 | 1 | Vacant | V | | |
| 024-017-041 | R-A | 8 | LDR | 0.18 | 1 | Vacant | V | | |
| 024-017-033 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-017-038 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-064-007 | R-3 | 25 | MHD | 0.25 | 1 | Vacant | V | | |
| 024-064-006 | R-3 | 25 | MHD | 0.14 | 1 | Vacant | V | | |
| 024-064-009 | R-3 | 25 | MHD | 0.25 | 1 | Vacant | V | | |
| 024-064-010 | R-3 | 25 | MHD | 0.15 | 1 | Vacant | V | | |
| 024-064-012 | R-3 | 25 | MHD | 0.17 | 1 | Vacant | V | | |
| 024-064-014 | R-3 | 25 | MHD | 0.17 | 1 | Vacant | V | | |
| 024-063-001 | P-D (249) | 8 | PD | 0.40 | 1 | Vacant | V | | |
| 024-063-003 | P-D (249) | 8 | PD | 0.18 | 1 | Vacant | V | | |
| 024-063-002 | P-D (249) | 8 | PD | 0.40 | 1 | Vacant | V | | |
| 024-060-038 | P-D (248) | 8 | PD | 0.17 | 1 | Vacant | V | | |
| 024-063-041 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-040 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-042 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-021 | P-D (249) | 8 | PD | 0.17 | 1 | Vacant | V | | |
| 024-063-020 | P-D (249) | 8 | PD | 0.21 | 1 | Vacant | V | | |
| 024-063-023 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-022 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-027 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-026 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-029 | P-D (249) | 8 | PD | 0.21 | 1 | Vacant | V | | |
| 024-060-015 | P-D (248) | 8 | PD | 0.16 | 1 | Vacant | V | | |
| 024-060-014 | P-D (248) | 8 | PD | 0.16 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|----|-----|------|---|--------|---|--|--|
| 024-063-031 | P-D (249) | 8 | PD | 0.20 | 1 | Vacant | V | | |
| 024-063-030 | P-D (249) | 8 | PD | 0.20 | 1 | Vacant | V | | |
| 024-063-033 | P-D (249) | 8 | PD | 0.17 | 1 | Vacant | V | | |
| 024-063-032 | P-D (249) | 8 | PD | 0.21 | 1 | Vacant | V | | |
| 024-063-034 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-037 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-036 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-039 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-038 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-005 | P-D (249) | 8 | PD | 0.18 | 1 | Vacant | V | | |
| 024-063-004 | P-D (249) | 8 | PD | 0.16 | 1 | Vacant | V | | |
| 024-063-006 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-009 | P-D (249) | 8 | PD | 0.23 | 1 | Vacant | V | | |
| 024-063-008 | P-D (249) | 8 | PD | 0.21 | 1 | Vacant | V | | |
| 024-063-011 | P-D (249) | 8 | PD | 0.24 | 1 | Vacant | V | | |
| 024-063-010 | P-D (249) | 8 | PD | 0.24 | 1 | Vacant | V | | |
| 024-063-013 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-012 | P-D (249) | 8 | PD | 0.24 | 1 | Vacant | V | | |
| 024-059-002 | R-2 | 14 | MHD | 0.18 | 2 | Vacant | V | | |
| 024-016-007 | R-A | 8 | LDR | 0.76 | 2 | Vacant | V | | |
| 024-063-024 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-035 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-007 | P-D (249) | 8 | PD | 0.20 | 1 | Vacant | V | | |
| 024-059-005 | R-2 | 14 | MHD | 0.23 | 3 | Vacant | V | | |
| 024-064-008 | R-3 | 25 | MHD | 0.25 | 1 | Vacant | V | | |
| 024-063-028 | P-D (249) | 8 | PD | 0.17 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|--------------|----|-----|------|---|--------|---|--|--|
| 024-063-045 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-064-003 | R-3 | 25 | MHD | 0.17 | 1 | Vacant | V | | |
| 024-064-011 | R-3 | 25 | MHD | 0.18 | 1 | Vacant | V | | |
| 024-063-014 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-059-010 | R-2 | 14 | MHD | 0.16 | 1 | Vacant | V | | |
| 024-063-015 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-017-037 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-063-025 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-063-047 | P-D (249) | 8 | PD | 0.19 | 1 | Vacant | V | | |
| 024-021-065 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-057 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-066 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-020-076 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-020-077 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-020-075 | R-A | 8 | LDR | 0.20 | 1 | Vacant | V | | |
| 024-021-052 | R-A | 8 | LDR | 0.26 | 1 | Vacant | V | | |
| 024-021-053 | R-A | 8 | LDR | 0.22 | 1 | Vacant | V | | |
| 024-021-051 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-055 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-068 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-058 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-059 | R-A | 8 | LDR | 0.26 | 1 | Vacant | V | | |
| 024-021-054 | R-A | 8 | LDR | 0.25 | 1 | Vacant | V | | |
| 024-021-050 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-056 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-021-067 | R-A | 8 | LDR | 0.19 | 1 | Vacant | V | | |
| 024-024-042 | R-A | 8 | LDR | 0.20 | 1 | Vacant | V | | |
| 024-024-040 | R-A | 8 | LDR | 0.20 | 1 | Vacant | V | | |
| 024-025-051 | R-A | 8 | LDR | 0.85 | 1 | Vacant | V | | |
| 024-016-009 | R-A | 8 | LDR | 1.69 | 1 | SFR | U | | |
| 024-059-019 | R-2 | 14 | MHD | 1.04 | 1 | SFR | U | | |
| 024-035-012 | R-A | 8 | LDR | 2.00 | 1 | SFR | U | | |
| 024-050-025 | R-A | 8 | LDR | 0.87 | 1 | SFR | U | | |
| 024-050-026 | R-A | 8 | LDR | 1.54 | 1 | SFR | U | | |
| 024-050-016 | R-A | 8 | LDR | 4.03 | 1 | SFR | U | | |
| 024-015-029 | R-A | 8 | LDR | 0.83 | 1 | SFR | U | | |
| 024-015-028 | R-A | 8 | LDR | 1.76 | 1 | SFR | U | | |
| 024-017-003 | R-A | 8 | LDR | 2.02 | 1 | SFR | U | | |
| 024-016-058 | R-A | 8 | LDR | 1.26 | 1 | SFR | U | | |
| 024-015-026 | R-2 | 14 | MDR | 0.99 | 4 | SFR | U | | |

| | | | | | | | | | |
|-------------|-----|----|-----|-------|---|-----|---|--|--|
| 024-015-024 | R-2 | 14 | MDR | 0.67 | 4 | SFR | U | | |
| 024-016-004 | R-A | 8 | LDR | 2.96 | 1 | SFR | U | | |
| 024-012-005 | R-A | 8 | LDR | 4.95 | 1 | SFR | U | | |
| 024-012-004 | R-A | 8 | LDR | 4.52 | 1 | SFR | U | | |
| 024-032-019 | R-A | 8 | LDR | 1.10 | 1 | SFR | U | | |
| 024-032-023 | R-A | 8 | LDR | 12.30 | 1 | SFR | U | | |
| 024-015-017 | R-A | 8 | LDR | 0.51 | 1 | SFR | U | | |
| 024-053-048 | R-A | 8 | LDR | 0.76 | 1 | SFR | U | | |
| 024-055-060 | R-A | 8 | LDR | 4.87 | 1 | SFR | U | | |
| 024-015-003 | R-2 | 14 | MHD | 0.68 | 1 | SFR | U | | |
| 024-015-010 | R-A | 8 | LDR | 1.67 | 1 | SFR | U | | |
| 024-017-020 | R-A | 8 | LDR | 5.40 | 1 | SFR | U | | |
| 024-024-037 | R-A | 8 | LDR | 1.32 | 1 | SFR | U | | |
| 024-024-016 | R-A | 8 | LDR | 2.07 | 1 | SFR | U | | |
| 024-053-041 | R-A | 8 | LDR | 3.63 | 1 | SFR | U | | |
| 024-053-038 | R-A | 8 | LDR | 0.93 | 1 | SFR | U | | |
| 024-025-004 | R-A | 8 | LDR | 1.80 | 1 | SFR | U | | |
| 024-025-013 | R-A | 8 | LDR | 2.45 | 1 | SFR | U | | |

DIABLO GRANDE

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 025-044-029 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-044-032 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-044-033 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-035 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-040 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-022 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-030 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-044-041 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-036 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-025 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-044-019 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-045-004 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-045-002 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-023-005 | SP-1 | .2 | SP-1 | 3.69 | 1 | Vacant | V | | |
| 025-023-003 | SP-1 | .2 | SP-1 | 3.46 | 1 | Vacant | V | | |
| 025-023-010 | SP-1 | .2 | SP-1 | 6.72 | 1 | Vacant | V | | |
| 025-044-024 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-044-018 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-045-033 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-045-034 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-045-035 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-045-003 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|--|
| 025-045-001 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-023-004 | SP-1 | .2 | SP-1 | 4.00 | 1 | Vacant | V | | |
| 025-033-036 | SP-1 | 7.0 | SP-1 | 0.09 | 1 | Vacant | V | | |
| 025-033-027 | SP-1 | 7.0 | SP-1 | 0.10 | 1 | Vacant | V | | |
| 025-037-016 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-037-015 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-030-065 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-032-022 | SP-1 | 7.0 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-037-012 | SP-1 | 7.4 | SP-1 | 0.40 | 1 | Vacant | V | | |
| 025-037-003 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-037-001 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-037-018 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-037-008 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-037-010 | SP-1 | 7.4 | SP-1 | 0.22 | 1 | Vacant | V | | |
| 025-044-027 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-044-026 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-034 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-044-039 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-038 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-023-007 | SP-1 | .2 | SP-1 | 3.42 | 1 | Vacant | V | | |
| 025-037-002 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-037-004 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-037-006 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-037-013 | SP-1 | 7.4 | SP-1 | 0.23 | 1 | Vacant | V | | |
| 025-037-011 | SP-1 | 7.4 | SP-1 | 0.24 | 1 | Vacant | V | | |
| 025-025-056 | SP-1 | 1.6 | SP-1 | 0.56 | 1 | Vacant | V | | |
| 025-025-003 | SP-1 | 1.6 | SP-1 | 0.51 | 1 | Vacant | V | | |
| 025-025-002 | SP-1 | 1.6 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 025-025-006 | SP-1 | 1.6 | SP-1 | 0.54 | 1 | Vacant | V | | |
| 025-025-004 | SP-1 | 1.6 | SP-1 | 0.81 | 1 | Vacant | V | | |
| 025-025-059 | SP-1 | 1.6 | SP-1 | 0.54 | 1 | Vacant | V | | |
| 025-025-054 | SP-1 | 1.6 | SP-1 | 0.62 | 1 | Vacant | V | | |
| 025-025-058 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-018 | SP-1 | 1.6 | SP-1 | 0.49 | 1 | Vacant | V | | |
| 025-025-017 | SP-1 | 1.6 | SP-1 | 0.47 | 1 | Vacant | V | | |
| 025-025-028 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-027-001 | SP-1 | .2 | SP-1 | 3.34 | 1 | Vacant | V | | |
| 025-027-002 | SP-1 | .2 | SP-1 | 3.04 | 1 | Vacant | V | | |
| 025-027-003 | SP-1 | .2 | SP-1 | 2.82 | 1 | Vacant | V | | |
| 025-028-019 | SP-1 | .8 | SP-1 | 0.75 | 1 | Vacant | V | | |
| 025-028-025 | SP-1 | .8 | SP-1 | 0.99 | 1 | Vacant | V | | |
| 025-028-021 | SP-1 | .8 | SP-1 | 0.49 | 1 | Vacant | V | | |
| 025-042-008 | SP-1 | 1.6 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 025-042-010 | SP-1 | 1.6 | SP-1 | 0.47 | 1 | Vacant | V | | |
| 025-041-010 | SP-1 | 1.6 | SP-1 | 0.47 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|--|
| 025-041-009 | SP-1 | 1.6 | SP-1 | 0.72 | 1 | Vacant | V | | |
| 025-041-007 | SP-1 | 1.6 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-041-001 | SP-1 | 1.6 | SP-1 | 0.48 | 1 | Vacant | V | | |
| 025-041-002 | SP-1 | 1.6 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-026-027 | SP-1 | 1.6 | SP-1 | 0.98 | 1 | Vacant | V | | |
| 025-026-009 | SP-1 | 1.6 | SP-1 | 0.25 | 1 | Vacant | V | | |
| 025-026-020 | SP-1 | 1.6 | SP-1 | 0.66 | 1 | Vacant | V | | |
| 025-026-019 | SP-1 | 1.6 | SP-1 | 0.66 | 1 | Vacant | V | | |
| 025-026-021 | SP-1 | 1.6 | SP-1 | 0.56 | 1 | Vacant | V | | |
| 025-034-007 | SP-1 | 7.4 | SP-1 | 0.28 | 1 | Vacant | V | | |
| 025-034-014 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-007 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-035-008 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-036-003 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-036-004 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-036-005 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-025-049 | SP-1 | 1.6 | SP-1 | 0.96 | 1 | Vacant | V | | |
| 025-025-005 | SP-1 | 1.6 | SP-1 | 0.47 | 1 | Vacant | V | | |
| 025-025-053 | SP-1 | 1.6 | SP-1 | 0.76 | 1 | Vacant | V | | |
| 025-025-010 | SP-1 | 1.6 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 025-025-008 | SP-1 | 1.6 | SP-1 | 0.60 | 1 | Vacant | V | | |
| 025-025-012 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-015 | SP-1 | 1.6 | SP-1 | 0.59 | 1 | Vacant | V | | |
| 025-025-019 | SP-1 | 1.6 | SP-1 | 0.47 | 1 | Vacant | V | | |
| 025-025-027 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-031 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-027-015 | SP-1 | .8 | SP-1 | 0.61 | 1 | Vacant | V | | |
| 025-027-016 | SP-1 | .8 | SP-1 | 0.55 | 1 | Vacant | V | | |
| 025-027-007 | SP-1 | 1.6 | SP-1 | 0.63 | 1 | Vacant | V | | |
| 025-028-012 | SP-1 | .8 | SP-1 | 0.96 | 1 | Vacant | V | | |
| 025-028-011 | SP-1 | .8 | SP-1 | 1.21 | 1 | Vacant | V | | |
| 025-028-020 | SP-1 | 1.6 | SP-1 | 0.55 | 1 | Vacant | V | | |
| 025-028-018 | SP-1 | .8 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-028-023 | SP-1 | 1.6 | SP-1 | 0.55 | 1 | Vacant | V | | |
| 025-042-006 | SP-1 | .8 | SP-1 | 0.89 | 1 | Vacant | V | | |
| 025-042-012 | SP-1 | 1.6 | SP-1 | 0.77 | 1 | Vacant | V | | |
| 025-042-013 | SP-1 | 1.6 | SP-1 | 0.61 | 1 | Vacant | V | | |
| 025-042-021 | SP-1 | 1.6 | SP-1 | 0.75 | 1 | Vacant | V | | |
| 025-041-005 | SP-1 | .2 | SP-1 | 4.77 | 1 | Vacant | V | | |
| 025-041-007 | SP-1 | .8 | SP-1 | 0.94 | 1 | Vacant | V | | |
| 025-037-007 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-037-019 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-025-063 | SP-1 | 1.6 | SP-1 | 0.45 | 1 | Vacant | V | | |
| 025-025-068 | SP-1 | 1.6 | SP-1 | 0.45 | 1 | Vacant | V | | |
| 025-025-055 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|--|
| 025-025-057 | SP-1 | 1.6 | SP-1 | 0.55 | 1 | Vacant | V | | |
| 025-025-051 | SP-1 | 1.6 | SP-1 | 0.48 | 1 | Vacant | V | | |
| 025-025-047 | SP-1 | 1.6 | SP-1 | 0.52 | 1 | Vacant | V | | |
| 025-027-018 | SP-1 | 1.6 | SP-1 | 0.83 | 1 | Vacant | V | | |
| 025-027-013 | SP-1 | .2 | SP-1 | 3.06 | 1 | Vacant | V | | |
| 025-027-012 | SP-1 | .2 | SP-1 | 3.34 | 1 | Vacant | V | | |
| 025-027-017 | SP-1 | .8 | SP-1 | 1.67 | 1 | Vacant | V | | |
| 025-028-024 | SP-1 | 1.6 | SP-1 | 0.75 | 1 | Vacant | V | | |
| 025-028-013 | SP-1 | .2 | SP-1 | 1.36 | 1 | Vacant | V | | |
| 025-028-009 | SP-1 | .2 | SP-1 | 5.86 | 1 | Vacant | V | | |
| 025-028-015 | SP-1 | 1.6 | SP-1 | 0.52 | 1 | Vacant | V | | |
| 025-028-017 | SP-1 | 1.6 | SP-1 | 0.72 | 1 | Vacant | V | | |
| 025-042-007 | SP-1 | 1.6 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 025-042-005 | SP-1 | .2 | SP-1 | 3.28 | 1 | Vacant | V | | |
| 025-042-017 | SP-1 | .2 | SP-1 | 4.67 | 1 | Vacant | V | | |
| 025-042-019 | SP-1 | .2 | SP-1 | 1.01 | 1 | Vacant | V | | |
| 025-036-007 | SP-1 | 7.4 | SP-1 | 0.23 | 1 | Vacant | V | | |
| 025-036-009 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-036-010 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-036-025 | SP-1 | 7.4 | SP-1 | 0.26 | 1 | Vacant | V | | |
| 025-026-022 | SP-1 | 1.6 | SP-1 | 0.67 | 1 | Vacant | V | | |
| 025-034-001 | SP-1 | 7.4 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 025-034-015 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-034-008 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-035-012 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-009 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-041-011 | SP-1 | 1.6 | SP-1 | 0.48 | 1 | Vacant | V | | |
| 025-026-010 | SP-1 | 3.4 | SP-1 | 0.27 | 1 | Vacant | V | | |
| 025-035-014 | SP-1 | 7.4 | SP-1 | 0.42 | 1 | Vacant | V | | |
| 025-035-020 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-021 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-036-002 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-036-013 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-036-024 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-034-012 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-034-011 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-035-010 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-013 | SP-1 | 7.4 | SP-1 | 0.31 | 1 | Vacant | V | | |
| 025-035-015 | SP-1 | 7.4 | SP-1 | 0.27 | 1 | Vacant | V | | |
| 025-035-016 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-036 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-035-041 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-036-006 | SP-1 | 7.4 | SP-1 | 0.26 | 1 | Vacant | V | | |
| 025-036-011 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-036-012 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|-----------------|
| 025-044-037 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-021 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-020 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-044-016 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-023-006 | SP-1 | .2 | SP-1 | 4.97 | 1 | Vacant | V | | |
| 025-023-009 | SP-1 | .2 | SP-1 | 4.39 | 1 | Vacant | V | | |
| 025-030-013 | SP-1 | 7.4 | SP-1 | 0.38 | 0 | Vacant | V | | Parking lot use |
| 025-030-064 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-033-025 | SP-1 | 7.0 | SP-1 | 0.10 | 1 | Vacant | V | | |
| 025-033-019 | SP-1 | 7.0 | SP-1 | 0.11 | 1 | Vacant | V | | |
| 025-037-017 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-037-009 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-037-014 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-025-064 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-067 | SP-1 | 1.6 | SP-1 | 0.54 | 1 | Vacant | V | | |
| 025-025-062 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-007 | SP-1 | 1.6 | SP-1 | 0.55 | 1 | Vacant | V | | |
| 025-025-013 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-014 | SP-1 | 1.6 | SP-1 | 0.52 | 1 | Vacant | V | | |
| 025-025-029 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-025-030 | SP-1 | 1.6 | SP-1 | 0.49 | 1 | Vacant | V | | |
| 025-025-034 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-027-008 | SP-1 | .2 | SP-1 | 3.34 | 1 | Vacant | V | | |
| 025-027-019 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-027-021 | SP-1 | 1.6 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-028-016 | SP-1 | 1.6 | SP-1 | 0.48 | 1 | Vacant | V | | |
| 025-028-022 | SP-1 | 1.6 | SP-1 | 0.58 | 1 | Vacant | V | | |
| 025-042-015 | SP-1 | .8 | SP-1 | 1.00 | 1 | Vacant | V | | |
| 025-042-016 | SP-1 | .8 | SP-1 | 1.14 | 1 | Vacant | V | | |
| 025-042-009 | SP-1 | 1.6 | SP-1 | 0.46 | 1 | Vacant | V | | |
| 025-042-018 | SP-1 | .8 | SP-1 | 1.57 | 1 | Vacant | V | | |
| 025-042-020 | SP-1 | 1.6 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-041-008 | SP-1 | .8 | SP-1 | 0.92 | 1 | Vacant | V | | |
| 025-041-003 | SP-1 | .8 | SP-1 | 1.35 | 1 | Vacant | V | | |
| 025-026-028 | SP-1 | 1.6 | SP-1 | 0.53 | 1 | Vacant | V | | |
| 026-025-026 | SP-1 | 1.6 | SP-1 | 0.56 | 1 | Vacant | V | | |
| 025-026-025 | SP-1 | 1.6 | SP-1 | 0.63 | 1 | Vacant | V | | |
| 025-026-008 | SP-1 | 3.4 | SP-1 | 0.24 | 1 | Vacant | V | | |
| 025-034-006 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-034-010 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-034-009 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-035-044 | SP-1 | 7.4 | SP-1 | 0.18 | 1 | Vacant | V | | |
| 025-035-006 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-035-017 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-035-019 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|--|
| 025-035-022 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-036-026 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-036-001 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-036-008 | SP-1 | 7.4 | SP-1 | 0.22 | 1 | Vacant | V | | |
| 025-036-014 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-036-015 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-036-023 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-041-004 | SP-1 | .2 | SP-1 | 5.66 | 1 | Vacant | V | | |
| 025-032-010 | SP-1 | 7.0 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-032-009 | SP-1 | 7.0 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-033-018 | SP-1 | 7.0 | SP-1 | 0.08 | 1 | Vacant | V | | |
| 025-030-063 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-033-017 | SP-1 | 7.0 | SP-1 | 0.09 | 1 | Vacant | V | | |
| 025-044-023 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-044-031 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-028-014 | SP-1 | 1.6 | SP-1 | 0.50 | 1 | Vacant | V | | |
| 025-028-007 | SP-1 | .2 | SP-1 | 9.13 | 1 | Vacant | V | | |
| 025-044-028 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-025-065 | SP-1 | 1.6 | SP-1 | 0.49 | 1 | Vacant | V | | |
| 025-025-066 | SP-1 | 1.6 | SP-1 | 0.54 | 1 | Vacant | V | | |
| 025-025-060 | SP-1 | 1.6 | SP-1 | 0.56 | 1 | Vacant | V | | |
| 025-025-061 | SP-1 | 1.6 | SP-1 | 0.51 | 1 | Vacant | V | | |
| 025-025-039 | SP-1 | 1.6 | SP-1 | 0.48 | 1 | Vacant | V | | |
| 025-032-013 | SP-1 | 7.0 | SP-1 | 0.10 | 1 | Vacant | V | | |
| 025-035-027 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-034 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-035-040 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-035-037 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-035-002 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-003 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-024 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-031 | SP-1 | 7.4 | SP-1 | 0.26 | 1 | Vacant | V | | |
| 025-035-005 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-036-022 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-036-027 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-036-029 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-036-034 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-036-030 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-042-014 | SP-1 | 1.6 | SP-1 | 0.61 | 1 | Vacant | V | | |
| 025-034-003 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-034-004 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-034-002 | SP-1 | 7.4 | SP-1 | 0.26 | 1 | Vacant | V | | |
| 025-035-028 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-029 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-030 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |

| | | | | | | | | | |
|-------------|------|-----|------|------|---|--------|---|--|--|
| 025-035-043 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-035-042 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-035-011 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-026 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-036-016 | SP-1 | 7.4 | SP-1 | 0.19 | 1 | Vacant | V | | |
| 025-042-004 | SP-1 | .2 | SP-1 | 4.87 | 1 | Vacant | V | | |
| 025-034-013 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-032-008 | SP-1 | 7.0 | SP-1 | 0.10 | 1 | Vacant | V | | |
| 025-032-011 | SP-1 | 7.0 | SP-1 | 0.08 | 1 | Vacant | V | | |
| 025-032-012 | SP-1 | 7.0 | SP-1 | 0.08 | 1 | Vacant | V | | |
| 025-034-005 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-036-020 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-036-018 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-036-031 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-032-020 | SP-1 | 7.0 | SP-1 | 0.11 | 1 | Vacant | V | | |
| 025-025-038 | SP-1 | 1.6 | SP-1 | 0.51 | 1 | Vacant | V | | |
| 025-044-017 | SP-1 | 7.4 | SP-1 | 0.14 | 1 | Vacant | V | | |
| 025-028-026 | SP-1 | .8 | SP-1 | 1.47 | 1 | Vacant | V | | |
| 025-028-008 | SP-1 | .2 | SP-1 | 5.88 | 1 | Vacant | V | | |
| 025-033-026 | SP-1 | 7.0 | SP-1 | 0.11 | 1 | Vacant | V | | |
| 025-037-005 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-035-032 | SP-1 | 7.4 | SP-1 | 0.21 | 1 | Vacant | V | | |
| 025-035-035 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-035-033 | SP-1 | 7.4 | SP-1 | 0.20 | 1 | Vacant | V | | |
| 025-035-039 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-035-038 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-001 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-004 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-035-018 | SP-1 | 7.4 | SP-1 | 0.13 | 1 | Vacant | V | | |
| 025-035-023 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-035-025 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-036-019 | SP-1 | 7.4 | SP-1 | 0.16 | 1 | Vacant | V | | |
| 025-036-017 | SP-1 | 7.4 | SP-1 | 0.17 | 1 | Vacant | V | | |
| 025-036-028 | SP-1 | 7.4 | SP-1 | 0.12 | 1 | Vacant | V | | |
| 025-036-033 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-032-021 | SP-1 | 7.0 | SP-1 | 0.10 | 1 | Vacant | V | | |
| 025-036-032 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-036-021 | SP-1 | 7.4 | SP-1 | 0.15 | 1 | Vacant | V | | |
| 025-032-047 | SP-1 | 7.0 | SP-1 | 0.07 | 1 | Vacant | V | | |

EMPIRE

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 133-019-007 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-019-023 | R-A | 8 | LDR | 0.93 | 0 | Church | U | Lack of water | |
| 133-019-031 | R-A | 8 | LDR | 0.95 | 0 | SFR | U | Lack of water | |
| 133-019-008 | R-A | 8 | LDR | 0.93 | 1 | SFR | U | Lack of water | |
| 133-017-028 | R-A | 8 | LDR | 0.93 | 1 | SFR | U | Lack of water | |
| 133-019-025 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-017-003 | R-A | 8 | LDR | 0.93 | 1 | SFR | U | Lack of water | |
| 133-019-010 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-019-002 | R-A | 8 | LDR | 0.93 | 0 | 2 Units | U | Lack of water | |
| 133-019-004 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-019-037 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-019-001 | R-A | 8 | LDR | 0.95 | 0 | 2 Units | U | Lack of water | |
| 133-019-003 | R-A | 8 | LDR | 0.95 | 0 | 2 units | U | Lack of water | |
| 133-019-009 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-001-002 | R-A | 8 | LDR | 0.68 | 1 | SFR | U | Lack of water | |
| 133-017-023 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water | |
| 133-017-025 | R-A | 8 | LDR | 0.93 | 0 | 2 units | U | Lack of water | |
| 133-001-006 | R-A | 8 | LDR | 0.81 | 1 | SFR | U | Lack of water | |
| 133-009-036 | R-1 | 8 | LDR | 0.32 | 1 | SFR | U | Lack of water | |
| 133-019-030 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water | |
| 133-001-004 | R-A | 8 | LDR | 1.00 | 1 | SFR | U | Lack of water | |
| 133-001-003 | R-A | 8 | LDR | 1.00 | 1 | SFR | U | Lack of water | |
| 133-006-021 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water | |
| 133-001-008 | R-A | 8 | LDR | 3.31 | 0 | 5 units | U | Lack of water | |
| 133-019-006 | R-A | 8 | LDR | 0.95 | 0 | 2 Units | U | Lack of water | |
| 133-006-010 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water | |
| 133-004-055 | R-1 | 8 | LDR | 1.23 | 0 | 2 units | U | Lack of water | |
| 133-021-015 | R-A | 8 | LDR | 0.27 | 1 | SFR | U | Lack of water | |
| 133-004-039 | R-1 | 8 | LDR | 0.55 | 0 | 2 units | U | Lack of water | |
| 133-005-012 | R-A | 8 | LDR | 0.80 | 1 | SFR | U | Lack of water | |
| 133-001-010 | R-A | 8 | LDR | 0.84 | 1 | SFR | U | Lack of water | |
| 133-021-002 | R-1 | 8 | LDR | 0.93 | 0 | 2 units | U | Lack of water | |
| 133-005-008 | R-A | 8 | LDR | 0.96 | 2 | Vacant | V | Lack of water | |
| 133-006-008 | R-A | 8 | LDR | 1.24 | 1 | SFR | U | Lack of water | |
| 133-019-036 | R-A | 8 | LDR | 0.95 | 0 | 2 units | U | Lack of water | |
| 133-017-002 | R-A | 8 | LDR | 0.96 | 0 | 2 units | U | Lack of water | |
| 133-019-022 | R-A | 8 | LDR | 1.90 | 0 | 6 units | U | Lack of water | |
| 133-004-004 | R-1 | 8 | LDR | 0.31 | 2 | SFR | U | Lack of water | |
| 133-021-017 | R-A | 8 | LDR | 0.96 | 0 | 2 units | U | Lack of water | |
| 133-005-009 | R-A | 8 | LDR | 0.05 | 0 | vacant | V | Lack of water | |

| | | | | | | | | |
|-------------|-----|---|-----|------|---|---------|---|---------------|
| 133-004-041 | R-1 | 8 | LDR | 0.71 | 0 | 2 units | U | Lack of water |
| 133-003-007 | R-A | 8 | LDR | 1.24 | 0 | 2 units | U | Lack of water |
| 133-006-011 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water |
| 133-019-033 | R-A | 8 | LDR | 0.95 | 0 | 2 units | U | Lack of water |
| 133-002-021 | R-A | 8 | LDR | 1.04 | 0 | 3 units | U | Lack of water |
| 133-005-013 | R-A | 8 | LDR | 0.45 | 1 | SFR | U | Lack of water |
| 133-002-016 | R-A | 8 | LDR | 0.38 | 1 | SFR | U | Lack of water |
| 133-017-035 | R-A | 8 | LDR | 1.91 | 0 | 2 Units | U | Lack of water |
| 133-019-024 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water |
| 133-019-032 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water |
| 133-001-005 | R-A | 8 | LDR | 0.19 | 0 | SFR | U | Lack of water |
| 133-005-020 | R-1 | 8 | LDR | 0.92 | 1 | SFR | U | Lack of water |
| 133-003-039 | R-1 | 8 | LDR | 0.39 | 1 | SFR | U | Lack of water |
| 133-002-001 | R-A | 8 | LDR | 1.33 | 0 | 2 Units | U | Lack of water |
| 133-005-018 | R-1 | 8 | LDR | 0.92 | 1 | SFR | U | Lack of water |
| 133-003-027 | R-1 | 8 | LDR | 1.45 | 0 | 5 units | U | Lack of water |
| 133-002-007 | R-1 | 8 | LDR | 0.69 | 0 | 2 units | U | Lack of water |
| 133-001-011 | R-A | 8 | LDR | 1.04 | 0 | 2 units | U | Lack of water |
| 133-006-007 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water |
| 133-005-019 | R-1 | 8 | LDR | 0.59 | 0 | 2 units | U | Lack of water |
| 133-006-006 | R-A | 8 | LDR | 0.87 | 0 | 2 Units | U | Lack of water |
| 133-002-018 | R-1 | 8 | LDR | 1.23 | 0 | 2 units | U | Lack of water |
| 133-006-003 | R-A | 8 | LDR | 0.93 | 0 | 2 units | U | Lack of water |
| 133-002-015 | R-A | 8 | LDR | 0.43 | 2 | SFR | U | Lack of water |
| 133-001-014 | R-A | 8 | LDR | 3.48 | 2 | Vacant | V | Lack of water |
| 133-007-045 | R-1 | 8 | LDR | 1.10 | 1 | SFR | U | Lack of water |
| 133-001-007 | R-A | 8 | LDR | 0.42 | 0 | 3 units | U | Lack of water |
| 133-005-014 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water |
| 133-008-027 | R-1 | 8 | LDR | 0.24 | 2 | Vacant | V | Lack of water |
| 133-006-002 | R-A | 8 | LDR | 0.93 | 0 | 2 units | U | Lack of water |
| 133-021-009 | R-A | 8 | LDR | 0.57 | 1 | SFR | U | Lack of water |
| 133-003-038 | R-1 | 8 | LDR | 0.60 | 1 | SFR | U | Lack of water |
| 133-005-016 | R-1 | 8 | LDR | 2.66 | 0 | 2 Units | U | Lack of water |
| 133-001-009 | R-A | 8 | LDR | 0.90 | 0 | 2 Units | U | Lack of water |
| 133-006-020 | R-A | 8 | LDR | 0.96 | 0 | 2 units | U | Lack of water |
| 133-004-035 | R-1 | 8 | LDR | 0.77 | 1 | SFR | U | Lack of water |
| 133-006-009 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of water |
| 133-002-002 | R-A | 8 | LDR | 0.51 | 1 | SFR | U | Lack of water |
| 133-021-014 | R-A | 8 | LDR | 0.57 | 0 | 2 Units | U | Lack of water |
| 133-006-005 | R-A | 8 | LDR | 0.93 | 0 | 3 units | U | Lack of water |
| 133-019-029 | R-A | 8 | LDR | 0.95 | 1 | SFR | U | Lack of water |
| 133-019-021 | R-A | 8 | LDR | 0.31 | 0 | 2 units | U | Lack of water |
| 133-006-004 | R-A | 8 | LDR | 0.74 | 1 | SFR | U | Lack of water |
| 133-017-033 | R-A | 8 | LDR | 0.93 | 1 | SFR | U | Lack of water |
| 133-005-021 | R-1 | 8 | LDR | 1.06 | 0 | 3 units | U | Lack of water |

| | | | | | | | | | |
|-------------|-----|---|-----|------|---|---------|---|---------------|--|
| 133-002-017 | R-1 | 8 | LDR | 0.45 | 1 | SFR | U | Lack of water | |
| 133-004-033 | R-1 | 8 | LDR | 0.52 | 0 | 2 units | U | Lack of water | |
| 133-005-010 | R-A | 8 | LDR | 0.96 | 0 | 2 units | U | Lack of water | |
| 009-020-019 | R-A | 8 | LDR | 0.77 | 0 | 2 Units | U | Lack of water | |
| 009-020-025 | R-A | 8 | LDR | 0.42 | 1 | SFR | U | Lack of water | |
| 009-020-003 | R-A | 8 | LDR | 0.81 | 0 | 2 units | U | Lack of water | |

GRAYSON

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 016-027-003 | R-1 | 8 | LDR | 0.26 | 1 | Vacant | V | Lack of Water | |
| 016-027-021 | R-1 | 8 | LDR | 0.36 | 1 | Vacant | V | Lack of Water | |
| 016-030-015 | R-1 | 8 | LDR | 0.09 | 1 | Vacant | V | Lack of Water | |
| 016-030-013 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | Lack of Water | |
| 016-034-005 | H-1 | 25 | Com | 1.31 | 2 | Vacant | V | Lack of Water | |
| 016-030-004 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | Lack of Water | |
| 016-028-021 | R-1 | 8 | LDR | 0.17 | 1 | Vacant | V | Lack of Water | |
| 016-029-024 | R-1 | 8 | LDR | 0.52 | 1 | SFR | U | Lack of Water | |
| 016-027-021 | R-1 | 8 | LDR | 0.36 | 0 | SFR | U | Lack of Water | |
| 016-030-001 | R-1 | 8 | LDR | 0.52 | 0 | 4 units | U | Lack of Water | |
| 016-028-002 | R-1 | 8 | LDR | 0.69 | 1 | 2 units | U | Lack of Water | |

HICKMAN

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 019-046-045 | A-2-10 | 2/10 | AG | 0.65 | 0 | | | | Measure E |
| 019-043-021 | R-A | 8 | LDR | 0.34 | 0 | | | Water upgrades | |
| 019-044-007 | PD-141 | 8 | PD | 15.28 | 0 | | | Water upgrades | |
| 019-043-005 | R-A | 8 | LDR | 0.36 | 0 | | | Water upgrades | |
| 019-043-022 | R-A | 8 | LDR | 0.38 | 0 | | | Water upgrades | |
| 080-046-005 | R-A | 8 | LDR | 1.18 | 0 | | | Water upgrades | |

KEYES

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 045-017-009 | R-1 | 8 | LDR | 0.29 | 1 | SFR | U | | |
| 045-021-021 | A-2-10 | 2/10ac. | UT | 4.26 | 0 | SFR | U | | Measure E |
| 045-071-005 | R-1 | 8 | LDR | 7.05 | 1 | SFR | U | | |
| 045-014-050 | R-3 | 25 | MDR | 0.22 | 1 | SFR | U | | |
| 045-014-016 | R-3 | 25 | MDR | 0.53 | 1 | SFR | U | | |

| | | | | | | | | | |
|-------------|--------|----|-----|------|----|--------|---|-----------------|-----------|
| 045-014-015 | R-3 | 25 | MDR | 0.52 | 1 | SFR | U | | |
| 045-066-059 | R-1US | 8 | LDR | 0.70 | 4 | Vacant | V | Water extension | |
| 045-021-023 | R-1US | 8 | LDR | 1.38 | 7 | Vacant | V | Water extension | |
| 045-021-024 | R-1US | 8 | LDR | 3.48 | 17 | Vacant | V | Water extension | |
| 045-021-020 | R-1US | 8 | LDR | 2.00 | 10 | Vacant | V | Water extension | |
| 045-021-019 | R-1US | 8 | LDR | 1.02 | 5 | Vacant | V | Water extension | |
| 045-021-003 | R-1US | 8 | LDR | 7.93 | 40 | Vacant | V | Water extension | |
| 045-071-002 | R-A | 8 | LDR | 1.11 | 6 | Vacant | V | | |
| 045-071-006 | R-1US | 8 | LDR | 9.47 | 47 | Vacant | V | Water extension | |
| 045-066-029 | A-2-40 | 1 | AG | 0.18 | 1 | Vacant | V | | Measure E |
| 045-066-028 | A-2-40 | 1 | AG | 0.18 | 1 | Vacant | V | | Measure E |
| 045-066-030 | R-1US | 8 | AG | 0.20 | 1 | Vacant | V | Water extension | |
| 045-068-044 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-068-054 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-056 | R-1US | 8 | LDR | 0.14 | 1 | Vacant | V | Water extension | |
| 045-068-059 | R-1US | 8 | LDR | 0.21 | 1 | Vacant | V | Water extension | |
| 045-068-001 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-021-041 | R-1US | 8 | LDR | 1.89 | 9 | Vacant | V | Water extension | |
| 045-068-071 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-068-070 | R-1US | 8 | LDR | 0.14 | 1 | Vacant | V | Water extension | |
| 045-068-073 | R-1US | 8 | LDR | 0.21 | 1 | Vacant | V | Water extension | |
| 045-068-072 | R-1US | 8 | LDR | 0.21 | 1 | Vacant | V | Water extension | |
| 045-068-075 | R-1US | 8 | LDR | 0.14 | 1 | Vacant | V | Water extension | |
| 045-068-074 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-068-077 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-079 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-060 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-068-063 | R-1US | 8 | LDR | 0.17 | 1 | Vacant | V | Water extension | |
| 045-068-062 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-065 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |
| 045-068-064 | R-1US | 8 | LDR | 0.17 | 1 | Vacant | V | Water extension | |
| 045-068-067 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-066 | R-1US | 8 | LDR | 0.17 | 1 | Vacant | V | Water extension | |
| 045-068-068 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-019-017 | R-1 | 8 | LDR | 0.14 | 1 | Vacant | V | | |
| 045-068-052 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-028-013 | R-1 | 8 | LDR | 0.16 | 1 | Vacant | V | | |
| 045-068-061 | R-1US | 8 | LDR | 0.14 | 1 | Vacant | V | Water extension | |
| 045-068-078 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-055 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-068-053 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-030-055 | H-1 | 25 | COM | 0.08 | 0 | Vacant | V | | |
| 045-068-076 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-030-062 | H-1 | 25 | COM | 0.16 | 1 | Vacant | V | | |
| 045-068-057 | R-1US | 8 | LDR | 0.18 | 1 | Vacant | V | Water extension | |

| | | | | | | | | | |
|-------------|-------|---|-----|------|----|--------|---|-----------------|--|
| 045-068-069 | R-1US | 8 | LDR | 0.15 | 1 | Vacant | V | Water extension | |
| 045-069-035 | R-1US | 8 | LDR | 4.41 | 22 | Vacant | V | Water extension | |

MONTEREY PARK

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 022-029-001 | A-2-10 | 2/10 | AG | 0.45 | 0 | SFR | U | | Measure E |
| 022-029-087 | A-2-10 | 2/10 | AG | 0.22 | 0 | SFR | U | | Measure E |
| 022-029-089 | A-2-10 | 2/10 | AG | 0.23 | 0 | SFR | U | | Measure E |
| 022-029-088 | A-2-10 | 2/10 | AG | 0.23 | 0 | SFR | U | | Measure E |
| 022-029-090 | A-2-10 | 2/10 | AG | 0.23 | 0 | SFR | U | | Measure E |
| 022-029-106 | A-2-10 | 2/10 | AG | 0.45 | 0 | SFR | U | | Measure E |
| 022-029-107 | A-2-10 | 2/10 | AG | 0.22 | 0 | SFR | U | | Measure E |
| 022-029-068 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-042 | A-2-10 | 2/10 | AG | 0.30 | 1 | Vacant | V | | |
| 022-029-046 | A-2-10 | 2/10 | AG | 0.22 | 1 | Vacant | V | | |
| 022-029-075 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-031 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-022 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-030 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-084 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-085 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-095 | A-2-10 | 2/10 | AG | 0.22 | 1 | Vacant | V | | |
| 022-029-096 | A-2-10 | 2/10 | AG | 0.22 | 1 | Vacant | V | | |
| 022-029-100 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-105 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-104 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |
| 022-029-108 | A-2-10 | 2/10 | AG | 0.42 | 1 | Vacant | V | | |
| 022-029-103 | A-2-10 | 2/10 | AG | 0.17 | 1 | Vacant | V | | |
| 022-029-102 | A-2-10 | 2/10 | AG | 0.23 | 1 | Vacant | V | | |

NORTH CERES

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 038-042-026 | R-1 | 7 | LDR | 0.19 | 1 | Vacant | V | Ceres Sewer Approval | |
| 038-043-058 | R-1 | 8 | LDR | 0.55 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-012 | R-3 | 25 | MHD | 0.49 | 0 | 2 units | U | Ceres Sewer Approval | |
| 038-016-005 | R-3 | 25 | MHD | 1.18 | 2 | 3 units | U | Ceres Sewer Approval | |

| | | | | | | | | | |
|-------------|-------|----|-----|------|---|---------|---|----------------------|-----------|
| 038-016-009 | R-3 | 25 | MHD | 0.47 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-046 | R-3 | 25 | MHD | 0.39 | 0 | Church | U | Ceres Sewer Approval | |
| 038-016-010 | R-3 | 25 | MHD | 0.70 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-045 | R-3 | 25 | MHD | 0.33 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-006 | R-3 | 25 | MHD | 0.84 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-013 | R-3 | 25 | MHD | 0.42 | 1 | 2 Units | U | Ceres Sewer Approval | |
| 038-016-014 | R-3 | 25 | MHD | 1.13 | 0 | 2 Units | U | Ceres Sewer Approval | |
| 038-016-011 | R-3 | 25 | MHD | 0.81 | 1 | SFR | U | Ceres Sewer Approval | |
| 038-016-008 | R-3 | 25 | MHD | 0.92 | 1 | Church | U | Ceres Sewer Approval | |
| 039-046-005 | A-2-3 | 1 | UT | 1.30 | 0 | SFR | U | Ceres Sewer Approval | Measure E |
| 039-025-030 | R-A | 8 | LDR | 0.38 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-025-015 | R-A | 8 | LDR | 0.61 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-025-019 | R-A | 8 | LDR | 1.37 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-025-018 | R-A | 8 | LDR | 0.37 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-025-017 | R-A | 8 | LDR | 0.43 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-031-021 | R-2 | 14 | MDR | 1.02 | 1 | SFR | U | Ceres Sewer Approval | |
| 039-021-032 | A-2-3 | 1 | UT | 2.69 | 0 | SFR | U | Ceres Sewer Approval | Measure E |
| 039-021-037 | A-2-3 | 1 | UT | 1.95 | 0 | SFR | U | Ceres Sewer Approval | Measure E |

RIVERDALE

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 017-025-097 | R-A | 8 | LDR | 0.51 | 1 | SFR | U | | Flood Zone |
| 017-025-004 | R-A | 8 | LDR | 0.21 | 1 | Vacant | V | | Flood Zone |
| 017-025-005 | R-A | 8 | LDR | 0.17 | 1 | Vacant | V | | Flood Zone |
| 017-025-006 | R-A | 8 | LDR | 0.17 | 1 | Vacant | V | | Flood Zone |
| 017-025-085 | R-1 | 8 | LDR | 0.35 | 1 | Vacant | V | | Flood Zone |
| 017-025-025 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | Septic System Issues | |

| | | | | | | | | | |
|-------------|-----|---|-----|------|---|--------|---|----------------------|------------|
| 017-025-037 | R-1 | 8 | LDR | 0.15 | 1 | Vacant | V | Septic System Issues | |
| 017-026-026 | R-1 | 8 | LDR | 0.25 | 1 | Vacant | V | | Flood Zone |
| 017-026-030 | R-1 | 8 | LDR | 0.24 | 1 | Vacant | V | | Flood Zone |
| 017-025-052 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-023-026 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-023-030 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-023-024 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-024-010 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-022-067 | R-1 | 8 | LDR | 1.33 | 9 | Vacant | V | Septic System Issues | |
| 017-022-056 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |
| 017-022-057 | R-1 | 8 | LDR | 0.13 | 1 | Vacant | V | Septic System Issues | |

SALIDA

| APN | Zone | Max Density du/ac | GP Desig | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|---------|-------------------|----------|-------|-------------------------------|----------------------|---------------------------------|---|---------------------------------|
| 135-017-001 | SCP R-1 | 8 | LDR | 77.50 | 349 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 135-017-002 | SCP R-1 | 8 | LDR | 44.50 | 198 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-002-001 | SCP R-1 | 8 | LDR | 38.60 | 173 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-002-030 | SCP R-1 | 8 | LDR | 5.60 | 0 | School Bus Parking | | | Utilized for school bus parking |
| 136-002-029 | SCP R-1 | 8 | LDR | 24.60 | 111 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-002-004 | SCP R-1 | 8 | LDR | 19.10 | 86 | Farmland/SFR | U | Infrastr. upgrades req'd w/ development | |
| 036-002-024 | SCP R-1 | 8 | LDR | 12.16 | 55 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 036-002-025 | SCP R-1 | 8 | LDR | 20.02 | 0 | Salida Middle School | | | Developed middle school site |

| | | | | | | | | | |
|-------------|------------|----|-----|--------|-----|----------------------------|---|---|---|
| 003-014-013 | SCP R-1 | 8 | LDR | 33.72 | 152 | Farmland/SFR | U | Infrastr. upgrades req'd w/ development | |
| 003-020-016 | SCP R-1 | 8 | LDR | 111.32 | 501 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 003-020-010 | SCP R-1 | 8 | LDR | 115.25 | 517 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-032-034 | SCP R-1 | 8 | LDR | 15.44 | 0 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-032-011 | SCP R-1 | 8 | LDR | 39.70 | 0 | Modesto Christian Sch. | | | Developed private school site |
| 136-032-001 | SCP R-1 | 8 | LDR | 15.32 | 63 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 003-020-001 | SCP R-1 | 8 | LDR | 87.00 | 392 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-032-008 | SCP R-1 | 8 | LDR | 38.50 | 159 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-008-042 | SCP R-1 | 8 | LDR | 11.45 | 0 | Farmland/Park Site | | | Community Plan park site |
| 136-008-041 | SCP R-1 | 8 | LDR | 30.59 | 0 | Farmland/School Site | | | Community Plan school site |
| 003-014-012 | SCP R-1 ST | 8 | LDR | 13.39 | 0 | Wastewater Treatment Plant | | | Designated for Wastewater treatment plant |
| 003-020-015 | SCP R-1 ST | 8 | LDR | 48.56 | 0 | Wastewater Treatment Plant | | | Designated for Wastewater treatment plant |
| 135-017-002 | SCP R-2 | 14 | MDR | 30.10 | 211 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 135-002-029 | SCP R-2 | 14 | MDR | 7.30 | 51 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 036-002-024 | SCP R-2 | 14 | MDR | 26.35 | 186 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 003-020-016 | SCP R-2 | 14 | MDR | 72.60 | 507 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 003-020-001 | SCP R-2 | 14 | MDR | 5.00 | 35 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-032-001 | SCP R-2 | 14 | MDR | 45.60 | 316 | Farmland | V | Infrastr. upgrades req'd w/ development | |

| | | | | | | | | | |
|-------------|---------|----|------|-------|-----|--------------|---|---|--|
| 003-014-013 | SCP R-3 | 25 | MHDR | 19.00 | 314 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-032-033 | SCP R-3 | 25 | MHDR | 20.00 | 329 | Farmland | V | Infrastr. upgrades req'd w/ development | |
| 136-008-008 | SCP R-3 | 25 | MHDR | 18.00 | 297 | Farmland/SFR | U | Infrastr. upgrades req'd w/ development | |

SHACKELFORD

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|------------------------------|---------------------|
| 086-009-037 | R-A | 8 | LDR | 0.87 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-009-033 | R-A | 8 | LDR | 1.77 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-037-025 | R-3 | 25 | MHD | 0.17 | 0 | 2 Units | U | Modesto water /sewer connect | |
| 086-009-038 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-033-009 | R-3 | 25 | MHD | 0.30 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-037-026 | R-3 | 25 | MHD | 0.11 | 0 | Church | U | Modesto water /sewer connect | |
| 086-009-034 | R-A | 8 | LDR | 0.46 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-028-028 | R-3 | 25 | MHD | 0.29 | 3 | 2 units | U | Modesto water /sewer connect | |
| 086-009-035 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-045 | R-A | 8 | LDR | 0.55 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-047 | R-A | 8 | LDR | 0.92 | 2 | Vacant | V | Modesto water /sewer connect | |
| 086-010-046 | R-A | 8 | LDR | 1.15 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-051 | R-A | 8 | LDR | 0.68 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-035-016 | R-3 | 25 | MHD | 0.26 | 3 | SFR | U | Modesto water /sewer connect | |

| | | | | | | | | | |
|-------------|-----|----|-----|------|----|---------|---|------------------------------|--|
| 086-009-036 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-037-041 | R-3 | 25 | MHD | 0.19 | 2 | SFR | U | Modesto water /sewer connect | |
| 086-010-012 | R-3 | 25 | MHD | 0.92 | 15 | 2 units | U | Modesto water /sewer connect | |
| 086-010-038 | R-A | 8 | LDR | 0.91 | 18 | Vacant | V | Modesto water /sewer connect | |
| 038-037-075 | R-3 | 25 | MHD | 0.38 | 5 | SFR | U | Modesto water /sewer connect | |
| 038-032-033 | R-3 | 25 | MHD | 1.05 | 18 | SFR | U | Modesto water /sewer connect | |
| 086-010-044 | R-A | 8 | LDR | 0.37 | 2 | Vacant | V | Modesto water /sewer connect | |
| 086-007-037 | R-1 | 8 | LDR | 0.29 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-028-030 | R-3 | 25 | MHD | 0.38 | 4 | 2 units | U | Modesto water /sewer connect | |
| 086-009-045 | R-A | 8 | LDR | 1.87 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-032-003 | R-3 | 25 | MHD | 0.89 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-043 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-052 | R-A | 8 | LDR | 0.71 | 0 | MFR | U | Modesto water /sewer connect | |
| 086-010-048 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-041 | R-A | 8 | LDR | 0.90 | 0 | MFR | U | Modesto water /sewer connect | |
| 086-007-011 | R-1 | 8 | LDR | 0.31 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-002-016 | R-1 | 8 | LDR | 0.16 | 1 | SFR | U | Modesto water /sewer connect | |
| 086-010-042 | R-A | 8 | LDR | 0.92 | 0 | MFR | U | Modesto water /sewer connect | |
| 038-037-027 | R-3 | 25 | MHD | 0.06 | 1 | SFR | U | Modesto water /sewer connect | |
| 038-035-044 | R-3 | 25 | MHD | 0.26 | 4 | SFR | U | Modesto water /sewer connect | |
| 038-030-044 | R-3 | 25 | MHD | 0.22 | 3 | 2 units | U | Modesto water /sewer connect | |

| | | | | | | | | | |
|-------------|-----|----|-----|------|---|--------|---|------------------------------|--|
| 038-033-008 | R-3 | 25 | MHD | 0.32 | 5 | SFR | U | Modesto water /sewer connect | |
| 038-029-027 | R-3 | 25 | MHD | 0.14 | 2 | Vacant | V | Modesto water /sewer connect | |
| 038-031-066 | R-3 | 25 | MHD | 0.19 | 3 | Vacant | V | Modesto water /sewer connect | |
| 038-031-032 | R-3 | 8 | MHD | 0.19 | 3 | Vacant | V | Modesto water /sewer connect | |
| 038-037-064 | R-3 | 8 | MHD | 0.20 | 3 | Vacant | V | Modesto water /sewer connect | |
| 038-037-070 | R-3 | 8 | MHD | 0.33 | 5 | Vacant | V | Modesto water /sewer connect | |
| 038-028-042 | R-3 | 8 | MHD | 0.19 | 3 | Vacant | V | Modesto water /sewer connect | |
| 038-029-071 | R-3 | 8 | MHD | 0.15 | 2 | Vacant | V | Modesto water /sewer connect | |
| 038-035-015 | R-3 | 8 | MHD | 0.26 | 4 | Vacant | V | Modesto water /sewer connect | |
| 038-037-056 | R-3 | 8 | MHD | 0.09 | 1 | Vacant | V | Modesto water /sewer connect | |
| 038-037-016 | R-3 | 8 | MHD | 0.19 | 3 | Vacant | V | Modesto water /sewer connect | |

SOUTH CERES

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 053-037-033 | R-A | 8 | LDR | 0.58 | 1 | SFR | U | Sewer/water | |
| 053-035-017 | R-A | 8 | LDR | 1.02 | 1 | SFR | U | Sewer/water | |
| 053-035-018 | R-A | 8 | LDR | 1.46 | 1 | SFR | U | Sewer/water | |
| 053-036-005 | R-A | 8 | LDR | 1.95 | 1 | SFR | U | Sewer/water | |
| 053-036-006 | R-A | 8 | LDR | 1.58 | 1 | SFR | U | Sewer/water | |
| 038-042-026 | R-1 | 8 | LDR | 0.19 | 1 | Vacant | V | Sewer/water | |

SOUTH TURLOCK

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|--------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 043-010-017 | A-2-10 | 1/lot | UT | 1.08 | 0 | SFR | U | | Measure E |

VALLEY HOME

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 002-006-047 | R-1 | 8 | LDR | 0.20 | 1 | Vacant | V | No public water/sewer | |
| 002-006-066 | R-1 | 8 | LDR | 0.09 | 1 | Vacant | V | No public water/sewer | |
| 002-006-067 | R-1 | 8 | LDR | 0.12 | 1 | Vacant | V | No public water/sewer | |
| 002-006-061 | R-1 | 8 | LDR | 0.20 | 1 | Vacant | V | No public water/sewer | |
| 002-006-004 | R-1 | 8 | LDR | 0.26 | 0 | SFR | U | No public water/sewer | |
| 002-006-055 | R-1 | 8 | LDR | 0.33 | 0 | SFR | U | No public water/sewer | |
| 002-006-043 | R-1 | 8 | LDR | 0.40 | 0 | SFR | U | No public water/sewer | |
| 002-006-027 | R-1 | 8 | LDR | 0.46 | 0 | SFR | U | No public water/sewer | |

WESTLEY

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 016-020-015 | R-1 | 8 | LDR | 18.15 | 0 | Vacant | V | Water | |
| 016-022-010 | R-1 | 8 | LDR | 0.47 | 0 | Vacant | V | Water | |
| 016-021-013 | R-1 | 8 | LDR | 0.36 | 1 | SFR | U | Water | |
| 016-021-011 | H-1 | 25 | Com | 0.35 | 0 | Vacant | V | Water | |
| 016-021-012 | H-1 | 25 | Com | 0.26 | 0 | Vacant | V | Water | |

WEST MODESTO

| APN | Zone | Max. Density du/ac. | GP Desig. | Acres | Realistic Add'l Unit Capacity | Existing Use | Vacant (V) or Underutilized (U) | Infrastructure Capacity | On-site Constraints |
|-------------|------|---------------------|-----------|-------|-------------------------------|--------------|---------------------------------|-------------------------|---------------------|
| 037-022-047 | R-2 | 14 | MDR | 0.15 | 0 | Church | U | Lack of Water and Sewer | |
| 037-024-040 | R-A | 8 | LDR | 11.97 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-035-024 | R-2 | 14 | MDR | 0.30 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-017 | R-1 | 8 | LDR | 1.12 | 2 | SFR | U | Lack of Water and Sewer | |
| 037-019-004 | R-A | 8 | LDR | 1.03 | 1 | SFR | U | Lack of Water and Sewer | |

| | | | | | | | | | |
|-------------|-----|----|-----|------|---|---------|---|-------------------------|--|
| 037-031-010 | R-2 | 14 | MDR | 1.03 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-016 | R-2 | 14 | MDR | 1.25 | 1 | 4 units | U | Lack of Water and Sewer | |
| 037-039-035 | R-2 | 14 | MDR | 0.83 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-020-076 | R-A | 8 | LDR | 0.24 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-031-012 | R-2 | 14 | MDR | 2.44 | 3 | Church | U | Lack of Water and Sewer | |
| 037-040-010 | R-2 | 14 | MDR | 0.90 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-035-055 | R-2 | 14 | MDR | 0.35 | 0 | SFR | U | Lack of Water and Sewer | |
| 037-041-034 | R-2 | 14 | MDR | 0.45 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-013 | R-2 | 14 | MDR | 0.56 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-032-011 | R-A | 8 | LDR | 0.92 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-032-012 | R-A | 8 | LDR | 0.81 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-040-011 | R-2 | 14 | MDR | 0.91 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-014 | R-2 | 14 | MDR | 0.52 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-019-006 | R-A | 8 | LDR | 0.72 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-041-014 | R-2 | 14 | MDR | 0.91 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-020 | R-1 | 8 | LDR | 0.96 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-019-005 | R-A | 8 | LDR | 0.96 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-040-012 | R-2 | 14 | MDR | 0.91 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-030-022 | R-2 | 14 | MDR | 0.48 | 0 | 2 units | U | Lack of Water and Sewer | |
| 037-039-022 | R-2 | 14 | MDR | 0.83 | 0 | 6 units | U | Lack of Water and Sewer | |
| 037-030-002 | R-1 | 8 | LDR | 0.89 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-032-041 | R-2 | 14 | MDR | 1.40 | 0 | SFR | U | Lack of Water and Sewer | |
| 037-029-055 | R-2 | 14 | MDR | 1.34 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-032-010 | R-A | 8 | LDR | 2.71 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-019-003 | R-A | 8 | LDR | 1.02 | 1 | SFR | U | Lack of Water and Sewer | |

| | | | | | | | | | |
|-------------|-----|----|-----|------|----|---------|---|-------------------------|--|
| 037-030-018 | R-1 | 8 | LDR | 1.13 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-039-031 | R-2 | 14 | MDR | 0.77 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-040-028 | R-2 | 14 | MDR | 0.74 | 0 | 2 units | U | Lack of Water and Sewer | |
| 037-039-032 | R-2 | 14 | MDR | 0.94 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-041-021 | R-2 | 14 | MDR | 0.71 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-031-011 | R-2 | 14 | MDR | 4.85 | 0 | SFR | U | Lack of Water and Sewer | |
| 037-041-020 | R-2 | 14 | MDR | 0.91 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-039-016 | R-2 | 14 | MDR | 1.26 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-039-027 | R-2 | 14 | MDR | 0.94 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-041-015 | R-2 | 14 | MDR | 0.91 | 1 | SFR | U | Lack of Water and Sewer | |
| 037-022-001 | R-2 | 14 | MDR | 0.16 | 2 | Vacant | V | Lack of Water and Sewer | |
| 037-034-039 | R-2 | 14 | MDR | 0.15 | 2 | Vacant | V | Lack of Water and Sewer | |
| 037-040-027 | R-2 | 14 | MDR | 1.82 | 20 | Vacant | V | w/Modesto connections | |
| 037-021-080 | R-2 | 14 | MDR | 0.15 | 2 | Vacant | V | Lack of Water and Sewer | |
| 037-041-036 | R-2 | 14 | MDR | 3.12 | 34 | Vacant | V | w/Modesto connections | |
| 037-024-037 | R-2 | 14 | MDR | 0.16 | 2 | Vacant | V | Lack of Water and Sewer | |
| 037-039-039 | R-2 | 14 | MDR | 0.60 | 7 | Vacant | V | w/Modesto connections | |
| 037-020-079 | R-2 | 14 | MDR | 0.22 | 2 | Vacant | V | Lack of Water and Sewer | |
| 037-020-038 | R-2 | 14 | MDR | 0.15 | 2 | Vacant | V | Lack of Water and Sewer | |

Appendix 2

| UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009 | | | | | | | |
|--|----------|----------------|-----------------------|---|---|----|---|
| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
| | | | VL | L | M | AM | |
| BLD2000-00989 | 2/12/09 | 1 | | | 1 | | 1 |
| BLD2000-00990 | 4/10/09 | 1 | | | 1 | | 1 |
| BLD2001-02342 | 11/21/07 | 1 | | | | 1 | 1 |
| BLD2002-02130 | 4/2/09 | 1 | | | 1 | | 1 |
| BLD2002-02946 | 3/11/08 | 1 | | | | 1 | 1 |
| BLD2003-00247 | 7/7/07 | 1 | | | 1 | | 1 |
| BLD2003-01059 | 2/17/09 | 1 | | 1 | | | 1 |
| BLD2003-01304 | 6/13/08 | 1 | | | | 1 | 1 |
| BLD2003-01604 | 4/10/08 | 1 | | | | 1 | 1 |
| BLD2003-02235 | 6/5/09 | 1 | | | 1 | | 1 |
| BLD2003-02236 | 6/10/09 | 1 | | | 1 | | 1 |
| BLD2009-02237 | 6/3/09 | 1 | | | 1 | | 1 |
| BLD2003-02733 | 6/12/08 | 1 | | | | 1 | 1 |
| BLD2003-03109 | 4/24/07 | 1 | | | | 1 | 1 |
| BLD2003-03519 | 3/20/08 | 1 | | | 1 | | 1 |
| BLD2004-00765 | 3/22/07 | 1 | | 1 | | | 2 |
| BLD2004-00772 | 1/18/07 | 1 | | | | 1 | 1 |
| BLD2004-01069 | 10/30/07 | 1 | | | | 1 | 1 |
| BLD2004-01074 | 4/8/08 | 1 | | | | 1 | 1 |
| BLD2004-01371 | 3/26/07 | 2 | | 2 | | | 1 |
| BLD2004-01652 | 2/1/07 | 1 | | | 1 | | 1 |
| BLD2004-01689 | 12/21/07 | 1 | | 1 | | | 1 |
| BLD2004-02277 | 3/20/09 | 1 | | | | 1 | 1 |
| BLD2004-02564 | 3/17/08 | 1 | | | | 1 | 1 |
| BLD2004-02603 | 7/30/07 | 1 | | | | 1 | 1 |
| BLD2004-02707 | 1/9/07 | 1 | | | | 1 | 1 |
| BLD2004-03252 | 10/29/07 | 1 | | | | 1 | 1 |
| BLD2004-03338 | 3/5/07 | 1 | | | | 1 | 1 |
| BLD2004-03396 | 1/18/07 | 1 | | | | 1 | 1 |
| BLD2004-03658 | 1/12/07 | 1 | | | | 1 | 1 |
| BLD2004-03674 | 3/12/07 | 1 | | | | 1 | 1 |
| BLD2004-03689 | 3/2/07 | 1 | | | | 1 | 1 |
| BLD2004-03770 | 3/18/08 | 1 | | | | 1 | 1 |
| BLD2005-00082 | 9/11/07 | 1 | | | | 1 | 1 |
| BLD2005-00097 | 2/16/07 | 1 | | | | 1 | 1 |
| BLD2005-00205 | 5/25/07 | 1 | | 1 | | | 1 |
| BLD2005-00397 | 8/22/08 | 1 | | | | 1 | 1 |
| BLD2005-00729 | 12/20/07 | 1 | | | | 1 | 1 |
| BLD2005-00800 | 7/6/07 | 1 | | | | 1 | 1 |
| BLD2005-00802 | 4/28/08 | 1 | | 1 | | | 2 |
| BLD2005-00847 | 2/6/07 | 1 | | | | 1 | 1 |
| BLD2005-00855 | 12/12/07 | 1 | | | | 1 | 1 |
| BLD2005-01062 | 5/22/09 | 1 | | | 1 | | 1 |
| BLD2005-01274 | 11/14/07 | 1 | | | | 1 | 1 |
| BLD2005-01309 | 9/18/07 | 1 | | | | 1 | 1 |
| BLD2005-01425 | 12/3/07 | 1 | | | | 1 | 1 |
| BLD2005-01430 | 1/31/07 | 1 | | | | | |
| BLD2005-01501 | 5/20/08 | 1 | | | | 1 | 1 |
| BLD2005-01627 | 1/2/08 | 1 | | | | 1 | 1 |
| BLD2005-01654 | 4/10/08 | 1 | | 1 | | | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2005-01942 | 5/22/08 | 1 | | | | 1 | 1 |
| BLD2005-02212 | 2/21/08 | 1 | | | | 1 | 1 |
| BLD2005-02227 | 9/12/08 | 1 | | | | 1 | 1 |
| BLD2005-02658 | 2/20/08 | 1 | | | | 1 | 1 |
| BLD2005-02709 | 4/16/08 | 1 | | 1 | | | 2 |
| BLD2005-02725 | 3/13/08 | 1 | | | | 1 | 1 |
| BLD2005-02726 | 2/20/08 | 1 | | | | 1 | 1 |
| BLD2005-02727 | 7/14/08 | 1 | | | 1 | | 1 |
| BLD2005-03193 | 1/7/09 | 1 | 1 | | | | 1 |
| BLD2005-03229 | 2/6/09 | 1 | | | | 1 | 1 |
| BLD2005-03271 | 8/26/08 | 1 | | | | 1 | 1 |
| BLD2005-03606 | 11/6/08 | 1 | | | | 1 | 1 |
| BLD2005-03831 | 1/3/08 | 1 | | 1 | | | 1 |
| BLD2005-03974 | 6/3/08 | 1 | | | | 1 | 1 |
| BLD2006-00144 | 1/7/08 | 1 | | | 1 | | 1 |
| BLD2006-00176 | 3/14/08 | 1 | | | | 1 | 1 |
| BLD2006-00181 | 12/11/07 | 1 | 1 | | | | 2 |
| BLD2006-00211 | 4/17/07 | 1 | | | | 1 | 1 |
| BLD2006-00221 | 2/29/08 | 1 | | | 1 | | 1 |
| BLD2006-00223 | 12/2/08 | 1 | | | 1 | | 1 |
| BLD2006-00240 | 1/4/08 | 1 | | | | 1 | 1 |
| BLD2006-00252 | 3/30/07 | 1 | | | | 1 | 1 |
| BLD2006-00254 | 4/3/07 | 1 | | | | 1 | 1 |
| BLD2006-00256 | 4/18/07 | 1 | | | | 1 | 1 |
| BLD2006-00257 | 7/28/08 | 1 | | | | 1 | 1 |
| BLD2006-00259 | 7/11/08 | 1 | | | | 1 | 1 |
| BLD2006-00260 | 3/14/08 | 1 | | | | 1 | 1 |
| BLD2006-00261 | 4/25/07 | 1 | | | | 1 | 1 |
| BLD2006-00333 | 3/16/07 | 1 | | | | 1 | 1 |
| BLD2006-00334 | 8/28/07 | 1 | | | | 1 | 1 |
| BLD2006-00362 | 10/4/07 | 1 | | 1 | | | 2 |
| BLD2006-00386 | 10/12/07 | 1 | | | | 1 | 1 |
| BLD2006-00409 | 6/13/07 | 1 | | | | 1 | 1 |
| BLD2006-00415 | 4/4/07 | 1 | | 1 | | | 1 |
| BLD2006-00462 | 1/30/07 | 1 | | 1 | | | 2 |
| BLD2006-00553 | 10/15/07 | 1 | | | | 1 | 1 |
| BLD2006-00588 | 8/13/07 | 1 | | | | 1 | 1 |
| BLD2006-00644 | 2/15/07 | 1 | | | | 1 | 1 |
| BLD2006-00692 | 12/27/07 | 1 | | 1 | | | 1 |
| BLD2006-00694 | 12/27/07 | 1 | | 1 | | | 1 |
| BLD2006-00705 | 5/15/07 | 1 | | | | 1 | 1 |
| BLD2006-00733 | 6/1/08 | 1 | | | | 1 | 1 |
| BLD2006-00747 | 4/21/09 | 1 | | | | 1 | 1 |
| BLD2006-00743 | 3/15/07 | 1 | | | | 1 | 1 |
| BLD2006-00745 | 3/15/07 | 1 | | | | 1 | 1 |
| BLD2006-00815 | 10/3/08 | 1 | | | | 1 | 1 |
| BLD2006-00817 | 3/12/09 | 1 | | | 1 | | 2 |
| BLD2006-00820 | 3/9/09 | 1 | | | 1 | | 1 |
| BLD2006-00821 | 8/28/07 | 1 | | | | 1 | 1 |
| BLD2006-00824 | 4/9/07 | 1 | | | | 1 | 1 |
| BLD2006-00823 | 5/7/08 | 1 | | | 1 | | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second-Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2006-00825 | 8/6/08 | 1 | | | | 1 | 1 |
| BLD2006-00856 | 2/2/07 | 1 | | | 1 | | 1 |
| BLD2006-00857 | 1/18/07 | 1 | | | | 1 | 1 |
| BLD2006-00858 | 1/27/09 | 1 | | | 1 | | 1 |
| BLD2006-00859 | 1/28/08 | 1 | | | | 1 | 1 |
| BLD2006-00860 | 9/25/08 | 1 | | | | 1 | 1 |
| BLD2006-00861 | 5/29/08 | 1 | | | | 1 | 1 |
| BLD2006-00862 | 3/14/08 | 1 | | | | 1 | 1 |
| BLD2006-00864 | 1/11/07 | 1 | | | 1 | | 1 |
| BLD2006-00866 | 1/5/07 | 1 | | | | | 1 |
| BLD2006-00875 | 1/29/09 | 1 | | | 1 | | 1 |
| BLD2006-00881 | 11/26/08 | 1 | | | 1 | | 1 |
| BLD2006-00882 | 2/6/09 | 1 | | | | 1 | 1 |
| BLD2006-00883 | 5/8/07 | 1 | | | | 1 | 1 |
| BLD2006-00907 | 10/23/07 | 1 | | | | 1 | 1 |
| BLD2006-00909 | 10/19/07 | 1 | | | | 1 | 1 |
| BLD2006-00921 | 10/19/07 | 1 | | | | 1 | 1 |
| BLD2006-00923 | 10/19/07 | 1 | | | | 1 | 1 |
| BLD2006-00975 | 7/18/07 | 1 | | | 1 | | 1 |
| BLD2006-01017 | 1/4/07 | 1 | | 1 | | | 1 |
| BLD2006-01117 | 2/1/07 | 1 | | | | 1 | 1 |
| BLD2006-01141 | 1/23/07 | 1 | | 1 | | | 2 |
| BLD2006-01145 | 5/22/07 | 1 | | | 1 | | 1 |
| BLD2006-01166 | 10/22/07 | 1 | | | | 1 | 1 |
| BLD2006-01168 | 10/22/07 | 1 | | | | | 1 |
| BLD2006-01170 | 10/23/07 | 1 | | | | 1 | 1 |
| BLD2006-01171 | 10/22/07 | 1 | | | | 1 | 1 |
| BLD2006-01176 | 9/7/07 | 1 | | | | 1 | 1 |
| BLD2006-01210 | 2/16/07 | 1 | | 1 | | | 1 |
| BLD2006-01219 | 5/9/07 | 1 | | | | 1 | 1 |
| BLD2006-01222 | 3/26/09 | 1 | | | | 1 | 1 |
| BLD2006-01263 | 12/4/08 | 1 | | 1 | | | 2 |
| BLD2006-01296 | 1/12/07 | 1 | | | 1 | | 1 |
| BLD2006-01309 | 5/16/07 | 1 | | | | 1 | 1 |
| BLD2006-01315 | 12/2/08 | 1 | | | | 1 | 1 |
| BLD2006-01336 | 3/19/08 | 1 | | 1 | | | 2 |
| BLD2006-01374 | 3/2/07 | 1 | | | | 1 | 1 |
| BLD2006-01376 | 6/14/07 | 1 | | | | 1 | 1 |
| BLD2006-01378 | 12/13/07 | 1 | | | | 1 | 1 |
| BLD2006-01379 | 1/23/07 | 1 | | | | 1 | 1 |
| BLD2006-01461 | 3/23/07 | 1 | | | | 1 | 1 |
| BLD2006-01487 | 6/12/07 | 1 | | | | 1 | 1 |
| BLD2006-01488 | 6/1/07 | 1 | | | | 1 | 1 |
| BLD2006-01512 | 11/14/07 | 1 | | | | 1 | 1 |
| BLD2006-01516 | 3/2/07 | 1 | | | | 1 | 1 |
| BLD2006-01538 | 3/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01539 | 3/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01540 | 3/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01541 | 3/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01542 | 3/16/07 | 1 | | | | 1 | 1 |
| BLD2006-01543 | 3/16/07 | 1 | | | | 1 | 1 |
| BLD2006-01544 | 3/20/07 | 1 | | | | 1 | 1 |
| BLD2006-01545 | 3/22/07 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2006-01546 | 3/26/07 | 1 | | | | 1 | 1 |
| BLD2006-01547 | 3/22/07 | 1 | | | | 1 | 1 |
| BLD2006-01549 | 1/3/08 | 1 | | | 1 | | 1 |
| BLD2006-01550 | 11/27/07 | 1 | | | | 1 | 1 |
| BLD2006-01551 | 1/3/08 | 1 | | | | 1 | 1 |
| BLD2006-01552 | 1/3/08 | 1 | | | | 1 | 1 |
| BLD2006-01553 | 11/27/07 | 1 | | | | 1 | 1 |
| BLD2006-01554 | 6/5/07 | 1 | | | | 1 | 1 |
| BLD2006-01555 | 4/24/07 | 1 | | | | 1 | 1 |
| BLD2006-01556 | 6/5/07 | 1 | | | | 1 | 1 |
| BLD2006-01557 | 4/24/07 | 1 | | | | 1 | 1 |
| BLD2006-01558 | 6/5/07 | 1 | | | | 1 | 1 |
| BLD2006-01560 | 4/17/07 | 1 | | | | 1 | 1 |
| BLD2006-01577 | 8/17/07 | 1 | | | 1 | | 1 |
| BLD2006-01580 | 12/12/07 | 1 | | | | 1 | 1 |
| BLD2006-01598 | 2/28/07 | 1 | | | | 1 | 1 |
| BLD2006-01712 | 10/3/07 | 1 | | | 1 | | 1 |
| BLD2006-01732 | 7/18/07 | 1 | | | | 1 | 1 |
| BLD2006-01747 | 2/15/07 | 1 | | | | 1 | 1 |
| BLD2006-01748 | 10/18/07 | 1 | | | | 1 | 1 |
| BLD2006-01750 | 3/6/07 | 1 | | | | 1 | 1 |
| BLD2006-01751 | 2/26/07 | 1 | | | 1 | | 1 |
| BLD2006-01754 | 3/11/09 | 1 | | | 1 | | 1 |
| BLD2006-01755 | 8/19/08 | 1 | | 1 | | | 2 |
| BLD2006-01782 | 1/9/07 | 1 | | 1 | | | 1 |
| BLD2006-01787 | 1/11/07 | 1 | | | | 1 | 1 |
| BLD2006-01824 | 8/1/08 | 1 | | | | 1 | 1 |
| BLD2006-01837 | 6/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01894 | 7/11/07 | 1 | | | | 1 | 1 |
| BLD2006-01911 | 6/8/07 | 1 | | | | 1 | 1 |
| BLD2006-01912 | 10/3/08 | 1 | | | 1 | | 1 |
| BLD2006-01913 | 4/3/07 | 1 | | | | 1 | 1 |
| BLD2006-01985 | 2/1/07 | 1 | | | | 1 | 1 |
| BLD2006-01995 | 11/6/08 | 1 | | | | 1 | 1 |
| BLD2006-02013 | 8/27/07 | 1 | | | | 1 | 1 |
| BLD2006-02049 | 3/15/07 | 1 | | | | 1 | 1 |
| BLD2006-02052 | 7/19/07 | 1 | | | | 1 | 1 |
| BLD2006-02120 | 2/26/08 | 1 | | | | 1 | 1 |
| BLD2006-02122 | 2/26/08 | 1 | | 1 | | | 1 |
| BLD2006-02138 | 10/3/07 | 1 | | | | 1 | 1 |
| BLD2006-02204 | 1/22/07 | 1 | | | 1 | | 1 |
| BLD2006-02212 | 6/15/07 | 1 | | | | 1 | 1 |
| BLD2006-02236 | 1/5/07 | 1 | | | | 1 | 1 |
| BLD2006-02237 | 1/2/07 | 1 | 1 | | | | 1 |
| BLD2006-02238 | 1/11/07 | 1 | | | | 1 | 1 |
| BLD2006-02239 | 2/7/07 | 1 | | | | 1 | 1 |
| BLD2006-02250 | 8/22/07 | 1 | | | | 1 | 1 |
| BLD2006-02283 | 5/20/09 | 1 | | | | 1 | 1 |
| BLD2006-02399 | 10/5/07 | 1 | | | | 1 | 1 |
| BLD2006-02413 | 3/1/07 | 1 | | | | 1 | 1 |
| BLD2006-02414 | 2/26/07 | 1 | | | | 1 | 1 |
| BLD2006-02415 | 1/25/07 | 1 | | | | 1 | 1 |
| BLD2006-02416 | 2/16/07 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2006-02417 | 2/15/07 | 1 | | | | 1 | 1 |
| BLD2006-02418 | 2/14/07 | 1 | | | | 1 | 1 |
| BLD2006-02419 | 2/1/07 | 1 | | | 1 | | 1 |
| BLD2006-02420 | 2/8/07 | 1 | | | | 1 | 1 |
| BLD2006-02482 | 7/10/07 | 1 | | | 1 | | 1 |
| BLD2006-02483 | 6/26/07 | 1 | | | | 1 | 1 |
| BLD2006-02484 | 6/26/07 | 1 | | | | 1 | 1 |
| BLD2006-02485 | 6/21/07 | 1 | | | | 1 | 1 |
| BLD2006-02486 | 6/21/07 | 1 | | | 1 | | 1 |
| BLD2006-02487 | 8/7/07 | 1 | | | 1 | | 1 |
| BLD2006-02488 | 8/7/07 | 1 | | | 1 | | 1 |
| BLD2006-02489 | 8/8/07 | 1 | | | 1 | | 1 |
| BLD2006-02490 | 8/14/07 | 1 | | | | 1 | 1 |
| BLD2006-02491 | 8/14/07 | 1 | | | 1 | | 1 |
| BLD2006-02492 | 8/14/07 | 1 | | | | 1 | 1 |
| BLD2006-02493 | 8/16/07 | 1 | | | 1 | | 1 |
| BLD2006-02338 | 8/8/07 | 1 | | | 1 | | 2 |
| BLD2006-02628 | 10/30/07 | 1 | | | 1 | | 1 |
| BLD2006-02630 | 12/4/07 | 1 | | | | 1 | 1 |
| BLD2006-02632 | 10/23/07 | 1 | | | 1 | | 1 |
| BLD2006-02633 | 10/17/07 | 1 | | | | 1 | 1 |
| BLD2006-02634 | 11/20/07 | 1 | | | 1 | | 1 |
| BLD2006-02635 | 2/27/08 | 1 | | | 1 | | 1 |
| BLD2006-02636 | 12/4/07 | 1 | | | | 1 | 1 |
| BLD2006-02637 | 11/6/07 | 1 | | | 1 | | 1 |
| BLD2006-02638 | 12/21/07 | 1 | | | 1 | | 1 |
| BLD2006-02682 | 5/25/07 | 1 | | | | 1 | 1 |
| BLD2006-02687 | 1/12/07 | 1 | | | 1 | | 2 |
| BLD2006-02712 | 9/23/08 | 1 | | | | 1 | 1 |
| BLD2006-02742 | 11/14/07 | 1 | | | 1 | | 2 |
| BLD2006-02743 | 2/12/09 | 1 | | | 1 | | 1 |
| BLD2006-02812 | 2/25/08 | 1 | | | | 1 | 1 |
| BLD2006-02836 | 12/23/08 | 1 | | | 1 | | 1 |
| BLD2006-02863 | 3/29/07 | 1 | | | 1 | | 2 |
| BLD2006-02958 | 1/5/07 | 1 | | | 1 | | 1 |
| BLD2006-02959 | 2/23/07 | 1 | | | 1 | | 1 |
| BLD2006-03040 | 8/8/07 | 1 | | | | 1 | 1 |
| BLD2006-03096 | 3/21/08 | 1 | | 1 | | | 2 |
| BLD2006-03099 | 5/11/07 | 1 | | | | 1 | 1 |
| BLD2006-03104 | 3/23/07 | 1 | | 1 | | | 1 |
| BLD2006-03105 | 9/18/07 | 1 | | | | 1 | 1 |
| BLD2006-03109 | 2/21/07 | 1 | | | 1 | | 2 |
| BLD2006-03177 | 2/27/08 | 1 | | 1 | | | 1 |
| BLD2006-03196 | 10/23/07 | 1 | | | | 1 | 1 |
| BLD2006-03241 | 7/24/07 | 1 | | | | 1 | 1 |
| BLD2006-03242 | 7/24/07 | 1 | | | | 1 | 1 |
| BLD2006-03243 | 7/6/07 | 1 | | | | 1 | 1 |
| BLD2006-03244 | 7/3/07 | 1 | | | | 1 | 1 |
| BLD2006-03245 | 7/2/07 | 1 | | | 1 | | 1 |
| BLD2006-03246 | 6/1/07 | 1 | | | | 1 | 1 |
| BLD2006-03247 | 6/7/07 | 1 | | | | 1 | 1 |
| BLD2006-03248 | 6/13/07 | 1 | | | | 1 | 1 |
| BLD2006-03249 | 7/2/07 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second-Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2006-03250 | 6/22/07 | 1 | | | | 1 | 1 |
| BLD2006-03251 | 5/11/07 | 1 | | | | 1 | 1 |
| BLD2006-03252 | 5/15/07 | 1 | | | | 1 | 1 |
| BLD2006-03253 | 5/17/07 | 1 | | | | 1 | 1 |
| BLD2006-03254 | 5/17/07 | 1 | | | | 1 | 1 |
| BLD2006-03255 | 5/22/07 | 1 | | | | 1 | 1 |
| BLD2006-03257 | 6/1/07 | 1 | | | | 1 | 1 |
| BLD2006-03272 | 10/5/07 | 1 | | 1 | | | 1 |
| BLD2006-03311 | 11/20/07 | 1 | | | 1 | | 1 |
| BLD2006-03315 | 11/20/07 | 1 | | | | 1 | 1 |
| BLD2006-03317 | 3/11/08 | 1 | | | | 1 | 1 |
| BLD2006-03318 | 12/6/07 | 1 | | | | 1 | 1 |
| BLD2006-03319 | 2/26/08 | 1 | | | | 1 | 1 |
| BLD2006-03320 | 12/18/07 | 1 | | | | 1 | 1 |
| BLD2006-03322 | 12/4/07 | 1 | | | | 1 | 1 |
| BLD2006-03323 | 12/18/07 | 1 | | | | 1 | 1 |
| BLD2006-03324 | 12/4/07 | 1 | | | | 1 | 1 |
| BLD2006-03321 | 1/24/08 | 1 | | | | 1 | 1 |
| BLD2006-03363 | 2/12/09 | 1 | | | 1 | | 1 |
| BLD2006-03368 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2006-03383 | 7/17/07 | 1 | | | | 1 | 1 |
| BLD2006-03421 | 4/15/08 | 1 | | | | 1 | 1 |
| BLD2006-03445 | 3/12/07 | 1 | 1 | | | | 1 |
| BLD2006-03500 | 8/23/07 | 1 | | | | 1 | 1 |
| BLD2006-03512 | 2/20/07 | 1 | | | | 1 | 1 |
| BLD2006-03526 | 2/28/07 | 1 | 1 | | | | 2 |
| BLD2006-03557 | 1/12/07 | 1 | | 1 | | | 2 |
| BLD2006-03559 | 11/5/07 | 1 | | | | 1 | 1 |
| BLD2006-03589 | 1/31/08 | 1 | | | | 1 | 1 |
| BLD2006-03585 | 7/19/07 | 1 | | | | 1 | 1 |
| BLD2006-03609 | 12/3/07 | 1 | | | | 1 | 1 |
| BLD2006-03645 | 2/27/09 | 1 | | | | 1 | 1 |
| BLD2006-03663 | 7/16/07 | 1 | | | | 1 | 1 |
| BLD2006-03665 | 6/26/07 | 1 | | 1 | | | 2 |
| BLD2006-03667 | 8/7/08 | 1 | | | | 1 | 1 |
| BLD2006-03668 | 3/9/07 | 1 | | | | 1 | 1 |
| BLD2006-03672 | 5/10/07 | 1 | | | | 1 | 1 |
| BLD2006-03673 | 3/1/07 | 1 | | | | 1 | 1 |
| BLD2006-03674 | 3/5/07 | 1 | | | | 1 | 1 |
| BLD2006-03686 | 6/18/09 | 1 | | | | 1 | 1 |
| BLD2006-03680 | 3/20/08 | 1 | | 1 | | | 2 |
| BLD2006-03691 | 9/6/07 | 1 | | | | 1 | 1 |
| BLD2006-03698 | 4/5/07 | 1 | | | | 1 | 1 |
| BLD2006-03763 | 6/15/07 | 1 | | | 1 | | 2 |
| BLD2006-03796 | 10/9/07 | 1 | | | | 1 | 1 |
| BLD2006-03808 | 10/26/07 | 1 | | | | 1 | 1 |
| BLD2006-03881 | 10/19/07 | 1 | | | | 1 | 1 |
| BLD2006-03912 | 4/22/08 | 1 | | | | 1 | 1 |
| BLD2006-03923 | 10/11/07 | 1 | | 1 | | | 1 |
| BLD2006-03932 | 9/26/07 | 1 | | 1 | | | 1 |
| BLD2006-03948 | 3/30/07 | 1 | | | | 1 | 1 |
| BLD2006-03949 | 10/2/07 | 1 | | | | 1 | 1 |
| BLD2006-03952 | 2/4/09 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2006-03958 | 11/1/07 | 1 | | | 1 | | 1 |
| BLD2006-03970 | 6/5/08 | 1 | | | | 1 | 1 |
| BLD2006-03979 | 1/31/08 | 1 | | | | 1 | 1 |
| BLD2006-03985 | 5/7/07 | 1 | | | 1 | | 1 |
| BLD2007-03991 | 5/30/07 | 1 | | 1 | | | 1 |
| BLD2007-04015 | 4/4/07 | 1 | | 1 | | | 1 |
| BLD2007-04030 | 8/1/07 | 1 | | 1 | | | 1 |
| BLD2006-04033 | 1/31/08 | 1 | | | | 1 | 1 |
| BLD2006-04035 | 9/18/08 | 1 | | | | 1 | 1 |
| BLD2007-00017 | 2/4/09 | 1 | | | | 1 | 1 |
| BLD2007-00023 | 12/12/08 | 1 | | | | 1 | 1 |
| BLD2007-00054 | 4/11/07 | 1 | | | 1 | | 1 |
| BLD2007-00060 | 8/10/07 | 1 | | | | 1 | 1 |
| BLD2007-00128 | 5/8/07 | 1 | | | 1 | | 1 |
| BLD2007-00138 | 3/12/07 | 1 | | | 1 | | 2 |
| BLD2007-00148 | 7/18/07 | 1 | | 1 | | | 1 |
| BLD2007-00149 | 1/28/08 | 1 | | 1 | | | 1 |
| BLD2007-00150 | 7/31/07 | 1 | | | 1 | | 1 |
| BLD2007-00151 | 10/10/07 | 1 | | | 1 | | 1 |
| BLD2007-00199 | 6/30/08 | 1 | | | | 1 | 1 |
| BLD2007-00208 | 6/12/07 | 1 | | 1 | | | 2 |
| BLD2007-00222 | 3/12/08 | 1 | | | 1 | | 1 |
| BLD2007-00234 | 6/25/07 | 1 | | | | 1 | 1 |
| BLD2007-00235 | 6/28/07 | 1 | | | | 1 | 1 |
| BLD2007-00266 | 2/5/08 | 1 | | | | 1 | 1 |
| BLD2007-00294 | 6/18/07 | 1 | | 1 | | | 2 |
| BLD2007-00300 | 8/3/07 | 1 | | 1 | | | 1 |
| BLD2007-00348 | 4/29/09 | 1 | | | | 1 | 1 |
| BLD2007-00386 | 1/25/08 | 1 | | | 1 | | 1 |
| BLD2007-00396 | 6/29/07 | 1 | | | 1 | | 1 |
| BLD2007-00403 | 7/3/08 | 1 | | | | 1 | 1 |
| BLD2007-00419 | 9/4/07 | 1 | | | | 1 | 1 |
| BLD2007-00424 | 9/13/07 | 1 | | | | 1 | 1 |
| BLD2007-00451 | 5/23/08 | 1 | | | | 1 | 1 |
| BLD2007-00452 | 6/3/08 | 1 | | | | 1 | 1 |
| BLD2007-00453 | 5/23/08 | 1 | | | | 1 | 1 |
| BLD2007-00454 | 6/3/08 | 1 | | | | 1 | 1 |
| BLD2007-00455 | 5/28/08 | 1 | | | | 1 | 1 |
| BLD2007-00456 | 5/28/08 | 1 | | | | 1 | 1 |
| BLD2007-00457 | 8/14/08 | 1 | | | | 1 | 1 |
| BLD2007-00458 | 8/15/08 | 1 | | | | 1 | 1 |
| BLD2007-00459 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2007-00460 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2007-00461 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2007-00464 | 10/28/08 | 1 | | | | 1 | 1 |
| BLD2007-00465 | 10/28/08 | 1 | | | | 1 | 1 |
| BLD2007-00466 | 10/6/08 | 1 | | | | 1 | 1 |
| BLD2007-00484 | 2/13/07 | 1 | | 1 | | | 2 |
| BLD2007-00492 | 1/25/08 | 1 | | | | 1 | 1 |
| BLD2007-00517 | 5/31/07 | 1 | | | | 1 | 1 |
| BLD2007-00518 | 6/1/07 | 1 | | | | | 1 |
| BLD2007-00534 | 8/6/08 | 1 | | 1 | | | 2 |
| BLD2007-00612 | 11/26/08 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2007-00618 | 6/18/07 | 1 | | | 1 | | 1 |
| BLD2007-00645 | 7/5/07 | 1 | | | | 1 | 1 |
| BLD2007-00777 | 3/5/08 | 1 | | | | 1 | 1 |
| BLD2007-00778 | 8/7/07 | 1 | | | | 1 | 1 |
| BLD2007-00779 | 6/22/07 | 1 | | | | 1 | 1 |
| BLD2007-00784 | 8/7/08 | 1 | | | 1 | | 1 |
| BLD2007-00791 | 5/9/08 | 1 | | | | 1 | 1 |
| BLD2007-00795 | 6/4/08 | 1 | | | | 1 | 1 |
| BLD2007-00832 | 6/1/07 | 1 | | 1 | | | 2 |
| BLD2007-00843 | 12/12/07 | 1 | | | | 1 | 1 |
| BLD2007-00864 | 6/18/07 | 1 | | 1 | | | 2 |
| BLD2007-00865 | 6/19/07 | 1 | | 1 | | | 2 |
| BLD2007-00871 | 2/6/08 | 1 | | | | 1 | 1 |
| BLD2007-00882 | 8/18/08 | 1 | | | | 1 | 1 |
| BLD2007-00886 | 12/5/07 | 1 | | | 1 | | 1 |
| BLD2007-00917 | 7/25/07 | 1 | | 1 | | | 2 |
| BLD2007-00933 | 5/30/07 | 1 | | 1 | | | 2 |
| BLD2007-00964 | 8/14/07 | 1 | | | 1 | | 1 |
| BLD2007-01069 | 7/6/09 | 1 | | | | 1 | 1 |
| BLD2007-01136 | 12/4/07 | 1 | | | | 1 | 1 |
| BLD2007-01137 | 1/31/08 | 1 | | | 1 | | 1 |
| BLD2007-01138 | 6/2/08 | 1 | | | 1 | | 1 |
| BLD2007-01139 | 8/2/07 | 1 | | | 1 | | 2 |
| BLD2007-01144 | 9/26/08 | 1 | | | | 1 | 1 |
| BLD2007-01231 | 2/12/09 | 1 | | | | 1 | 1 |
| BLD2007-01244 | 8/10/07 | 1 | | | | 1 | 1 |
| BLD2007-01331 | 2/12/09 | 1 | | | | 1 | 1 |
| BLD2007-01336 | 7/16/08 | 1 | | | | 1 | 1 |
| BLD2007-01359 | 3/18/08 | 1 | | | | 1 | 1 |
| BLD2007-01361 | 6/11/08 | 1 | | | | 1 | 1 |
| BLD2007-01362 | 9/14/07 | 1 | | | | 1 | 1 |
| BLD2007-01418 | 3/5/08 | 1 | | 1 | | | 1 |
| BLD2007-01422 | 7/3/08 | 1 | | | | 1 | 1 |
| BLD2007-01442 | 1/16/08 | 1 | | 1 | | | 2 |
| BLD2007-01571 | 9/27/07 | 1 | | | | 1 | 1 |
| BLD2007-01657 | 4/24/08 | 1 | | | | 1 | 1 |
| BLD2007-01658 | 5/15/08 | 1 | | 1 | | | 2 |
| BLD2007-01683 | 3/13/08 | 1 | | | 1 | | 1 |
| BLD2007-01684 | 3/5/08 | 1 | | | 1 | | 1 |
| BLD2007-01685 | 3/5/08 | 1 | | | 1 | | 1 |
| BLD2007-01686 | 3/5/08 | 1 | | | 1 | | 1 |
| BLD2007-01687 | 3/6/08 | 1 | | | 1 | | 1 |
| BLD2007-01688 | 3/6/08 | 1 | | | 1 | | 1 |
| BLD2007-01689 | 3/13/08 | 1 | | | 1 | | 1 |
| BLD2007-01690 | 3/18/08 | 1 | | | 1 | | 1 |
| BLD2007-01691 | 3/18/08 | 1 | | | 1 | | 1 |
| BLD2007-01692 | 3/24/08 | 1 | | | 1 | | 1 |
| BLD2007-01693 | 3/24/08 | 1 | | | 1 | | 1 |
| BLD2007-01694 | 3/24/08 | 1 | | | 1 | | 1 |
| BLD2007-01738 | 9/18/08 | 1 | | | 1 | | 1 |
| BLD2007-01857 | 5/21/09 | 1 | | | | 1 | 1 |
| BLD2007-01924 | 11/20/08 | 1 | | | 1 | | 2 |
| BLD2007-01964 | 3/20/08 | 1 | | | | 1 | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|---|---|----|---|
| | | | VL | L | M | AM | |
| BLD2007-02027 | 4/23/08 | 1 | | | | 1 | 1 |
| BLD2007-02033 | 7/30/07 | 1 | | 1 | | | 2 |
| BLD2007-02034 | 7/30/07 | 1 | | 1 | | | 2 |
| BLD2007-02120 | 11/5/07 | 1 | | | | 1 | 1 |
| BLD2007-02136 | 12/1/07 | 1 | | | 1 | | 1 |
| BLD2007-02167 | 3/6/08 | 1 | | 1 | | | 2 |
| BLD2007-02173 | 9/26/08 | 1 | | | | 1 | 1 |
| BLD2007-02276 | 7/3/08 | 1 | | | | 1 | 1 |
| BLD2007-02309 | 3/20/09 | 1 | | 1 | | | 2 |
| BLD2007-02314 | 1/3/07 | 1 | | | 1 | | 2 |
| BLD2007-02423 | 6/6/08 | 1 | | | | 1 | 1 |
| BLD2007-02524 | 8/4/08 | 1 | | | | 1 | 1 |
| BLD2007-02531 | 10/3/08 | 1 | | | | 1 | 1 |
| BLD2007-02614 | 7/25/08 | 1 | | | 1 | | 1 |
| BLD2007-02615 | 7/25/08 | 1 | | | 1 | | 1 |
| BLD2007-02616 | 7/21/08 | 1 | | | 1 | | 1 |
| BLD2007-02617 | 7/25/08 | 1 | | | 1 | | 1 |
| BLD2007-02618 | 7/21/08 | 1 | | 1 | | | 1 |
| BLD2007-02619 | 9/3/08 | 1 | | | 1 | | 1 |
| BLD2007-02620 | 9/2/08 | 1 | | | 1 | | 1 |
| BLD2007-02621 | 9/9/08 | 1 | | | 1 | | 1 |
| BLD2007-02622 | 9/9/08 | 1 | | | | 1 | 1 |
| BLD2007-02623 | 9/2/08 | 1 | | | | 1 | 1 |
| BLD2007-02722 | 6/23/08 | 1 | | | 1 | | 2 |
| BLD2007-02766 | 8/1/08 | 1 | | | | 1 | 1 |
| BLD2007-02768 | 8/22/08 | 1 | | | 1 | | 2 |
| BLD2007-02822 | 4/14/08 | 1 | | | 1 | | 2 |
| BLD2007-02920 | 1/10/08 | 1 | | 1 | | | 3 |
| BLD2007-02943 | 4/4/08 | 1 | | | | 1 | 1 |
| BLD2007-02969 | 12/28/07 | 1 | | | 1 | | 2 |
| BLD2007-02985 | 7/29/08 | 1 | | 1 | | | 2 |
| BLD2007-03025 | 2/7/08 | 1 | | | 1 | | 2 |
| BLD2007-03027 | 3/30/09 | 1 | | | 1 | | 2 |
| BLD2007-03220 | 5/5/09 | 1 | | | | 1 | 1 |
| BLD2007-03237 | 4/1/08 | 1 | | 1 | | | 1 |
| BLD2007-03258 | 12/17/08 | 1 | | | | 1 | 1 |
| BLD2007-03390 | 12/24/08 | 1 | | | | 1 | 1 |
| BLD2007-03423 | 7/23/08 | 1 | | | | 1 | 1 |
| BLD2007-03472 | 1/27/09 | 1 | | | | 1 | 1 |
| BLD2007-03475 | 2/13/09 | 1 | | | | 1 | 1 |
| BLD2007-03477 | 3/17/08 | 1 | | | 1 | | 1 |
| BLD2007-03499 | 8/20/08 | 1 | | | | 1 | 1 |
| BLD2007-03592 | 6/19/09 | 1 | | | | 1 | 1 |
| BLD2007-03605 | 4/8/08 | 1 | | | 1 | | 1 |
| BLD2007-03705 | 1/12/08 | 1 | | | | | 1 |
| BLD2007-03762 | 4/27/09 | 1 | 1 | | | | 2 |
| BLD2007-03778 | 10/10/08 | 1 | | | | 1 | 1 |
| BLD2007-03780 | 2/26/09 | 1 | | | 1 | | 1 |
| BLD2007-03781 | 9/2/08 | 1 | | | | 1 | 1 |
| BLD2007-03783 | 7/21/08 | 1 | | | 1 | | 1 |
| BLD2007-03795 | 2/13/09 | 1 | | | 1 | | 2 |
| BLD2007-03810 | 9/19/08 | 1 | | | 1 | | 1 |
| BLD2007-03811 | 9/10/08 | 1 | | | 1 | | 1 |

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

| Building Permit # | Date | Total Units | Units by Income Level | | | | Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy |
|----------------------|----------|----------------|-----------------------|----|-----|-----|---|
| | | | VL | L | M | AM | |
| BLD2007-03812 | 9/16/08 | 1 | | | 1 | | 1 |
| BLD2007-03814 | 6/6/08 | 1 | | | 1 | | 1 |
| BLD2007-03815 | 7/2/09 | 1 | | | 1 | | 1 |
| BLD2007-03816 | 6/11/09 | 1 | | | | 1 | 1 |
| BLD2007-03816 | 6/11/09 | 1 | | | 1 | | 1 |
| BLD2997-03817 | 7/2/09 | 1 | | 1 | | | 1 |
| BLD2007-03818 | 12/8/08 | 1 | | | 1 | | 1 |
| BLD2007-03825 | 6/17/09 | 1 | | | | 1 | 1 |
| BLD2008-00010 | 2/9/09 | 1 | | 1 | | | 1 |
| BLD2008-00016 | 10/2/08 | 1 | | | 1 | | 2 |
| BLD2008-00150 | 11/13/08 | 1 | | | | 1 | 1 |
| BLD2008-00363 | 11/25/08 | 1 | | 1 | | | 2 |
| BLD2008-00463 | 3/20/08 | 1 | | 1 | | | 2 |
| BLD2008-00599 | 8/5/08 | 1 | | 1 | | | 2 |
| BLD2008-00658 | 8/15/08 | 1 | | | | 1 | 1 |
| BLD2008-00659 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2008-00660 | 8/15/08 | 1 | | | | 1 | 1 |
| BLD2008-00661 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2008-00662 | 8/19/08 | 1 | | | | 1 | 1 |
| BLD2008-00663 | 10/6/08 | 1 | | | | 1 | 1 |
| BLD2008-00664 | 10/6/08 | 1 | | | | 1 | 1 |
| BLD2008-00665 | 10/28/08 | 1 | | | | 1 | 1 |
| BLD2008-00666 | 10/28/08 | 1 | | | | 1 | 1 |
| BLD2008-00672 | 10/6/08 | 1 | | | | 1 | 1 |
| BLD2008-00744 | 6/13/08 | 1 | | 1 | | | 2 |
| BLD2008-00944 | 4/10/09 | 1 | | 1 | | | 2 |
| BLD2008-00945 | 4/10/09 | 1 | | 1 | | | 1 |
| BLD2008-00958 | 5/29/08 | 1 | | 1 | | | 2 |
| BLD2008-01217 | 7/8/09 | 1 | | | 1 | | 2 |
| BLD2008-01218 | 11/5/08 | 1 | | | 1 | | 1 |
| BLD2008-01309 | 11/5/08 | 1 | | | 1 | | 1 |
| BLD2008-01312 | 8/18/08 | 1 | | 1 | | | 2 |
| BLD2008-01357 | 3/13/09 | 1 | | 1 | | | 1 |
| BLD2008-01415 | 12/11/08 | 1 | | | 1 | | 1 |
| BLD2008-01431 | 11/6/08 | 1 | | 1 | | | 2 |
| BLD2008-01495 | 7/8/09 | 1 | | | | 1 | 1 |
| BLD2008-02168 | 4/3/09 | 1 | | | 1 | | 1 |
| BLD2008-02465 | 1/30/09 | 1 | | | 1 | | 1 |
| BLD2008-02622 | 3/30/09 | 1 | | 1 | | | 2 |
| BLD2008-02642 | 3/23/09 | 1 | | | 1 | | 1 |
| BLD2008-02645 | 12/11/08 | 1 | | 1 | | | 2 |
| BLD2008-02654 | 4/3/09 | 1 | | 1 | | | 2 |
| BLD2009-00178 | 2/10/09 | 1 | 1 | | | | 2 |
| BLD1999-01082 | 2/26/09 | 1 | | | | 1 | 1 |
| TOTAL | | | 7 | 73 | 125 | 307 | |

Appendix 3

PROGRESS TOWARDS MEETING 2003 HOUSING ELEMENT GOALS AND OBJECTIVES

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|--|---|--|
| Program 1-1: First-time Homebuyer Program through the County Redevelopment Agency and HOME Consortium Timing: 2001-2009 Responsibility: Redevelopment Agency, HOME Program, Planning Department | Assist in the funding of 25 VLI, LI and MI Households | The County has facilitated a total of 58 first-time homebuyer loans for targeted income households since 2001. | Successful ongoing program has exceeded expectations. | The County will continue to participate in this program through all funding sources available. |
| Program 1-2: In partnership with HUD and local non-profit, establish a Community Development Corp. to finance residential and business loans. Timing: 2000-2005 Responsibility: Co. CEO, Planning Dept., Redevelopment Agency, Private Investors and Local Banks | Finance 10 VLI and LI units | This specific program was not implemented. However, the City of Modesto, multiple other organizations and Stanislaus County obtained a U.S. Department of Justice Weed and Seed Designation for an area named Paradise South. Through this designation, grant funding is available for a period of five years to take a wholesale approach to improving a targeted neighborhood. | The Weed and Seed program has been an effective collaborative approach to improving a targeted area in Stanislaus County. | The County will continue to be an active participant in this program through its duration. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|--|---|---|
| Program 1-3: Continue interagency coordination and support to reach common housing goals. Timing: Ongoing Responsibility: Planning Department, Housing Authority, Public Facilities Fee Committee, Housing and Support Services Collaborative | NA | The County offers deferred public facility fees for very-low and low-income housing. | Successful ongoing effort. The County has a wide variety of partnerships with various agencies to meet the housing needs of County residents. | The County will continue existing partnerships and seek new ones |
| Program 1-4: Participate with agencies that provide first-time homebuyer training. Timing: 2001-2009 Responsibility: Planning Department, Redevelopment Agency, Stanislaus County Affordable Housing Corporation | NA | The County is or has worked with Self-Help Enterprises, By Design Financial, Community Housing and Shelter Services, the City of Turlock and the City of Modesto, who all provide first-time homebuyer training. | This program has been successful, with the goal of educating targeted income households prior to purchasing a home to gain a better understanding of the home buying process, and consequently determine whether they have the financial means to purchase and maintain a home. | The County will continue to insure that first-time homebuyers participating in County programs have counseling through qualified agencies that provide first-time homebuyer training. |
| Program 1-5: Continue to participate in a local housing services collaborative to coordinate local housing efforts. | NA | The County is involved with multiple collaborations such as Habitat for Humanity, the Housing Authority, United Way, and No Homeowner Left Behind to coordinate housing efforts. | The County continues to successfully develop collaboratives related to a variety of housing services to maximize options available to residents. | The County will continue to expand its collaborations in order to maximize housing efforts. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|---|---|--|
| Program 1-6: Implementation of the Density Bonus Ordinance Timing: 2001-2009 Responsibility: Planning Department | 50 LI and MI units | No additional units have been created since 2001 utilizing this program. | Although this program has been promoted with developers, none have utilized it. | The County will continue to promote the State Density Bonus Law. |
| Program 1-7: Establish a Housing Trust Fund to provide for targeted income housing. Timing: 2001-2008 Responsibility: Planning Department, Stanislaus County Housing Authority, Building Industry Association of Central California | 100 VL,L and MI units | There have been preliminary discussions regarding this program, but nothing has been established to date. | Further discussions regarding this program have experienced delays due to focus on several other new programs that are addressing the foreclosure crisis in Stanislaus County. | The County will keep this program for potential utilization during the new Housing Element cycle. |
| Program 1-8: County and interested cities will prepare a ballot measure for yearly allocation of low-income housing units (Article 34) Timing: 2005 Responsibility: Planning Department, Stanislaus County Housing Authority, Cities | 50 VLI and LI units | No ballot measure has been prepared and/or adopted to date. | There has not been an expressed interest from County jurisdictions themselves to develop, construct or acquire low-income housing at this time, but prefer to assist the private market in these endeavors. | The County and participating cities will prepare a ballot measure upon a demonstrated need/desire. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|--|---|--|
| Program 1-9: Continue to enforce federal and State laws to provide minimum health and safety standards in housing and other structures. Timing: Ongoing Responsibility: Public Works department, Development Services Division, Department of Environmental Resources, | NA | The County continues to enforce all minimum health and safety standards for each permit review. | All regulations have been consistently enforced. | County will continue to enforce all laws pertaining to health and safety standards in structures |
| Program 1-10: Continue to encourage building and design standards that conserve energy and utilize alternative energy sources. Timing: Ongoing Responsibility: Public Works Dept., PG&E, Modesto Irrigation District, Turlock Irrigation District | NA | The County continues to encourage energy conservation and alternative energy sources, and is incorporating more features in home rehabilitations to increase affordability while at the same time conserve resources. | The County is currently expanding into new programs to incorporate energy efficiency into assisted housing units. | The County will not only continue to encourage energy conservation, but will increase its efforts to seek ways to incorporate energy conservation methods in housing projects throughout the County. |
| Program 1-11: Continue to cooperate with the Housing Authority's administration of the Mortgage Credit Certificate Program. Timing: 2001-2009 Responsibility: Board of Supervisors, Planning Department, Housing Authority | 105 VLI and LI households | This program is no longer administered by the Housing Authority, since it was not viable during the housing peak. Stanislaus County has assigned their fair share allocation to CRHMFA Homebuyers Fund (CHF) for the inclusion in their Single Family Bond Pool. | The County has the opportunity to annually review the market conditions to determine whether it is advantageous or feasible to administer this program within the County again. | The County will continue to monitor the market to determine whether this program should be reinstated within Stanislaus County. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|--|---|---|--|
| Program 1-12: Continue to support second loan programs offered by the California Rural Home Mortgage Finance Authority, such as California Gold and Access Timing: 2001-2009 Responsibility: Local Banks and Mortgage Companies | 105 VLI and LI households | The California Rural Home Mortgage Finance Authority continues to offer a variety of loan and grant programs to low and very low income households, including those in Stanislaus County. | CRHMFA's programs offer housing assistance options to very low and low income households in rural areas. | The County will continue to support programs offered through the California Rural Home Mortgage Finance Authority. |
| Program 1-13: Establish program between Turlock and the County to construct senior housing with affordable rents. Timing: 2001-06 Responsibility: HOME Program, Planning Department | 50 VLI and LI Senior Households | No senior units have been produced to date in Turlock through the HOME program. However, the County HOME consortia is redesigning the funding allocation methodology to make affordable housing, with a target population of seniors, more attainable for the consortia members. Patterson is anticipating a second phase of a sr. project in the next 5 years. | Redesigning the funding allocation and having a longer term view of targeting senior housing throughout the HOME program consortia partners is a new approach that has the potential produce better results than in the past. | The County, as a member of the HOME consortium, will support the countywide efforts to make affordable housing, including senior housing, easier to attain through improved funding allocations. |
| Program 1-14: County will explore feasibility of an inclusionary housing program. Timing: 2004-2005 Responsibility: Planning Department | 10% of development project greater than 10 units | The County has had preliminary discussions regarding inclusionary housing. | The County has focused on second units, mobile homes, and rehab./resale for affordable housing to date, but there may be some opportunities for inclusionary housing in larger projects. | The County will continue to explore the feasibility of an inclusionary housing program. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|--|---|--|
| Program 2-1: Seek available funding for special needs housing. Timing: 2001-2009 Responsibility: Planning Department, Stanislaus County Housing Authority | 200 VLI and LI units | The Housing Authority has rehabilitated a total of 274 farmworker units. | The Housing Authority has been successful in securing Serna, USDA and other funds for the rehabilitation of farmworker housing throughout the County. | The County will continue to work with and support the Housing Authority in seeking funding for special needs groups. |
| Program 2-2: Continue to review plans for compliance with accessibility for disabled and handicapped. Timing: Ongoing Responsibility: Public Works Department, Disability Resource Agency for Independent Living | NA | The County routinely reviews all plans for compliance with accessibility for disabled and handicapped. | This program has been built into the plan review process. | The County will continue to review plans for compliance with accessibility for disabled and handicapped. |
| Program 2-3: Work with Project Sentinel to respond to housing complaints. Timing: Ongoing Responsibility: Project Sentinel | 105 dispute cases, distribute 3,500 Fair Housing brochures, and field 700 telephone calls | For 2006 and 2007 alone, Project Sentinel provided information and referral services to 457 individuals, fair housing investigation services to 48 documented complaints, and consultation/education to 166 landlord/tenant dispute cases. | The County has had a very successful partnership with Project Sentinel | The County will continue to work with Project Sentinel to respond to housing complaints |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|--|--|--|
| Program 2-4: Continue to enforce federal and state laws prohibiting housing discrimination Timing: Ongoing Responsibility: Planning Department, Stanislaus County Housing Authority | NA | Project Sentinel investigates housing discrimination complaints for the County. | The County has had a successful partnership with Project Sentinel. | The County will continue to work with Project Sentinel to enforce housing discrimination laws. |
| Program 2-5: Continue to provide housing information and referral to targeted income persons and special needs groups Timing: Ongoing Responsibility: Department of Social Services, Stanislaus County Housing Authority, Central Valley Information and Referral (United Way), Planning Department, Veteran's affairs/Area Agency on Aging | NA | The County continues to provide housing information and referrals to targeted income persons and special needs groups. | Efforts to provide information have increased over the timeframe of the Housing Element with upgrades to the County's website and housing resources, along with the national 2-1-1 referral system, and Community Resource Handbook produced by the City of Turlock. | The County will continue to provide housing information and referrals to targeted income persons and special needs groups. |
| Program 2-6: Continue to allow farmworker housing in agricultural zones. Timing: 2001-2009 Responsibility: Planning Department | 150 permits for VLI units | A total of 83 permits were issued for farmworker housing units in agricultural zones from 2001-2009 | Although the projected goal was not met, this program continues to serve the housing needs of farmworkers throughout the County. | The County will continue to allow farmworker housing in agricultural zones. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|--|--|--|
| Program 2-7: Continue to assist Housing Authority in administering housing programs for farm worker housing. Timing: 2001-2009 Responsibility: Planning Department, Redevelopment Agency, Stanislaus county Housing Authority | Rehabilitate or construct 75 VLI units | The Housing Authority has rehabilitated a total of 274 farmworker units throughout the County over the timeframe of the previous Housing Element. | The County continues to have a successful partnership with the Housing Authority. Farmworker housing units were rehabilitated throughout the County. | The County will continue its this program |
| Program 2-8: Continue to allow construction of second units in single-family residential areas. Timing: 2001-2009 Responsibility: Planning Department | 50 VLI units | From the period of Jan. 2007-July 2009 alone, a total of 42 permits for second units have been documented. | The numbers of second units are increasing over time as infrastructure improvements are made in unincorporated communities throughout Stanislaus County. | The County will continue to support the construction of second units in single family residential areas. |
| Program 2-9: Continue to provide vouchers for temporary shelter for TANF recipients, as well as referrals to services for the homeless. Timing: 2001-2009 Responsibility: Planning Department | 195 vouchers; 700 VLI persons | Stanislaus County contracts with CHSS to provide these services. A minimum of \$20,000 per year is typically allocated. In FY 2009-10, \$65,812 was allocated, and the program projects that 1080 individuals in 360 household will receive housing counseling, up to 135 individuals in 45 households will receive assistance with move-in rent or rent to avoid eviction | Support for homeless services is particularly important during the current economic downturn. | The County will continue to support the temporary shelter vouchers, and referrals to homeless services. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|--|---|--|
| Program 2-10: Identify sites in partnership with Modesto and Turlock suitable for homeless shelters and transitional housing. Timing: 2001-2009 Responsibility: Stanislaus County, Cities of Modesto and Turlock, Housing and Support Services Collaborative | 50 VLI adults | Discussions with Turlock are ongoing, although no specific sites have been identified. | The County remains open to discussions with Turlock. | This Housing Element contains a program to specifically identify zones where emergency shelters and traditional housing may be located. |
| Program 2-11: Participate in rehab. of a facility for women and children. Timing: 2002-2004 Responsibility: Planning Department | 50 VLI women and children | Through the CDBG Emergency Shelter Program, the County assisted Inter-Faith Ministries in the rehabilitation of the Redwood Family Center, a transitional shelter for women with children. A total of 300 women and children were served in 2007-08 alone. | The CDBG ESG Program successfully assisted in providing a suitable living environment for the residents of the Redwood Family Center. | The County CDBG Emergency Shelter Grant program will continue to be utilized to assist individuals and families with transitional housing needs. |
| Program 3-1: Participate in housing rehabilitation program. Timing: 2001-2009 Responsibility: Redevelopment Agency, Planning Department | 60 VLI, LI and MI households | 51 rehabs for targeted income households occurred since 2001. | This program has been successful and the County has been building stronger ties with non profits and the Housing Authority, and has increased funding sources to grow the capacity of this program. | The County will continue to expand this program, which is one of its core programs to assist targeted income households in unincorporated areas. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|--|---|---|
| Program 3-2: Continue minor home repair program for targeted-income households. Timing: 2001-2009 Responsibility: Planning and Community Development | 40 VLI and LI households | 44 minor repairs for targeted income households were completed | This program has been successful and the County has been building stronger ties with non profits and the Housing Authority, and has increased funding sources to grow the capacity of this program. | The County will continue to expand this program, which is one of its core programs to assist targeted income households in unincorporated areas. |
| Program 3-3: Construct or rehab. municipal utility services in lower income unincorporated areas. Timing: 2001-2009 Responsibility: Redevelopment Agency, Public Works | 5,325 VLI, LI and MI households | A minimum of 3,223 targeted income households benefitted from new or improved municipal utility services. | Although the projected target number was not reached, the County has been and continues to be successful in addressing deficiencies with available resources. | The County and Redevelopment Agency will continue to address municipal utility service deficiencies in targeted income unincorporated areas. One is nearly complete in Keyes, and others in Empire and the Airport Neighborhood are underway. |
| Program 3-4: County and City of Modesto to partner with a community organization to prepare and implement a Neighborhood Revitalization Strategy in a VL and LI neighborhood. Timing: 2001-2009 Responsibility: Stanislaus County, City of Modesto | 376 VLI, LI and MI households | The County and City of Modesto participated in the designation of the Paradise-South Weed and Seed area in West Modesto in 2006, which is now targeting crime, gang activity, blight, and providing social services and neighborhood revitalization. | The Weed and Seed area is a successful collaboration of a broad base of community agencies and organizations all focused on the revitalization of the Paradise-South neighborhood. | Stanislaus County will continue its involvement in Weed and Seed area efforts. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|---|---|--|
| Program 4-1: Annually review General Plan, community plans, and zoning designations to ensure that land is available to meet local housing goals. Timing: Annual Responsibility: Planning Department, General Plan Update Committee | NA | During the timeframe of the 2003 Housing Element, the Salida Community Plan was amended to accommodate up to 5,000 additional housing units which will help meet projected housing goals. | The size of the Salida Community Plan Amendment will go a long way towards meeting the housing goals of unincorporated Stanislaus County. | The County will continue to annually review adopted land use documents to ensure that land is available to meet local housing goals. |
| Program 4-2: Maintain residential land inventory in unincorporated areas to begin computer database. Timing: Ongoing Responsibility: Planning Department, Public Works GIS Division | NA | A database was begun with the preparation of the current Housing Element, and is being further refined / improved with this update. | Improvements in technology have enabled the County to expand the content of its land inventory database. | The County will continue to expand and improve its computer land inventory database. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|--|---|--|---|
| Program 4-3: Establish Community Services Districts or County Service Areas for the provision of services such as landscape maintenance, parks, and sewer and water service. Timing: Ongoing Responsibility: Department of Environmental Resources, Planning Department, Public Works Department, LAFCO | NA | Since 2001, County Service Areas #17-#26 were formed to provide for storm drainage, park maintenance, and landscape maintenance in unincorporated County areas. | The County has successfully utilized CSAs over the timeframe of the 2003 Housing Element for a variety of ongoing maintenance and service needs. | The County will continue to actively utilize CSAs to provide for the provision of services. |
| Program 4-4: Partner with agencies such as Habitat for Humanity and the Housing Authority to construct housing for targeted income households. Timing: 2002-2009 Responsibility: Planning Department, Board of Supervisors | Purchase 20 residential lots to construct housing for VLI and LI households. | The County Redevelopment Agency partnered with Habitat for Humanity to purchase 8 lots to construct housing for targeted income households from 2007-09. | Although targeted goals were not reached, the acquisition process was established, and the program is up and running. The County and the Housing Authority are now working together to purchase bank-owned foreclosed homes to sell to targeted income households. | Now that partnerships and processes have been established, the County will continue the program to purchase residential properties to sell to targeted income households. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|--|---|---|--|
| Program 4-5: Establish minimum residential densities. Timing: 2004 Responsibility: Planning Department | To realize the residential development of parcels to their designated densities | Discussions have taken place, but adoption of minimum residential densities has not occurred to date. | Progress towards adoption needs to move forward. | The establishment of minimum residential densities will continue to be a goal in the new Housing Element. |
| Program 4-6: Establish standards and identify properties for mixed-use for commercial and residential uses. Timing: 2004-2009 Responsibility: Planning Department, Redevelopment Agency | To realize different means to achieve additional, affordable housing opportunities | The Zoning Ordinance now allows apts. and duplexes in the C-1 zone; mobile homes, single family and one apt. accessory to a commercial use in the C-2 zone, and apartments, duplexes and mobile home parks with a Conditional Use Permit in the H-1 zone. . | Although mixed use is now allowed in three zones, specific property identification could promote this type of development. | The County will continue to promote mixed- use for commercial and residential, refine or expand standards as appropriate, and identify specific properties for this purpose. |
| Program 4-7: Acquire and consolidate lots to assist in development of multi-family housing. Timing: Begin in 2004-2005 Responsibility: Planning Department, Redevelopment Agency, HOME Program | 12 affordable multi-family units | The County Redevelopment Agency is assisting an affordable housing developer with pre-development costs for the construction of 150 targeted income multiple housing units on three parcels to be consolidated, which are located in the County, as well as the City of Modesto Redevelopment area. | The partnership with the City of Modesto and an affordable housing developer have made it possible to far exceed the targeted number of assisted units. | The County will continue to seek to assist in the development of multi-family housing. |


| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|--|--|---|
| Program 5-1: Review existing regulations annually to identify barriers to affordable housing. Timing: Annually Responsibility: Planning Department, Chief Executive Office | NA | The County continues to review existing regulations to identify barriers to affordable housing. | To strengthen this program, it will be recommended to also review any proposed new regulations to identify potential barriers and make recommended changes | The County will continue to annually review existing as well as new regulations to identify barriers to affordable housing. |
| Program 5-2: Facilitate annual conference for the public to discuss local housing issues and suggest removal of barriers to affordable housing. Timing: Annually Responsibility: Planning Department, Board of Supervisors, Redevelopment Agency | NA | Opportunities for the public to discuss local housing issues are provided at the County's annual retreats, which are described in Program 5-3 below. | The annual retreats have been a successful means to distribute housing information and receive input from the community. | Delete and combine with Program 5-3 |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|---|---|--|
| Program 5-3: Facilitate an annual retreat for community groups and members to disseminate information relative to County services, and network with other groups. Timing: Annually Responsibility: Chief Executive Office, Municipal Advisory Councils, Community Services District | NA | Stanislaus County has held seven annual community retreats where members of the general public, community leaders and groups can come and learn about County resources, network, and ask questions regarding all County functions, including housing issues. | The Planning Department has played a part at all of the community retreats, and has made presentations as well as distributed information regarding housing programs. | The County plans to continue the annual community retreats. |
| Program 5-4: Annually review public facility fees to ensure they are consistent with the cost of providing services and do not contribute unnecessarily to increasing housing costs. Timing: Annually Responsibility: Chief Executive Office, Board of Supervisors, Public Facilities Fees Committee | Defer fees for 210 VLI and LI units | The Public Facility Fee Committee continues to review fees for consistency with cost of services and housing costs. Fees have been deferred for a 150-unit affordable project in Modesto, a 65-unit affordable housing project in Newman, a 20-unit single-family project in Modesto, and several individual homes constructed by Habitat for Humanity. | The Public Facility Fee program exceeded its targeted projections for fee deferrals. | The Public Facility Fee Committee will continue to offer public facility fee deferrals to affordable housing developers. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|---|---|---|--|---|
| Program 5-5: Continue to encourage the use of Planned Development (P-D) zones in lieu of standard residential zoning to allow flexibility in density and design Timing: Ongoing Responsibility: Planning Department | NA | Planned Development zones are regularly encouraged, especially for larger or unique developments, in order to promote compatible uses and optimize good design, which may not normally be afforded in standard zoning designations. | The Planned Development process has been successful in promoting innovative and efficient residential design. | The County will continue to encourage the use of Planned Development zones. |
| Program 5-6: Continue the efficiencies of "one-stop permit review" Timing: Ongoing Responsibility: Planning Department, Public Works Department | NA | The County regularly evaluates the one-stop permit review process to increase efficiencies, and has particularly made improvements in inter-agency coordination and process streamlining. | Due to ongoing evaluation, this program has improved over time and provided improved customer service. All customers are invited to complete customer service surveys. | Continue to evaluate and improve the efficiencies of the one-stop permit review process. |
| Program 5-8: Continue to allow duplexes on corner lots in single-family residential zones. Timing: 2001-2009 Responsibility: Planning Department | 10 duplex units for VLI and LI households | One duplex was constructed on a corner lot. | Although 29 duplexes were built from 2001-2009, only one was on a corner lot, due to owner preference. The County has no constraints that would prevent duplexes on corner lots in the future. | Zoning codes will continue to allow duplexes on corner lots in single-family residential zones. |

| Policy/Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/ Delete |
|--|---|---|---|---|
| Program 5-9: Continue to allow mobile homes or manufactured housing on lots zoned for single family residences Timing: 2001-2009 Responsibility: Planning Department | 25 VLI and LI units | A total of 10 low and very-low income units were constructed during the time period of Jan. 2007 to July 2009. | This program has proven to be successful in providing a source for low and very-low income housing throughout the County. | The County will continue to allow mobile homes and manufactured homes on lots zoned for single family residences. |
| Program 5-10: Develop program to provide reasonable accommodations to persons with disabilities Timing: 2004/2005 Responsibility: Planning Department | NA | Section 16.05.050 of the Stanislaus County Code was amended to create a formal process to hear reasonable accommodation requests. | NA | Delete |

- A. **GENERAL PLAN AMENDMENT APPLICATION NO. 2009-04 - HOUSING ELEMENT UPDATE** - Consider a recommendation to the Board of Supervisors for adoption of an update of the Housing Element of the Stanislaus County General Plan. The update consists of revisions needed for State of California Department of Housing and Community Development (HCD) certification. No specific housing projects are approved as a part of the Housing Element adoption. This project is exempt from CEQA.
APN: Countywide
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Gammon, 9-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS.**

| |
|---|
| <p style="text-align: center;">EXCERPT</p> <p style="text-align: center;">PLANNING COMMISSION</p> <p style="text-align: center;">MINUTES</p> <p style="text-align: center;"></p> <p>Secretary, Planning Commission</p> <p style="text-align: center;"><u>8-20-2012</u></p> <p>Date</p> |
|---|

8-28-12 Pub Hearing
9:05 am

August 26, 2012

BOARD OF SUPERVISORS

STANISLAUS COUNTY BOARD OF SUPERVISORS

ATTN: Chairman William O'Brien, Vice-Chairman Vito Chiesa, Mr. Terry Withrow,

Mr. Dick Monteith, Mr. Jim DeMartini

1010 10th Street, Suite 6500

Modesto, CA 95354

2012 AUG 27 A 1:44

RE: Public Hearing to Consider Planning Commission's Recommendation for
Approval of General Plan Amendment Application No. 2009-04, Revised Housing
Element Update

Dear Chairman O'Brien and other Stanislaus County Board of Supervisors,

In reading the entire content of the "General Plan Amendment, Application No. 2009-04 – "REVISED Draft Housing Element Update 2009-2014" it states that its primary objectives are to "assess the housing needs of existing and future residents" of Stanislaus County, and to comply with State law. The report's major housing emphasis is geared toward helping low-moderate income persons of "the elderly, handicapped families with female-headed households, large families, farm workers, homeless, and other residents with special needs" (pg. VII-6).

The County's financial assistance to many persons and families at this time is undoubtedly critical and important, especially in light of many residents cannot support themselves and continue to need housing financial assistance from either disabilities, or lack of sufficient income from periods of short-long unemployment and underemployment situations.

It is a noble and "moral" act for Stanislaus County to help its residents on a temporary basis and when in need, however, *it is more of a priority and responsibility of Stanislaus County to make smart decisions, implement programs, and build infrastructures that will build this city into a thriving economic community where its residents have adequate jobs that "enable" them to provide for themselves!*

Strong job creation in Modesto and surrounding cities will alleviate the County from accumulating large debt in the future from providing long term subsidies to residents.

The County's actions of providing housing and financial benefits to residents should in most cases, be fluid and temporary, with immediate future goals of creating community and county conditions in which its residents can support themselves.

In reviewing the entire HOUSING ELEMENT UPDATE REPORT, it is found that **serious and inaccurate reporting exists within this extensive 2012 "UPDATE" report- due to the fact that the data collected is extremely old from 1990 and 2000 – which is 12 to 22 years old!**

To: Board of Supervisors, August 26, 2012, Minighini, Pg.2
RE: Public Hearing to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. 2009-04, Revised Housing Element Update.

BEFORE THE COUNTY CONSIDERS adoption of such a revised draft report (Application #2009-04), the County has a duty and higher standard of public service to revise this "Revised Draft 2009-2014 Housing Element" Report by collecting more recent updated information to support its housing findings.

(More recent data that should have been included would be: 2010 U.S. Census population and household demographics information which has been available for 1 ½ years, more current employment data (due to the 2008 Recession that began and is still in full swing today in Stanislaus County), and more responses from the County's 51 housing related service providers and 9 (incorporated city) Managers as to the need for more housing?)

"Survey" (history) information as described on pg I-3 of this updated report does not correctly state the truth about the very poor response received from the County's outreach survey efforts as reported in the April 20th, 2010 Housing Element Adopted Plan in which its states only ONE out of the County's 51 housing related service providers and 9 City Managers and Community groups responded! (with needs of more multi-unit high density housing). (Element 4-4, 4-5, and 4-7 address this concern.) (pg.11)

Many of the report's "Tables" from which data is extrapolated and serves the basis for this report's findings, (which include but are not limited to, the correct determination of the number of low-moderate income high density housing needed for the County, the number of actual existing built properties that can help to satisfy needed housing, the number of future needed properties to be built, reasoning for zoning changes and flexibility of the County with the abolishment of previous protections of governmental constraints for building, and developer high density building incentives), **contain very outdated information, such as:**

1. **"Population Growth Trends"** (Table II-1 and II-2) current statistics, "County Unincorporated Population By Age" (Table II-3) are outdated and are not factual current representations of County statistics of residents for this UPDATED 2012 report. Important possible "population exodus" impacts from the 2008-2012 (to date) RECESSION with people moving to other cities and counties to find jobs, cannot be reflected in this 1990 and 2000 data that was used.

2. **"Major Manufacturing" and "Major Non-Manufacturing Employer"** data (Table II-4 and II-5) are being shown as of 2008. This data is 4 ½ years old (for 2012 reporting.) Many employers have laid off workers in this 4 ½ subsequent period.

3. **"Employment by Industry"** (Table II-6) featuring 2000 data is outdated.

To: Board of Supervisors, August 26, 2012, Minighini, Pg.3

RE: Public Hearing to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. 2009-04, Revised Housing Element Update

4. **"County Wages and Employment in 2006"** (Table II-7) is outdated by 6 years.

5. **"Household Growth Trends"** (Table II-8) is outdated by 12 years by using only data from 1990-2000.

6. **"Households by Tenure"** of renters and owners is outdated by 12 years by using only data from 1990-2000.

7. **"Overcrowded Households"** (Table II-11) is outdated by 12 years, citing the data source as the 2000 U.S. Census of Population and Housing.

8. **"Vacancy Rates Stanislaus County Unincorporated Areas"** showing 2000 and 2008 (Table II-12) may not be correct and reflect the large number of foreclosed homes (and re-buys) which have occurred in a 4 year period after this date (2009-2012).

9. **"Median Home Values"** (Table II-13) does not correctly reflect 2012 property values. (The report last shows 2008 values as \$185,000.) 2008 data may be correct for this year, however, the report should show more recent values for single family homes with approximately \$140,000, or lower.

10. **"Housing Conditions Survey"** of 21 communities and neighborhoods was done in July 2002 (pg.II-10) which would be 10 years old and would not reflect the number of actual housing conditions of properties today as many could be in better shape from repairs completed, and the number of actual properties that are available could be more or less in today's times.

11. **"Housing Units-Unincorporated Stanislaus County – 2003"** (Table II-15) is too old. The Housing Conditions Summary of "A total of 11,000 housing units (68.4% are in sound condition, with no repairs needed, while 3,593 units (22.3%) need minor repairs." Does not reflect current housing conditions of which this 2012 report should be based on, and of which this reports cites new County building goals, policies, assistance, funding, and development plans for today and into the future.

12. **"Need of Rehabilitation Ranking Based on Percentage of Units"** (Table II-17) may therefore not be correct.

13. **"Tenure By Age of Householder"** Stanislaus County, 2000, (Table III-4) of owner occupied and renters cannot be current factual information to base this report on.

14. **"Large Families"** data is not currently factual and may leave out many families in need or actually be lesser figures since the data was based on 2000 U.S. Census information. This UPDATED report should have reflected 2010 U.S. Census information.

15. **"Female Heads of Household"** figures (Table III-5) is outdated with 2000 Census information.

16. **"Farm Labor and Migrant Housing"** data (Table III-7) does not reflect a data when it was obtained.

17. **Homeless Population:** The 2010 report states "it is difficult to quantify how many of the total homeless are in each of the nine incorporated cities and unincorporated

To: Board of Supervisors, August 26, 2012, Minighini, Pg.4
RE: Public Hearing to Consider Planning Commission's Recommendation for Approval
of General Plan Amendment Application No. 2009-04, Revised Housing Element Update

County.” (pg.39) The UPDATE report states 2009 information shows there are about 1800 homeless persons with children.

ANNEXATION OF SALIDA

The large dependency of building 5,000 new multi-unit high-density properties is targeted to be in Salida, however, this event taking place is not a guaranteed future event. Many Salidians are against Modesto annexing Salida by force. (See Modesto Bee August 26, 2012 article, “Salidians ponder annexation”).

OTHER CONCERNS WITH COUNTY ACTIONS

1. Stanislaus County should NOT be allowed to operate as a residential housing broker, buyer, or seller in connection with providing housing benefits. “The market” should govern whether a person or family becomes a “homeowner.” There are many financial responsibilities of homeownership that not everyone can sustain.

County authority and actions should NOT include being allowed to use county, state, or federal “funds” to buy up foreclosed (or other) residential properties with resale to certain residents. In doing so, entire groups of persons are disadvantaged by not being chosen by the seller as “the lucky buyer.” Other persons who may not be in the low-moderate income groups cannot compete with the County’s “financial strength” (downpayment or cash buy) or “influence” towards the transaction.

The 2010 Housing Element states that “The County is already utilizing Neighborhood Stabilization Program funds to purchase foreclosed homes for resale to targeted income households.” (pg.44)

2. Not everyone can (or should) become a homeowner because of the known “costs” associated with homeownership. Some people are better financially served with renting a residence with lower housing costs. “Housing assistance” should be given to residents, to assist in paying for a portion (or all) of their rental cost, while they are in financial need.

As a previous senior underwriting mortgage manager of a Bay Area lender with having \$1.5 million dollar signing approval (per loan) authority, and from majoring in economics and my continued interests, I know many foreclosures were complicated by and occurred

To: Board of Supervisors, August 26, 2012, Minighini, Pg.5

RE: Public Hearing to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. 2009-04, Revised Housing Element Update

from people not having the financial strength or emergency funds to weather a financial difficulty of losing a job. Many people still today spend on luxuries, with struggling with the rising costs of food and gas. For most of my previous (personal) younger adult life, I had been in the lower-moderate income segment, and I understand these details intricately as a single mother for many years.

3.Housing Development funds should only be used to assist homeowners and renters in paying for needed repairs, needed energy improvements and conservation in helping to reduce usage, (appliances, windows, heating, air-conditioning) and a resident's well- being/life needs to survive in our region's (with somewhat extreme) climate levels.

**JOB CREATION IS THE FIRST SUSTAINABLE STRATEGY PRIORITY TO HELP
RESIDENTS SUPPORT THEMSELVES, AND A SEGWAY TO FUTURE
SUSTAINABLE RESIDENTIAL BUILDING**

Creating an abundance or sufficient number of good paying new job opportunities should be the number 1 priority for Stanislaus County.

When people have adequate jobs - a lot of poverty vanishes, people's desperation and mental states improve, families begin to experience hope and happiness, children do better in school, crime goes down, communities thrive with *sustainable* improvements both commercially and residentially, people can pay rents and mortgages for the long term, households spend money with local businesses, and the financial burden on local government agencies to provide financial assistance to residents decreases - which helps cities achieve balanced budgets and bring in more revenue. City revenues should not be based on continual grants (which are paid by taxing the residents of the State.)

Please do not take Modesto in the wrong direction by making bad decisions to slowly turn Modesto into nothing more than a subsidized city. If you do this, Modesto will become a magnet and hub for the worst of conditions, and what you see now will continue to get worse.

Please choose to raise everyone up economically *by creating job opportunities, not subsidization*, so that beautiful Modesto and other parts of our County grow into strong vibrant areas to live in.

To: Board of Supervisors, August 26, 2012, Minighini, Pg.6
RE: Public Hearing to Consider Planning Commission's Recommendation for Approval
of General Plan Amendment Application No. 2009-04, Revised Housing Element Update

CONCLUSION

The "Revised Draft 2009-2014 Housing Element" General Plan Amendment, Application No.2009-04 should not be relied upon with its current content - as its data is seriously outdated for such important housing needs being projected to the State of California.

A further study should be demanded by the Board of Supervisors for the County agencies to provide more current population, employment, and special population housing needs data, with updating all of the report's Tables of information and receiving a proper amount of responses from each of its 51 housing related agencies and 9 incorporated offices of each Mayor, before any decision of adoption of such a report is made, or sent to the State of California.

Thank you for mandating that the Planning Commission, and other agencies, provide you with updated critical, factual information, so that you can make a decision on a housing plan for Stanislaus County that is quantatively correct.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Minighini".

D. Minighini
Concerned Modesto Citizen
521 Sherry Court, Modesto, CA 95356

8/28/12 Pub Hearing 9:05 a.m.

BOARD OF SUPERVISORS

2012 AUG 27 A 1 05

August 27, 2012

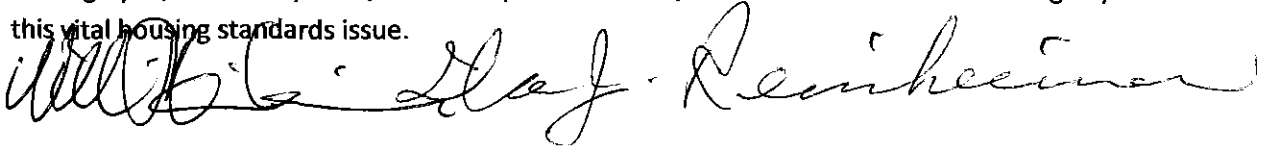
Stanislaus County Board of Supervisors
1010 Tenth St.
Modesto, CA 95354

Gentlemen:

Regarding Item VI, General Plan Amendment Application 2009-04, Revised Housing Element Update, which you will be considering on August 28th:

Ms. Donna Minighini has written and spoken to you at length on this subject, as has Mr. Will Iffland. We heartily endorse their sentiments... it would be most unwise for you to set housing policy based on outdated information, and faulty assumptions by Planning Staff, and to provide such flexible guidance so as to leave virtually no assurance to future homeowners and investors as to the reliability and stability of housing standards applying to construction in their Community.

We urge you, at the very least, to order updated Census, etc. information before making any decision on this vital housing standards issue.



Sincerely,

Bill and Ila Jean Reinheimer
1401 Countryview Dr.
Modesto, CA 95356

8-28-12 Pub Hearing 9:05am

August 27, 2012

Stanislaus County Board of Supervisors
1010 10th Street
Modesto, CA 95354

BOARD OF SUPERVISORS ✓

2012 AUG 27 P 1:12

Re: Housing Element Update

Dear Supervisors

Although I am aware of the housing element updates general purpose I feel obligated to comment first with a general comment and second as a Del Rio resident.

General Comment

In reviewing the Housing Update document it is apparent much of the data, assumptions or conclusions are drawn from statistical information 12 to 22 years old. As one example, CY2000 census data was used to calculate the total number of households in the extremely-low housing needs category. Although this update document primarily covers past history it is apparent our County is still under economic stress and could benefit from an accurate assessment of CY2012 conditions. As a resident, I am concerned about any public policy document based on outdated information that could be used in an arbitrary or selective manner to justify imposition of policy.

Del Rio

The Del Rio area is identified in the housing element with several small areas identified as PD under the GP. It is important to note that the PD designation was adopted as part of the 1992 Del Rio Community Plan (DRCP) to foster/enable compliance with the low density building requirement in Del Rio Area One. In reviewing the Housing Element update it is apparent that changes to the definition of PD have taken place to facilitate low to moderate income housing with increasing densities. As these changes have occurred subsequent to the adoption of the 1992 DRCP they would NOT supersede the provisions of the 1992 plan. It should be noted that the proposed Del Rio Villas project is in Del Rio Area one.

Thank you for your consideration.

Signed


C.W. Iffland

7113 Hillcrest Drive
Modesto, CA 95356

From: Dave Thomas <dave@therisktaker.com>
To: Jim DeMartini <demartini@cv-access.com>, Terry Withrow <WithrowT@StanCo...
CC: "Sly, Judy" <jsly@modbee.com>
Date: 8/27/2012 5:33 PM
Subject: Revised Housing Element Update

Gentlemen, on Tuesday morning, you are going to consider accepting the "Revised Housing Element Update". I would caution you that this document contains the most outrageous content.

Let me just say that the plan for Salida alone contains some of the worst nonsense I have ever seen in a governmental document. Three issues specifically trouble me greatly.

First, on page V-1, the document permits "dwelling units" to be built on "...lots as small as 2,000-3,000 square feet." That means the lots could be as small as 44 feet square to 55 feet square. What on earth size of "dwelling unit" could be built there?

Second, the same page projects "very low income and low income residents" could be crammed into medium-high density residential projects at an unconscionable density. It suggests that 5,000 new housing units be built on a plot of 57 acres.

Currently, Stanislaus County homes contain 2.9 people per dwelling. That means that these 5,000 dwellings would jam 14,500 people into 57 acres, or 254 people per acre. If there are 640 acres to a square mile, that would equal a density of 162,560 people per square mile!!!

The density of Manhattan Island is only 70,595 per square mile, for crying out loud!!!

Third and finally, the population of Salida right now is about 13,500, and this element suggests that we put another 14,500 into Salida by December of 2014!!!

I think discussing these numbers with the Planning Department would be in order. And, no responsible person could agree that this should be the plan.

Thank you very much, Dave Thomas