STANISLAUS COUNTY

2015–2023 HOUSING ELEMENT UPDATE

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STANISLAUS COUNTY HOUSING ELEMENT

2015–2023

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Section I – INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

The purpose of the 2015–2023 Housing Element is to:

- Reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available;
- Propose specific goals, objectives, policies, and programs to meet those needs; and
- 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 following mandate: "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and 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.
    - Identification of a zone or zones where emergency shelters are allowed.
    - Analysis of potential and actual government constraints.
    - Analysis of potential and actual non-governmental constraints.
    - Analysis of special housing needs (including persons with disabilities, including a developmental disability).
    - Analysis of opportunities for energy conservation.
    - Analysis of existing housing developments that are eligible to change from low-income housing during the next 10 years.
- 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 that sets forth a schedule of actions the local government is undertaking or intends to undertake during the planning period, including:
    - Identifying adequate sites that will be made available with appropriate zoning and development standards;

- Assisting in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households;
- Addressing, and where possible, removing governmental constraints;
- Conserving and improving in the condition of existing affordable housing stock;
- Promoting housing opportunities for all persons (fair housing program);
- Preserving for lower-income households the assisted housing developments;
- Including an identification of the agencies and officials responsible for implementation of the various actions; and
- Including a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element.

PROCEDURAL REQUIREMENTS

The County must consider guidelines adopted by the California Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The County will submit a draft of the 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. **[This section will be updated following submittal to HCD]**

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 and subdivision approval must be consistent with the Housing Element.

REGIONAL IMPACTS

The provision of adequate housing is a regional issue. 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 up-to-date and comprehensive information available. The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Stanislaus County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the 2000 and 2010 US Census, American Community Survey, California Department of Finance (DOF), California Economic Development Department, Stanislaus CoC Point in Time (PIT) Homeless Counts, and US Department of Agriculture data sources were utilized.

The 2010 US Census did not collect information in several categories that are required for the Existing Housing Needs section. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indictors based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Some ACS data sets have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact but rather as a tool to illustrate general proportion or scale.

PUBLIC PARTICIPATION

From its inception, the 2015–2023 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. Outreach for the 2015-2023 update included homeless services providers, housing providers, and housing advocates (including California Rural Legal Assistance (CRLA)). 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 created in order to obtain 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. The survey was available on the County's website in English and Spanish. A hard copy was also available for those who preferred to fill out a written survey. A total of 588 survey responses were received. A summary and analysis of the survey results are included in Appendix 3.

COMMUNITY WORKSHOPS

A total of four community workshops advertised countywide were offered in October 2014 in Ceres, Oakdale, Patterson, and Turlock as part of the Stanislaus County/City of Turlock 2015–2020 Consolidated Plan and Stanislaus County 2015–2023 Housing Element update process. The workshops included an overview presentation on the Consolidated Plan, Analysis of Impediments, and Housing Element. Following the presentation, participants were asked to provide their feedback at a number of "stations" set up around the room. Full summaries of the workshops are included in Appendix 3.

OTHER OUTREACH

A stakeholders meeting was held with the Stanislaus County Continuum of Care (Stanislaus CoC) on October 16, 2014, at the Housing Authority of the County of Stanislaus in Modesto. The presentation and input regarding the Consolidated Plan, Analysis of Impediments, and Housing Element were part of the agenda for the regularly scheduled Stanislaus CoC meeting.

The meeting was attended by 33 people from 24 different service providers, public agencies, and organizations representing a variety of interests relevant to the plans under preparation.

PUBLIC MEETINGS

The adoption process will involve additional public review and input on the draft Housing Element at widely advertised Planning Commission and Board of Supervisors meetings. **[This section will be updated after more outreach is completed]**

WEBSITE

The draft Housing Element will be placed on the Stanislaus County Planning and Community Development website at stancounty.com/planning for public review and input.

Section II – EXISTING HOUSING NEEDS

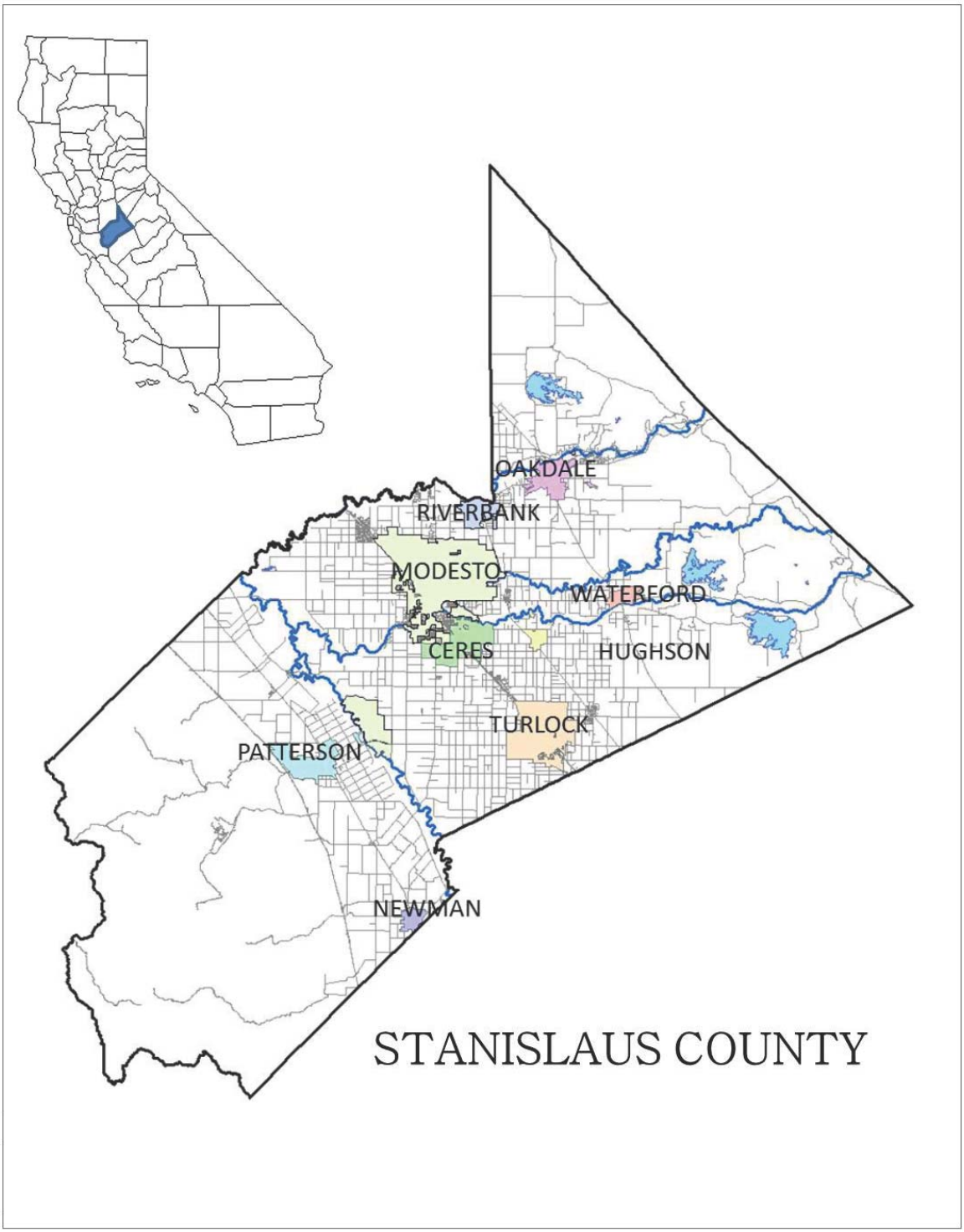
STANISLAUS COUNTY PROFILE

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 and Calaveras County on the north, Mariposa County and Tuolumne 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 in 2010 was 514,453 (2010 US Census). In Stanislaus County, there are nine incorporated cities: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, and Waterford. The largest city in the county is Modesto with a 2010 population of 201,165. Additionally, the county encompasses many unincorporated communities 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. 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 California in the coming decades.

Stanislaus County was hit particularly hard in the recent economic downturn, however, and saw 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, equivalent to nearly 9% of all houses and condominiums in the county. Home values dropped dramatically from their peak in 2005–06. New construction slowed to nearly a standstill. All of these factors contributed to a variety of housing challenges during the previous planning period. According to realtytrac.com, in November 2014, Countywide 1 out of every 1,088 existing housing units was in an active state of foreclosure. In Salida the number was 1 in every 724 and in Keyes one in every 560. In all areas of the County reported on by Realty Trac, the foreclosure rate was less than one percent. Since 2010, the housing market has recovered somewhat but not to pre-recession levels.



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Figure 1
Stanislaus County

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS

POPULATION TRENDS/GROWTH RATE

According to the California Department of Finance, the population in the unincorporated limits of Stanislaus County in 2014 was 110,650. This represents an increase of less than 1% from 2010, when the county's population was 110,236. The overall annual growth rate from 2000 to 2010 was 0.33%, as shown in **Table II-1**. 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 or specific plans and are served by special districts which provide sewer and water, necessary to accommodate development.

DISADVANTAGED UNINCORPORATED COMMUNITIES

Disadvantaged unincorporated communities (DUCs) are inhabited areas meeting certain income and density criteria in the unincorporated county outside of the spheres of influence of cities that have been analyzed by the County per Senate Bill 244. This analysis is contained in a separate document, titled the *Stanislaus County Disadvantaged Unincorporated Communities Report (ICF International, 2015)*.

As defined under Government Code Section 65302.10, the DUCs within Stanislaus County that fall within the responsibility of the Stanislaus County General Plan include the communities of the Cowan Tract, Crows Landing, Grayson, Keyes, Monterey Park Tract, Riverdale Park Tract, and Westley.

In general, the Stanislaus County DUCs lack certain community infrastructure, water and sewer service, access to transit, and immediate access to emergency services. The Stanislaus County Disadvantaged Unincorporated Communities Report provides an overview of the DUC existing conditions and strategies to address these issues over the long term, including suggested policy language for inclusion in the Stanislaus County General Plan.

TABLE II-1
POPULATION GROWTH TRENDS – UNINCORPORATED STANISLAUS COUNTY

Year	Population	Numerical Change	Percentage Change	Average Annual Growth Rate
1990	95,756			
2000	106,741	10,820	11.3%	1.10%
2010	110,236	3,495	3.27%	0.33%
2020	117,807	7,571	6.87%	0.69%
2030	125,879	8,072	6.85%	0.69%
2040	141,627	15,748	12.51%	1.25%

Source: 1990, 2000, 2010, 2014 DOF (HCD data packet); StanCOG 2040 Demographic Forecast

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

Jurisdiction Name	2000	2010	2040	Change (2010–2040)	
				Number	Percentage
Ceres	32,928	45,417	74,256	28,839	63.50%
Hughson	3,615	6,640	9,324	2,684	40.42%
Modesto	188,286	201,165	279,331	78,166	38.86%
Newman	6,385	10,224	18,592	8,368	81.85%
Oakdale	14,952	20,675	34,377	13,702	66.27%
Patterson	10,959	20,413	46,124	25,711	125.95%
Riverbank	14,601	22,678	37,019	14,341	63.24%
Turlock	53,481	68,549	109,154	40,605	59.23%
Waterford	6,776	8,456	14,256	5,800	68.59%

Source: 2000 and 2010 DOF (HCD data packet); StanCOG 2040 Demographic Forecast

Table II-3 details the population of the county unincorporated areas by age in 2000 and 2010. In general, positive or negative changes in any age group were no greater than 2%, with the exception of the 35–44 age group, which decreased from 15.4% to 12.8% from 2000 to 2010.

TABLE II-3
POPULATION BY AGE – UNINCORPORATED STANISLAUS COUNTY

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
0–9 years	18,323	17.6%	17,199	15.6%
10–19 years	18,439	17.7%	18,201	16.5%
20–24 years	6,751	6.5%	7,490	6.8%
25–34 years	14,405	13.8%	14,045	12.7%
35–44 years	16,076	15.4%	14,197	12.8%
45–54 years	12,944	12.4%	15,560	14.1%
55–59 years	4,863	4.7%	6,356	5.8%
60–64 years	3,908	3.8%	5,315	4.8%
65–74 years	4,867	4.7%	6,926	6.3%
75–84 years	3,625	3.5%	3,753	3.4%
85+ years	1,015	1.0%	1,194	1.1%
Total	**105,216**	**100%**	**110,236**	**100%**

Source: 2000 and 2010 US Census
Note: Total population may vary depending on data source.

EMPLOYMENT TRENDS

This section provides an overview of employment trends in Stanislaus County. The manufacturing industry continues to be an important employer in Stanislaus County. The top 12 employers in the manufacturing industry in 2014 are listed in **Table II-4**.

TABLE II-4
MAJOR MANUFACTURING EMPLOYERS – STANISLAUS COUNTY

Employer	Description	Number of Employees
Zabaco Winery	Winery	1,000–4,999
Foster Farms	Poultry Processing Plants	1,000–4,999
Fairbanks Cellars	Winery	1,000–4,999
Ecco Domani Winery	Winery	1,000–4,999
E & J Gallo Winery	Winery	1,000–4,999
Del Monte Foods	Canning	1,000–4,999
Con Agra Foods Inc	Canning	1,000–4,999
Bartles & Jaymes Company	Winery	1,000–4,999
Andre Champagne Cellars	Winery	1,000–4,999
Carlo Rossi Winery	Winery	1,000–4,999
CVS Caremark Distribution Center	Distribution Center	500–999
Modesto Bee	Newspaper	500–999

Source: California EDD 2014

Some of the county's largest employers are also in the non-manufacturing field. The top 13 non-manufacturing employers for 2014 are listed in **Table II-5**.

TABLE II-5
MAJOR NON-MANUFACTURING EMPLOYERS – STANISLAUS COUNTY

Employer	Description	Number of Employees
Stanislaus County	Government Office	2,000–5,999
Memorial Medical Center	Hospital	1,000–4,999
Doctors Medical Center	Hospital	1,000–4,999
Emanuel Medical Center	Hospital	1,000–4,999
Hornsby's Pub Draft Cider Ltd.	Beverages	1,000–4,999
Oak Valley Hospital	Hospital	500–999
Frito-Lay Inc.	Potato Chips/Snack Foods	500–999
California State University	Schools – Universities & Colleges Academic	500–999
Alliance Worknet	County Government –Social/Human Resources	500–999
Women Infants Child Program – WIC	Social Service & Welfare Organization	500–999
Turlock Irrigation District	Electric Company	250–499

Source: California EDD 2014

Table II-6 shows the number of persons employed in Stanislaus County by industry type in 2012. The top three industries are education, health and social services; manufacturing; and agriculture, forestry, fishing, hunting, and mining.

TABLE II-6
EMPLOYMENT BY INDUSTRY – STANISLAUS COUNTY

Industry Type	Number	Percentage
Educational, health and social services	6,647	15.9%
Manufacturing	5,264	12.6%
Agriculture, forestry, fishing, hunting, and mining	5,086	12.1%
Retail Trade	4,798	11.5%
Construction	4,002	9.6%
Professional, scientific, management, administration	4,001	9.5%
Transportation, warehousing, and utilities	2,525	6.0%
Arts, entertainment, recreation, and services	2,528	6.0%
Other services	2,039	4.9%
Wholesale trade	1,792	4.3%
Finance, insurance, real estate, rental and leasing	1,664	4.0%
Public Administration	1,185	2.8%
Information	368	0.9%
TOTAL	**41,889**	**100.0%**

Source: 2008-2012 ACS (HCD data packet)
Notes: 1. Percentages may not equal 100 due to rounding.

Table II-7 indicates the average annual wages earned in the private sector by industry type in 2012. The highest overall wages were in education and health services, followed by the manufacturing industry.

TABLE II-7
WAGES AND EMPLOYMENT – STANISLAUS COUNTY

	Employment	Percentage of Total	Annual Wages per Employee
Total Private	139,111	100.0%[1]	$39,174
Goods-producing	40,187	28.9%	$43,971
Manufacturing	20,610	14.8%	$53,759
Natural resources and mining[2]	13,371	9.6%	$27,871
Construction	6,205	4.5%	$46,156
Service-providing	98,924	71.1%	$37,225
Trade, transportation, and utilities	33,237	23.9%	$35,418
Education and health services	23,631	17.0%	$56,675
Leisure and hospitality	14,891	10.7%	$14,688
Professional and business services	12,878	9.3%	$37,919
Other services	7,531	5.4%	$19,388
Financial activities	5,426	3.9%	$46,739
Information	971	0.7%	$48,321
Unclassified	360	0.3%	$34,504

Source: 2012 Bureau of Labor Statistics Quarterly Census of Employment and Wages

Notes: 1. Percentages may not equal 100 due to rounding.

2. Includes agriculture, forestry, fishing and hunting workers.

JOBS/HOUSING BALANCE

The jobs/housing balance is the ratio of jobs in a jurisdiction compared to the number of housing units in that jurisdiction. Jobs and housing are considered to be balanced when there are an equal number of housing units to jobs within a given area, with an optimal ratio of approximately 1.0. As shown in **Table II-8**, there were 68,086 employed persons and 36,684 housing units in Stanislaus County in 2010. This results in a ratio of 0.54 employed workers per housing unit, which indicates an imbalance in the jobs/housing ratio.

TABLE II-8
HOUSING UNIT – JOB PROJECTIONS, 2010–2030 – STANISLAUS COUNTY

	2010	2020	2030	Net Change (2010–2030)	Percentage Change
Jobs	68,086	76,964	85,843	17,757	26.08%
Housing Units	36,684	38,098	40,567	3,883	10.58%
Housing/Jobs Ratio	0.54	0.50	0.47	—	—

Source: StanCOG 2040 Demographic Forecast

Commute distance or time is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households which must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. **Table II-9** indicates that the vast majority

of Stanislaus County residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of home, meaning that the available jobs are within relatively close distance to the employees' places of residence.

TABLE II-9
TRAVEL TIME TO WORK – STANISLAUS COUNTY

Travel Time to Work	Percentage
Less than 30 minutes	66.1%
30 to 59 minutes	21.4%
60 or more minutes	12.5%
Total	**100%**

Source: 2008–2012 ACS

HOUSEHOLD GROWTH

A household, as defined by the Census, includes all the people who occupy a housing unit as their usual place of residence. Stanislaus County has an average household size of 3.07 persons per household (U. S. Census Bureau, American Community Survey, 5-Year Estimates, 2009 – 2013). As can be seen in **Table II-10**, household growth between 2000 and 2040 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 in the incorporated cities where services and infrastructure are more readily available. Households are growing at a faster rate than total population, as shown in **Table II-1**, indicating a decline in household size in the future.

TABLE II-10
HOUSEHOLD GROWTH TRENDS (2000–2040)

	2000	2010	2020	2030	2040	Numerical Change (2010–2040)	Annual Percentage Change (2010–2040)
Unincorporated	32,752	33,579	38,098	40,567	47,223	13,644	1.4%
Stanislaus County[1]	145,146	165,180	194,388	220,377	256,535	111,389	2.2%

Source: 2000 and 2010 US Census (HCD data packet); StanCOG 2014 Demographic Forecast
Notes:
1. Included unincorporated and incorporated portions of Stanislaus County.
2. Due to the use of different data sets totals may vary slightly from one data set to another.

Table II-11 indicates that the percentage of owner-occupied households in unincorporated Stanislaus County remained slightly higher than those countywide from 2000 to 2010. This can be attributed to the greater occurrence of multiple-family rental units in the incorporated cities, again where 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-11
HOUSEHOLDS BY TENURE

	2000				2010			
	Owner	%	Renter	%	Owner	%	Renter	%
Unincorporated	21,757	67%	10,889	33%	21,285	63%	12,294	37%
Stanislaus County	89,911	62%	55,235	38%	99,364	60%	65,816	40%

Source: 2000 and 2010 US Census (HCD data packet)

INCOME

The major factor constraining the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. A community's median income is one key indicator used to determine housing needs. Median income is a statistic that marks the halfway point in a community's income distribution: 50% of all households earn more than the median and 50% earn less.

The US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) have established five income classifications using the county median as a guideline for defining housing needs. The current 2015 Stanislaus County limits and median income are shown in **Table II-12**. Income categories are specifically defined as follows:

TABLE II-12
2015 INCOME LEVELS - STANISLAUS COUNTY

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	$13,050	$15,930	$20,090	$24,250	$28,410	$32,570	$35,300	$37,600
Very Low	$21,700	$24,800	$27,900	$31,000	$35,500	$36,000	$38,450	$40,950
Low	$34,750	$39,700	$44,650	$49,600	$53,600	$57,550	$61,550	$65,500
Moderate	$52,100	$59,500	$66,950	$74,400	$80,350	$86,300	$92,250	$98,200
Above Moderate	<$52,100	<$59,500	<$66,950	<$74,400	<$80,350	<$86,300	<$92,250	<$98,200
Area Median Income (AMI): $62,000								

Source: 2014 HCD Income Limits

Notes:

1. Extremely Low Income: Less than 30% of the county median

2. Very Low Income: 31 to 50% of the county area median

3. Low Income: 51 to 80% of the county area median

4. Moderate Income: 81 to 120% of the county area median

5. Above Moderate Income: More than 120% of the county area median

6. Area Median Income based on 4-person household

Table II-13 shows Unincorporated Stanislaus County household income distribution by tenure. In 2012, a total of 12.4% of the county's unincorporated households earned less than $15,000 per year and 6.7% earned less than $10,000 annually. At the upper end of the spectrum, 18.7% of Stanislaus County households earn $100,000 or more.

TABLE II-13
HOUSEHOLD INCOME BY TENURE – UNINCORPORATED STANISLAUS COUNTY

Income Range	Owner	Renter	Total	Percentage
Less than $10,000	818	1,503	2,321	6.7%
$10,000 to $14,999	874	1,065	1,939	5.6%
$15,000 to $24,999	1,824	2,719	4,543	13.2%
$25,000 to $34,999	2,216	2,015	4,231	12.3%
$35,000 to $49,999	3,065	1,979	5,044	14.7%
$50,000 to $74,999	4,352	1,606	5,958	17.3%
$75,000 to $99,999	2,948	984	3,932	11.4%
$100,000 to $149,999	3,276	570	3,846	11.2%
$150,000 or more	2,384	196	2,580	7.5%
Total	**21,757**	**12,637**	**34,394**	**100.0%**

Source: 2008–2012 ACS
Note: Due to the use of different data sets totals may vary slightly from one data set to another.

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 **Table II-14**, a total of 8,375 or 39.2% of owner-occupied units in the county overpay for housing in 2012, of which roughly 60.1% are in the lower-income category. In renter-occupied units, 6,496 or 60.6% overpay for housing, of which approximately 96.2% are in the lower-income category. The County will continue to utilize existing programs (Programs 2-7, 4-4, and 4-6) that will better meet the needs of those overpaying for housing, particularly lower-income renter households.

TABLE II-14
HOUSEHOLDS OVERPAYING FOR HOUSING – UNINCORPORATED STANISLAUS COUNTY

Household	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total[1]	Lower income[2]
Total ownership households	**2,180**	**2,485**	**3,827**	**4,248**	**8,608**	**21,348**	**8,492**
Overpaying owner households	1,559	1,379	2,095	1,614	1,728	8,375	5,033
Percentage of overpaying owners	71.5%	55.5%	54.7%	38.0%	20.1%	39.2%	59.3%
Total renter households	**2,983**	**2,326**	**2,365**	**1,414**	**1,587**	**10,676**	**7,674**
Overpaying renter households	2,912	1,973	1,335	190	59	6,469	6,220
Percentage of overpaying renters	97.6%	84.8%	56.5%	13.4%	3.7%	60.6%	81.0%
Total households	**5,163**	**4,811**	**6,192**	**5,662**	**10,195**	**32,024**	**16,167**
Overpaying households	4,471	3,352	3,431	1,804	1,787	14,844	11,253
Percentage of overpaying households	86.6%	69.7%	55.4%	31.9%	17.5%	46.4%	69.6%

Source: 2008–2012 ACS (HCD data packet)

Notes:

1. Due to the use of different data sets totals may vary slightly from one data set to another.

2. Lower income includes extremely low-, very low-, and low-income households

AMI in 2012 = $62,000

Overcrowded households are defined by the US Census Bureau as occupied by 1.01 or more 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. Large 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. As shown in **Table II-15**, a total of 2,413 households (944 owners and 1,469 renters) were considered overcrowded and 623 households (229 owners and 394 renters) were classified as severely overcrowded in the county, for an overall average of 8.8% of overcrowded households in the unincorporated county. Program 2-9, addresses this high rate of overcrowding including incentives for new affordable housing to include greater numbers of three- and four-bedroom units and a continuation of support for room additions to existing units as needed in the County's housing rehabilitation programs.

TABLE II-15
OVERCROWDED HOUSEHOLDS – UNINCORPORATED STANISLAUS COUNTY

	Owner		Renter		Total Overcrowded	
Persons per Room	**Households**	**Percentage**	**Households**	**Percentage**	**Households**	**Percentage**
1.00 or less	20,584	94.6%	10,774	85.3%	31,358	91.2%
1.01 to 1.50	944	4.3%	1,469	11.6%	2,413	7.0%
1.51 or more	229	1.1%	394	3.1%	623	1.8%
TOTAL	**21,757**	**100%**	**12,637**	**100%**	**34,394**	**100%**
Percentage Overcrowded by Tenure		5.3%		14.7%		8.8%

Source: 2008–2012 ACS (HCD data packet)
Note: Due to the use of different data sets totals may vary slightly from one data set to another.

HOUSING PROBLEMS

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs. In order to receive these funds, Stanislaus County must complete a report every three to five years called a consolidated plan, which assesses, prioritizes, and provides an action plan for affordable housing and community development needs in the county. HUD developed the Comprehensive Housing Affordability Strategy (CHAS) to assist jurisdictions in writing their consolidated plans, which provides data on housing affordability, overpayment, and overcrowding.

According to **Table II-16**, in 2011 there were 6,375 owner households and 17,410 renter households earning less than 50% of the median family income with one or more housing problems, which includes one or more of the following: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30% in the county as a whole. Data provided is for the whole county as data is not available for the unincorporated parts or the county only.

TABLE II-16
TOTAL HOUSEHOLD WITH ANY HOUSING PROBLEM – STANISLAUS COUNTY

Income Range	Total Renters	Total Owners	Total Households
Household Income ≤30% AMI with Any Housing Problems	9,535	2,715	12,250
Household Income >30% to ≤50% AMI with Any Housing Problems	7,875	3,660	11,535
Household Income >50% to ≤80% AMI with Any Housing Problems	4,465	4,920	9,385

Source: 2007–2011 CHAS

EXTREMELY LOW-INCOME HOUSING NEEDS

Extremely low-income (ELI) households are defined as households with incomes less than 30% of area median income. The area median income in 2014 in Stanislaus County is $62,000 for a 4-person household. For extremely low-income households, this results in an income of $24,250 or less for a four-person household or $13,050 or less for a one-person household.

To calculate projected housing needs, it is assumed that 50% of the county's very low-income regional housing need should address ELI households. This calculation is per HCD guidance. Based on the 2014 RHNA allocation, the very low-income need is 538 units, As a result, the County has a projected need of 50 percent of the low-income need or 269 units for ELI 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.

HOUSING STOCK CHARACTERISTICS

The following tables and discussion present data regarding housing types, vacancy rates, age of units, median home values, and median rents.

HOUSING TYPES

As shown in **Table II-17**, a large portion of the county's housing units (81.7%) are detached single-family units in 2014. Multiple-family units with 2 or more dwellings represent only 3.8% of all housing units in the county. **Table II-17** also shows vacancy rates from 2000 to 2014. Vacancy rates in the county increased from 5.0% in 2000 to 8.5% in 2014.

TABLE II-17
HOUSING TYPES AND VACANCY RATES – UNINCORPORATED STANISLAUS COUNTY

Year	Total Units	Detached Single-Family	Attached Single-Family	Multiple Units 2–4	Multiple Units 5+	Mobile Homes	Occupied	Percentage Vacant
2000	34,486	27,568	1,110	915	416	4,477	32,751	5.0
2010	37,346	30,360	909	1,232	612	4,233	33,579	8.5
2014	35,455	28,965	901	1,116	248	4,225	33,060	8.5

Source: California Department of Finance, E-5 City/County Population and Housing Estimates, 2000, 2010, and 2014 (HCD data packet)

AGE OF HOUSING

Approximately 65% of the unincorporated county's total housing stock is 30 years old or older (i.e., was constructed prior to 1979). As noted in **Table II-18**, this compares to 60% for the county as a whole. About 47% of the homes in unincorporated Stanislaus County were built before 1960, compared to 45% countywide.

TABLE II-18
YEAR STRUCTURE BUILT BY AREA – UNINCORPORATED STANISLAUS COUNTY AND STANISLAUS COUNTY

	Unincorporated Areas		Stanislaus County	
	Number	Percentage	Number	Percentage
Built 2000 to 2014	2,881	7.7%	—	—
Built 1990 to March 2000	5,371	14.4%	27,053	17.9%
Built 1980 to 1989	4,701	12.6%	32,635	21.6%
Built 1970 to 1979	6,909	18.5%	34,669	23.0%
Built 1960 to 1969	5,083	13.6%	19,656	13.0%
Built 1950 to 1959	4,273	11.5%	16,267	10.8%
Built 1940 to 1949	3,894	10.5%	10,687	7.1%
Built 1939 or earlier	4,149	11.1%	9,840	6.5%
Total	**37,261**	**100%**	**150,807**	**100%**

Source: 2000 US Census; County of Stanislaus 2014

Note: Percentage totals may not equal 100% due to rounding.

SALES COST

The median home sale price in Stanislaus County was $175,000 in 2013, an increase of approximately 27% from the 2012 median of $137,000, after a decrease from 2010 to 2011 and small gains from 2011 to 2012. **Table II-19** shows median home sales prices in Stanislaus County from 2010 through 2013. Assuming a 5.25% interest rate and 10% down payment, a family of four would need to make approximately $60,000 to afford a house with a sales price of $175,500. A median-priced home in the county would not be affordable to extremely low-, very low-, or low-income families but would be affordable to other income categories.

TABLE II-19
MEDIAN HOME SALES PRICE – STANISLAUS COUNTY

Year	Median Sales Price	Percentage Change
2010	**$139,000**	**—**
2011	**$130,000**	**-6.74%**
2012	**$137,500**	**5.77%**
2013	**$175,000**	**27.27%**

Source: Data Quick 2010–2013

Table II-20 provides sale prices from 2010 through 2013 for selected communities in unincorporated Stanislaus County. Overall sale prices were higher in Denair and Salida when compared with Empire and Keyes. Prices fluctuated in all of the communities during the time period between 2010 and 2012. All communities saw increases in sales prices from 2012 to 2013 consistent with the upward price trends in the state housing market.

TABLE II-20
MEDIAN HOME SALES PRICE – SELECTED STANISLAUS COUNTY COMMUNITIES

Year	Denair Median Sales Price	Denair % Change	Empire Median Sales Price	Empire % Change	Keyes Median Sales Price	Keyes % Change	Salida Median Sales Price	Salida % Change
2010	$152,500	—	$59,000	—	$85,000	—	$157,500	—
2011	$165,000	8.20%	$66,500	12.71%	$93,500	10.00%	$137,750	-12.54%
2012	$145,000	-12.12%	$48,000	-27.82%	$109,750	17.38%	$146,000	5.99%
2013	$215,000	48.28%	$76,000	58.33%	$110,000	0.23%	$190,000	30.14%

Source: Data Quick 2010–2013

RENTAL COSTS

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand in the housing market. The two most significant factors contributing to rental prices are location and amenities. **Table II-21** provides samples of "typical" rental housing in Stanislaus County as identified through a point-in-time survey conducted in September 2014.

TABLE II-21
RENTAL PRICE SURVEY –
UNINCORPORATED STANISLAUS COUNTY AND OTHER REGIONAL UNINCORPORATED COMMUNITIES[1]

Unit Size	Units Surveyed	Median Price
1-bedroom	2	$688
2-bedroom	3	$925
3-bedroom	8	$1,250
4+ bedroom	6	$1,623
Total	**19**	

Source: craigslist.com, September 2014

Note:

1. Survey of the unincorporated communities of La Grange, Knights Ferry, Denair, Salida, and Crows Landing and may include parcels outside of the Stanislaus County jurisdiction.

Although the monthly cost of rental housing is important, most landlords require the first month's rental payment plus a security deposit before a tenant can move in. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Because of these factors, often the actual cost of moving into a rental unit is a greater burden.

According to the 2015 income limits prepared by HCD (**Table II-22**), a very low-income household of four could afford up to $775 a month for rent. If this household lived in a three-bedroom unit in the county, according to the rental survey (**Table II-21**), this household would be paying approximately $1,250. This rent would not be affordable to someone in the extremely low- or very low-income categories. This indicates a need for more affordable housing for households in the extremely low- and very low-income ranges in the county.

TABLE II-22
HOUSING AFFORDABILITY – STANISLAUS COUNTY

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	$13,050	$15,930	$20,090	$24,250
Monthly income	$1,088	$1,328	$1,674	$2,021
Max. monthly rent	$326	$398	$502	$606
Max. sales price	$34,685	$44,530	$58,724	$72,958
Very Low				
Annual income limit	$21,700	$24,800	$27,900	$31,000
Monthly income	$1,808	$2,067	$2,325	$2,583
Max. monthly rent	$543	$620	$698	$775
Max. sales price	$64,221	$74,845	$85,429	$96,012
Low				
Annual income limit	$34,750	$39,700	$44,650	$49,600
Monthly income	$2,896	$3,308	$3,721	$4,133
Max. monthly rent	$869	$993	$1,116	$1,240
Max. sales price	$108,852	$125,753	$142,695	$159,596
Moderate				
Annual income limit	$52,100	$59,500	$66,950	$74,400
Monthly income	$4,342	$4,958	$5,579	$6,200
Monthly rent	$1,303	$1,488	$1,674	$1,860
Max. sales price	$168,170	$193,439	$218,913	$244,388
Above Moderate				
Annual income limit	>$52,100	>$59,500	>$66,950	>$74,400
Monthly income	>$4,342	>$4,958	>$5,579	>$6,200
Max. monthly rent	>$1,303	>$1,488	>$1,674	>$1,860
Max. sales price	>$168,170	>$193,439	>$218,913	>$244,388

Source: HCD Income Limits 2015; Monthly mortgage calculation: http://www.realtytrac.com/vcapps

Notes: Affordable monthly rent assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 5.25% annual interest rate.

HOUSING CONDITIONS SURVEY

In July 2002, the County of Stanislaus commenced a Housing Conditions Survey in unincorporated portions of the county. This section provides a short summary of the full survey conducted by Laurin Associates on behalf of Stanislaus County.

The Housing Conditions Survey has enabled 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 whether 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 including 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.

The Housing Conditions Survey was conducted from July 2002 to March 2003. A subsequent 2009 windshield survey was conducted to verify that the earlier inventory was still 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.

HOUSING CONDITIONS SUMMARY

A total of 11,000 housing units (68.4%) were in sound condition, with no repairs needed, while 3,593 units (22.3%) needed minor repairs. An additional 1,222 units (7.6%) needed moderate repairs, and only 185 units (1.2%) required 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 were classified as qualifying for rehabilitation due to their state of disrepair.

2015 HOUSING CONDITIONS

The Stanislaus County Environmental Resources Department is responsible for code enforcement within the jurisdiction. According to County records, since 2012, an average of 60 residential buildings have been reported per year as vacant or abandoned. The County Building Department's dangerous and abandoned building program cleans up an average of four residential buildings per year. Additional information on Stanislaus County housing-related Code enforcement data for the years 2009 through 2013 is shown in **Table II-23** below and **Table II-24**. Comparable information for 2014 to August 2015 follows in **Table II-25** and **Table II-26**.

Although the types of housing-related code violations for the two time periods vary, overall the County has a small proportion of unincorporated housing that is unlawful and would require some extent of rehabilitation to be in compliance with County Code. For the entire time period of 2009 to 2013, there were a total of 92 unlawful vacant structures which would need to be rehabilitated to be in compliance with the County code. This number represents less than one percent of the total of the 34,455 housing units in the unincorporated County in 2010 per **Table II-17**. This is a much smaller percent than that reported in the detailed housing conditions survey from 2002 but only reflects cases logged in the County's complaint-based code enforcement system.

Several types of housing violations occurred from 2009 to 2013. Violations included unlawfully occupied travel trailers, non-permitted or unlawful mobile homes, unlawful occupation of an accessory building, and lack of running water in a dwelling unit. In total, County records indicate 362 housing-related code enforcement records for 2009 to 2013. These violations comprise less than one percent (0.56 percent) of the total housing units in the unincorporated County. **Table II-23** presents an annual summary of housing-related code enforcement records from 2009 to 2013. The types of violations reported in this table to housing vary, from potential health-related hazards such as mold or infestation, to issues related to water and other utility services. As shown in **Table II-23**, the number of housing-related complaints in unincorporated Stanislaus County ranges from a low of 47 complaints in 2012 to a high of 107 complaints in 2013. The County received a total of 362 housing-related complaints from 2009 to 2013 for housing in unincorporated Stanislaus County. These complaints for the unincorporated area represented approximately 28.06 percent of all housing-related complaints in the County (including incorporated cities) for the same time period. Assuming that each complaint indicates the inadequacy of a single housing unit, the 362 complaints for unincorporated housing would indicate that approximately 1.05 percent of the 34,455 housing units in the unincorporated County are inadequate.

Data on housing-related code enforcement records since 2014 are generally similar to the data reported for 2009 to 2013, with no indication of large growth in either the number of unlawful structures or reported code enforcement violations. County records indicate 20 incidents of unlawful vacant structures from January 2014 to August 2015. As shown in **Table II-24**, a total of 116 housing-related code enforcement records occurred during this time, representing approximately 25.11 percent of total county-wide housing-related code-enforcement records. Overall, these code records for the unincorporated county grew by just 8 percent above 2013

levels but comprised less than one-third of total county-wide housing complaints. The 8 percent annual increase appears consistent with the annual volatility in code enforcement records since 2009, which is shown in **Table II-23**.

TABLE II-23
HOUSING RELATED CODE ENFORCEMENT RECORDS 1/1/2009 THROUGH 12/31/2013 – STANISLAUS COUNTY

Year	Code Enforcement Records		
	County-wide Records (Number)	Unincorporated Records (Number)	Percent of County-wide Records in Unincorporated County
2009	216	56	25.93%
2010	254	77	30.31%
2011	277	75	27.08%
2012	220	47	21.36%
2013	323	107	33.13%
Total, 2009 – 2013	1,290	362	28.06%

Source: Stanislaus County Environmental Resources Department, 2015.

Note: Records reported in this table are include complaints regarding habitability issues, such as issues regarding sewer, electricity, heat, and water service, or issues of mold or infestations.

TABLE II-24
HOUSING RELATED CODE ENFORCEMENT RECORDS 1/1/2014 THROUGH 09/30/2015 – STANISLAUS COUNTY

Year	Code Enforcement Records		
	County-wide Records (Number)	Unincorporated Records (Number)	Percent of County-wide Records in Unincorporated County
2014 – 09/30/15	462	116	25.11%

Source: Stanislaus County Environmental Resources Department, 2015

Note: Records reported in this table are include complaints regarding habitability issues, such as issues regarding sewer, electricity, heat, and water service, or issues of mold or infestations.

Stanislaus County continues to use Neighborhood Stabilization (NSP) Program Income to remove blighted properties via the Abandoned and Dangerous Building Program (ADB). The ADB is responsible for investigating requests from the public and public agencies regarding structures that pose a threat to the health and safety of unincorporated Stanislaus County communities. The ADB was integrated into the NSP program to effectively address issues of blight resulting from abandoned and dangerous buildings declared a nuisance in NSP target areas.

- A dangerous building is a structure which has been determined to have lost 75% or more of its value due to neglect and/or damage and is no longer fit for human inhabitation and, as a result, poses a distinct health and safety threat to the surround community.

- The first step of the ADB program is to locate the owner(s) of an effected property and successfully work with the owner to bring resolution to the dangerous building. When the owner is unwilling to take corrective action or cannot be located, demolition and removal of the dangerous building is undertaken as a last resort.

- Stanislaus County has established a Dangerous Building Abatement fund to cover expenses of the ADB program. Revenue for the fund is generated through repayment of the abatement costs by the parcel owner or at the time of sale when a lien has been placed on the parcel. Abatement costs are based on actual cost; covering both staff time and contracted clean-up/abatement activities.

- Increased activity in the ADB program has been attributed to the excessive number of foreclosed and abandoned homes in the region; however, decreasing cost recovery, as a result of the economic downturn, have forced a conservative approach in ADB program administration.

- Since 2011 there have been seven (7) ADB cases resulting in demolition. The average time to administer each case was 30 hours at an average cost of $2,550. The average clean-up/demolition cost for each case was $5,500

- All cases are the result of a citizen complaint. The average time from complaint received to demolition is 8-12 months.

ALL ADB PROGRAM ABATEMENTS ARE SUBJECT TO THE PROPERTY BEING DECLARED A NUISANCE BY THE COUNTY BEFORE ANY DEMOLITION AND REMOVAL OF A DANGEROUS BUILDING IS UNDERTAKEN.LEAD-BASED PAINT

According to the National Center for Healthy Housing, childhood lead poisoning is the number one environmental 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 paint declined during the 1950s, exterior lead-based paint and some interior lead-based paint continued to be available until the mid 1970s. 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. Approximately 24,308 homes in Stanislaus County were built prior to 1980.

The incidence of lead hazards in housing is of critical concern to health practitioners. The National Center for Healthy Housing notes that the ingestion of flaking or peeling lead-based paint or the inhalation of tiny lead particles in household dust has severe 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 National 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 Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based paint poisoning when notification of an elevated screening blood level is received from either a laboratory or a 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), the Housing Rehabilitation Program may participate in eradication of the source.

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

Any homes purchased by Stanislaus County that were built prior to 1978 are tested for lead-based paint. If lead-based paint is found, lead abatement will be conducted by qualified contractors.

ASSISTED HOUSING DEVELOPMENTS AT RISK

Government Code Section 65583(a)(8) requires an analysis of existing assisted multi-family housing developments for low-income renters 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 senior and non-senior 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 assisted units in the county provided by the California Housing Partnership Corporation (CHPC), a private nonprofit organization dedicated to helping government and nonprofit housing agencies preserve and expand the supply of affordable homes for lower-income households, it was determined that the unincorporated area of Stanislaus County has no at-risk units; all at-risk units are located in incorporated areas.

OPPORTUNITIES FOR ENERGY CONSERVATION

According to the US 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 90s and 100s in the summer. There are many opportunities for active and passive energy conservation, in both 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. Examples of energy conservation include the following:

- Selecting household appliances, heaters, air conditioners, and lighting that are rated higher for energy efficiency.

- Insulating water heaters and pipes.

- Installing 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 Company (PG&E), 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 planting shade trees adjacent to the residence. These utility companies also provide printed materials 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 are designed to provide passive or natural heating and cooling opportunities. The County Zoning Ordinance also allows the installation and use of a small wind energy system with staff approval on A-2 zoned property.

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 with the Habitat for Humanity Stanislaus Windows of Hope program, which provides assistance to homeowners to purchase energy-efficient windows. In addition, the housing rehabilitation program through HOME utilizes funds to modernize and improve energy efficiency and expand educational opportunities in the housing industry. These services are in the form of rehabilitating or retrofitting acquired units with energy efficiency improvements, such as window retrofits, insulation to meet modern day energy efficiency codes, and general weatherization. These improvements have assisted those impacted by the recession by reducing their energy costs and fostering energy independence for first-time homebuyers

Agriculture is one of the leading economies in Stanislaus County. The goals in the General Plan Agricultural Element include sustaining a healthy agricultural economy, conserving agricultural land, and protecting natural resources. Residential growth and infill in the unincorporated areas of Stanislaus County are encouraged in 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 of 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, assist 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. Program 1-7 addresses energy conservation efforts in the County.

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Section III – SPECIAL HOUSING NEEDS

SUMMARY

Special needs households are often overlooked in the housing marketplace. Such households include seniors, the disabled (including developmentally disabled), families with female-heads of household, 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 extremely low, very low, low, or moderate income and may have financial difficulties securing a home or renting a unit large enough to accommodate their needs, or may be subject to discrimination due to their needs or circumstances. The disabled and seniors often have problems of accessibility, not only within their private residences but in public buildings and public transportation facilities. This section will address housing challenges experienced by each of these groups. The major provider of housing for populations with special housing needs is the Housing Authority of the County of Stanislaus. Based on input received at the public workshops and through the survey, the top priorities related to special housing needs included various services and housing for the homeless, followed by the needs of seniors and those with physical and mental disabilities.

PERSONS WITH DISABILITIES

Disabled individuals often require special access and design features within their housing units. Like seniors, 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 those 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, his/her 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, where 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

Table III-1 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 – UNINCORPORATED STANISLAUS COUNTY

	Number	Percentage
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: US Census Bureau (2000 Census SF 3:P41)

Agencies that provide assistance to persons with disabilities countywide include Disability Resource Agency for Independent Living (DRAIL), the Howard Training Center, United Cerebral Palsy of Stanislaus and Tuolumne Counties, National Alliance for the Mentally Ill, Society for Disabilities, and Modesto Independent Living Center,, and Stanislaus County with its HOME activities of emergency and minor housing rehabilitation to address accommodation retrofits for those with disabilities.

Table III-2 enumerates the employment status of disabled persons in unincorporated Stanislaus County. Disability status and type were not surveyed at the same level of detail in the 2010 US Census, and ACS data for disability type and disability by employment status has an unacceptably high margin of error. As such, 2000 US Census data is the best available and is retained in this analysis as a proxy for current disability figures.

TABLE III-2
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS –
UNINCORPORATED STANISLAUS COUNTY

	Number	Percentage
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: US Census Bureau (2000 Census SF 3:P42)

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Welfare and Institutions Code Section 4512, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual including mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based point of entry to services for people with developmental disabilities. The Valley Mountain Regional Center in Stockton serves all of Stanislaus County. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table III-3** provides information about the county's population of developmentally disabled persons; **Table III-4** provides information about those persons' place of residence.

TABLE III-3
DEVELOPMENTALLY DISABLED RESIDENTS BY AGE –
UNINCORPORATED STANISLAUS COUNTY[1]

	0–14 years	15–22 years	23–54 years	55–64 years	65+ years	Total
Unincorporated Stanislaus County	1,419	491	959	126	75	3,070

Source: California Department of Developmental Services 2014

Note:

1. Data is by zip code and includes some areas located outside of unincorporated Stanislaus County.

TABLE III-4
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE –
UNINCORPORATED STANISLAUS COUNTY[1]

	Community Care	Foster Parent/ Guardian	Independent Living	Own Home	Other	Total
Unincorporated Stanislaus County	213	30	248	2,559	20	3,070

Source: California Department of Developmental Services 2014

Note:

1. Data is by zip code and includes some areas located outside of unincorporated Stanislaus County.

A number of housing types and programs are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Program 2-3 is proposed to specifically address the needs of the developmentally disabled by seeking available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to those with developmental disabilities.

SENIORS

Many seniors have fixed incomes and deal with physical constraints, which make them a group with special housing needs. Since seniors 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 seniors, primarily because they often are more vulnerable to crime. Seniors often require special design considerations such as ramps and handrails to assist with mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of seniors live in independent residences, often in substandard conditions.

It is estimated that 7,801 of the total 40,704 households in unincorporated Stanislaus County were headed by persons over the age of 65 in 2012 (see **Table III-5**), representing approximately 19.2% of the total unincorporated household population, which is slightly lower than the 19.7% countywide.

Table III-5 also indicates tenure by age of householder for the unincorporated areas of Stanislaus County and for the county as a whole. Of the total 7,801 senior householders in unincorporated Stanislaus County, approximately 74% were homeowners and 26% rented. That compares with the percentages of homeowners (84%) and renters (16%) countywide.

TABLE III-5
TENURE BY AGE OF HOUSEHOLDER

	Unincorporated Areas		Stanislaus County	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total
Owner-Occupied				
15–24 yrs	1,389	1.4%	324	1.3%
25–34 yrs	10,161	10.4%	2,172	8.5%
35–44 yrs	18,436	18.8%	4,170	16.3%
45–54 yrs	22,815	23.3%	6,750	26.4%
55–64 yrs	23,035	23.5%	5,618	22.0%
65–74 yrs	12,935	13.2%	3,791	14.8%
75 yrs+	11,248	11.5%	2,762	10.8%
TOTAL	98,027	100.0%	25,587	100.0%
Renter-Occupied				
15–24 yrs	5,691	8.4%	1,293	9%
25–34 yrs	17,553	25.8%	4,002	26%
35–44 yrs	15,110	22.2%	3,772	25%
45–54 yrs	13,543	19.9%	3,238	21%
55–64 yrs	7,607	11.2%	1,564	10%
65–74 yrs	4,231	6.2%	782	5%
75 yrs+	4,237	6.2%	466	3%
TOTAL	**67,972**	**100.0%**	**15,117**	**100%**

Source: 2008–2012 ACS (HCD data packet)

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

1) Section 8 rental assistance to senior households on limited incomes.
2) The production of affordable housing units reserved for seniors.
3) The production of additional one-bedroom or single-room occupancy rental units specifically designed for senior households.
4) Low-interest loans or grants for rehabilitation of housing for senior homeowners.

Local agencies that provide services for the seniors in Stanislaus County include the Area Agency on Aging, the Howard Training Center, Healthy Aging Association, the Catholic Charities/Stanislaus Elder Abuse Prevention Alliance (SEAPA), the Senior Opportunity Service Program, and the Catholic Charities Homemaker Ombudsman Program. Stanislaus County collaborates with the Housing Authority and uses a combination of funds, including but not limited to HOME Consortia contributions to address the needs of both major and minor home rehabilitation programs. Housing assistance is also available through the Housing Authority of the County of Stanislaus, which operates the Section 8 program in the area.

LARGE FAMILIES

Large households are defined by HCD as households having five or more persons. Many large households face difficulty finding housing because of the relative scarcity and higher cost of large units. As shown in **Table III-6**, in 2012 6,888 households had five or more persons; of those, 3,731 were owners and 3,157 were renter households. Based on the 2008–2012 ACS, 7,049 (20.5%) of the occupied housing units in unincorporated Stanislaus County had four or more bedrooms and 20.8% of those were rental units.

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, the County will seek out new funding opportunities and partnerships to expand its availability of resources.

TABLE III-6
HOUSEHOLD SIZE BY TENURE – UNINCORPORATED STANISLAUS COUNTY

Household Size by Tenure	Owner	Renter	Total	Percentage
1 person	3,752	2,214	5,966	18.7%
2–4 persons	14,272	4,839	19,113	59.8%
5 or more persons	3,731	3,157	6,888	21.5%
Total	**21,755**	**10,210**	**31,967**	**100.0%**

Source: 2007–2011 ACS (HCD data packet)

FEMALE HEADS OF HOUSEHOLD

As shown in **Table III-7**, unincorporated Stanislaus County had a total of 4,418 female-headed households in 2012, representing 16.6% of the total households in the county. Female-headed households historically experience lower incomes, and in Stanislaus County they represent 38.7% of all families under the poverty level. These lower-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. Housing programs to assist households headed by females include the County-sponsored housing rehabilitation program, Habitat for Humanity in the form of sweat equity construction of homes, and the Women's Haven Center to respond to emergency housing needs.

The Stanislaus County Community Services Agency (CSA) oversees the County's Welfare-To-Work program which helps CalWORKS customers find and keep a job. CalWORKS is a State welfare program that gives cash aid and services to eligible needy California families. The Welfare-To-Work program also includes assisting with job training to upgrade persons to higher paying jobs. This agency's mission is to protect children and adults, who are at risk, preserve families, provide temporary economic assistance, promote personal responsibility in the areas of job readiness and self-sufficiency, and practice program and system integrity through innovative and effective business strategies.

Other programs are available throughout the 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.

Community Housing and Shelter Services provides short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, ESFP and TANF motel vouchers, housing for persons in recovery, and resource and referral services. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout Stanislaus County including the Oakdale Soroptimists to provide opportunities to households with and without children to obtain and maintain permanent housing.

The Center for Human Resources (CHR) supports the well-being of youth and families through quality prevention, education and counseling services, through programs that build and strengthen families and the neighborhoods in which they live, and in a way that honors and respects the diversity of the community. In addition, CHR's multiple Family Resource Centers offers emergency utility assistance.

The Children's Crisis Center provides child care and shelter services to abused, neglected, and at-risk children in the community. It also provides overnight emergency shelter on an as-needed basis. Clients generally come as referrals from the police department and the Stanislaus County's Child Protective Services. A 24-hour crisis intervention lines is also available for families in need.

Family Promise of Greater Modesto is an interfaith ministry of 13 congregations in the Modesto area that provides transitional shelter at church sites and case management support for finding permanent affordable housing (Rapid Re-Housing) and other family support services to low-income homeless families with children.

The Redwood Family Center offers emergency shelter, family reunification, and Section 8 vouchers.

TABLE III-7
FEMALE-HEADED HOUSEHOLDS – UNINCORPORATED STANISLAUS COUNTY

Householder Type	Number	Percentage
Total Households	26,688	100.0%
Total Female-Headed Householders	4,418	16.6%
Female Heads with Children Under 18	3,045	12.6%
Female Heads without children Under 18	1,373	4.0%
Total Families Under the Poverty Level	4,377	9.0%
Female-Headed Households Under the Poverty Level	1,694	2.7%

Source: 2008–2012 ACS (HCD data packet)

FARMWORKERS

Since agriculture is one of the top industries in Stanislaus County, farm labor is integral to the county's economy. State and federal housing programs for farmworkers in Stanislaus County are administered by the Housing Authority of the County of Stanislaus, which is an independent public agency entirely separate from County government. Other efforts to provide farmworker housing come mainly from individual farms and farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations on farmworker housing. Farmworkers are housed predominantly in labor camps owned and operated by the Housing Authority, privately owned camps, and individual units in the unincorporated area. Housing shortages exist during peak seasonal labor periods, in the months of July through September, when a large influx of migrant workers enters the workforce. **Table III-8** indicates the total number of permanent and seasonal farmworkers in Stanislaus County.

TABLE III-8
FARMWORKERS BY DAYS WORKED – STANISLAUS COUNTY

Type	Number of Workers
Farm Operations with Less than 10 Employees	5,928
Farm Operations with 10 or More Employees	3,402
Seasonal (less than 150 days)	8,729
Total	**18,059**

Source: USDA 2012 Census of Farmworkers (HCD data packet)

Because farmworkers are usually low income and their employment status is often tenuous, they are unable to compete for housing on the open market. However, Stanislaus County is fortunate in that the Housing Authority of the County of Stanislaus maintains 580 farm labor and migrant housing units throughout the agricultural areas of the county that offer a decent living environment for farmworkers. A summary of these farm labor and migrant housing units is in **Table III-9**. The Housing Authority maintains 94 migrant housing units in Empire, 42 units in Patterson, and 88 units in Westley. These units are occupied six months out of the year, from May through October. The labor housing program provide 356 units including 104 units in Ceres, 76 units in Patterson, 91 units in Modesto, and 85 units in Westley. Stanislaus County is continually supportive of the Housing Authority's efforts to maintain and increase the supply of farmworker housing throughout the county. Program 2-5 commits the County to assist the Housing Authority in its administration of state and federal housing programs for farmworker housing and to support their funding applications for farmworker housing.

TABLE III-9
FARM LABOR AND MIGRANT HOUSING – STANISLAUS COUNTY

Location of Farm Labor Housing	Number of Units	Percentage 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: Housing Authority of the County of Stanislaus 2014

Stanislaus County has a ministerial process for the use of temporary mobile homes, which typically serve year-round farming operations due to their full-time employment requirement. The County currently has 290 active Temporary Mobile Home Permits for the housing of farmworkers. These permits are renewed on an annual basis. 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, County public facilities fees are waived. School fees are also typically waived, but this determination is made by the applicable school district. Only the land use and building permit fees that would normally be required for any other use with the same zoning are charged.

The General Plan Agricultural Element is supportive of farmworker housing. Objective 1.4, 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, 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. Program 2-5 requires the County review the Zoning Ordinance and make amendments to fully comply with Health and Safety Code Section 17021.6.

FAMILIES AND PERSONS IN NEED OF EMERGENCY SHELTERS

As shown in **Table III-10**, the January 2015 Point-in-Time (PIT) count estimated that there are 1,408 homeless individuals throughout Stanislaus County, comprising a total of 1,172 households. Of those homeless individuals, 725 homeless individuals were sheltered in either emergency or transitional shelter, and 683 were unsheltered.

The housing needs of those seeking emergency shelter and/or transitional shelter have decreased in the last six years from an estimated 1,800 in 2009 to 1, 408 in 2015. However, the number of homeless adults with a serious mental illness has increased dramatically.

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 Stanislaus County Continuum of Care (Stanislaus CoC). To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time (PIT) survey is conducted annually. **Tables III-10** and **III-11** show some of the results of the survey that took place on January 29, 2015.

TABLE III-10
COUNTY-WIDE HOMELESS POPULATION SURVEY – STANISLAUS COUNTY

All Households	Sheltered		Unsheltered	Total	%
	Emergency	Transitional			
Total Number of Households	461	99	612	1,172	100.00%
Total number of Persons	558	167	683	1,408	100.00%
Total number Single Households	417	73	589	1,079	92.06%
Total number of Households with Children	32	26	20	78	6.70%
Total number of Households with Only Children	12	0	3	15	1.40%
Total number of Youth Households	26	16	40	82	7.00%
Total number of Veteran Households	44	3	55	102	8.70%

Source: Stanislaus County Continuum of Care Collaborative 2015

Table III-11 shows information on the location of homeless individuals reported in the PIT count. The majority of the 1,408 persons counted were located where the bulk of shelter and services are available, which is in the largest incorporated city, Modesto. The remaining homeless persons (425) were either within the other eight incorporated cities or unincorporated county areas. A total of 12 persons were counted in the unincorporated community of Empire, and 7 in the unincorporated community of Keyes. With no homeless people counted in the unincorporated community of Salida, the PIT count identified a total unincorporated count of 19 homeless persons. These homeless individuals located in the unincorporated county reflect only 1.35 percent of total homeless persons counted in Stanislaus County.

TABLE III-11
HOMELESS POPULATION BY GEOGRAPHIC AREA – STANISLAUS COUNTY

City	Interviewed	Observed[1]	Total	Percent
Ceres	26	36	62	4.40%
Empire[2]	**12**	**0**	**12**	**0.85%**
Hughson	8	0	8	0.57%
Modesto	860	123	983	69.82%
Oakdale	55	15	70	4.97%
Patterson	42	19	61	4.33%
Turlock	133	53	186	13.21%
Waterford	7	0	7	0.50%
Riverbank	0	12	12	0.85%
Keyes[2]	**0**	**7**	**7**	**0.50%**
Newman	0	0	0	0.00%
TOTAL	1,143	265	1,408	100.00%

Source: Stanislaus County Continuum of Care Collaborative 2015

Notes

1. *Observed on the street or not interviewed by the shelter facility.*
2. *Empire and Keyes are communities located in the unincorporated county area..*

As part of the point in time homeless count for the Oakdale, United Samaritans Foundation lunch truck, and 7th/9th St. under the bridge locations volunteers did cover some of the unincorporated county in the Modesto and Ceres areas, but there is no way of knowing how many people were from cities and how many were from the unincorporated county.

The County administers an Emergency Solutions Grant (ESG) program. Funds from this program are used to assist the homeless population acquire housing, either in terms of temporary or permanent shelter, or with housing search and placement and rental assistance. The funds are made available on a competitive basis to those public service agencies that are committed to ending the cycle of homelessness. The County's ESG program considers homeless persons receiving services in Stanislaus County as being from Stanislaus County in general. Specifically, this is because of their transient nature and the fact that they often move between city/county borders throughout the day. For homeless prevention assistance clients must either come from or move to an eligible urban county area (which includes the city limits of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford or unincorporated county). The ESG program numbers are provided below in **Table III-12.**

TABLE III-12
PERSONS RECEIVING HOMELESS SERVICES IN STANISLAUS COUNTY

	Homeless Sheltered	Homeless Prevention Rental Assistance	Homeless Rapidly Re-housed
FY 9/10	258	158	
FY 10/11	994	49	
FY 11/12	298	197	
FY 12/13	1137	64	22
FY 13/14	1218	14	34

Source: Stanislaus County Consolidated Annual Performance Report for the Community Development Block Grant Program, 2014

Stanislaus Urban County, through its Community Development Block Grant Program and other associations, supports and provides funding for many of the programs and services to meet its share of the needs of the homeless population described in this section.

The Stanislaus County Continuum of Care (Stanislaus CoC) was created to address these issues and comprises over 88 members and more than 50 agencies and organizations representing all cities in Stanislaus County. Representation includes nonprofit 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:

- An emergency shelter/assessment effort that provides immediate shelter and can identify an individual's needs.
- Transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training, etc.
- 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 in 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 Stanislaus CoC as the coordinating body for homeless programs and services in Stanislaus County. In 2005, the Stanislaus CoC adopted "Ending Long Term Homelessness in Stanislaus County," which is a strategy to end long-term homelessness in 10 years. The plan had an end date of June 30, 2015, but the Stanislaus CoC continues to work toward the goal of ending long term homelessness, through collaboration and implementation of HUD's CoC grants. 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.

In 2012, the Stanislaus CoC adopted the Stanislaus County Homeless Management Information System (HMIS), which is a collaborative project that will enable homeless service providers to collect uniform client information over time.

Numerous services are currently available to homeless persons in Stanislaus County for shelter and related supportive services. **Table III-13** lists temporary shelter and related services throughout Stanislaus County.

TABLE III-13
INVENTORY OF FACILITIES AND SERVICES FOR THE HOMELESS – STANISLAUS COUNTY

Organization	Services Provided	Population Served	Number of Beds/Units Available
Central Valley Opportunity Center	Outreach & referrals	Adults & families	Not applicable
Community Impact Central Valley	Emergency assistance, transitional housing	Adults	137 beds
Community Housing & Shelter Services (including the Santa Fe Project)	Temporary shelter & social services	Adults & families	126 beds and 24 seasonal beds
Family Promise	Transitional housing	Families	14 beds
Golden Valley Health Centers	Free health & medical services	Adults & families	Not applicable
Haven Women's Center	Temp shelter & outreach	Domestic violence victims	26 beds
Hutton House (Center for Human Services)	Temp shelter for youths	Runaway youth 13–17 years old	8 beds
Helping Others Sleep Tonight (HOST)	Overnight emergency shelter	Adults	16 beds
Valley Recovery Resources – Redwood Family Center	Transitional housing	Women & children	25 beds
Housing Authority of the County of Stanislaus			210 beds
Modesto Gospel Mission	Temp food & shelter	Single adults with children	201 beds
Pathways (Center for Human Services)	Transitional housing	Youth	16 beds
STANCO	Transitional housing	Families	84 housing units/beds
Stanislaus County Dept. of Aging & Veterans Services	Outreach & social services	Senior & veterans	Not applicable
Stanislaus Homeless Outreach Program	Outreach & assessments	Adults & children	Not applicable
Stanislaus County Rapid Rehousing Program	Outreach & assistance	Adults & children	Not applicable
Turning Point	Overnight emergency shelter	Adults, children & families	48 beds
Turlock Gospel Mission	Overnight emergency shelter	Adults, children & families	30 seasonal beds

Organization	Services Provided	Population Served	Number of Beds/Units Available
Children's Crisis Center – Marsha's House	Overnight emergency shelter	Children	12 beds
Children's Crisis Center – Guardian House	Overnight emergency shelter	Children	15 beds
Children's Crisis Center – Sawyer House	Overnight emergency shelter	Children	9 beds
Children's Crisis Center – Cricket House	Overnight emergency shelter	Adults & children	10 beds
Children's Crisis Center – Verda's House	Overnight emergency shelter	Adults & children	8 beds
The Salvation Army of Stanislaus County	Food, clothing & referrals	Adults, children & families	Not applicable
The Salvation Army – Berberian Transitional	Overnight emergency shelter	Adults	40 beds
The Salvation Army – Winter Shelter	Overnight emergency shelter	Adults	100 seasonal beds
The Salvation Army – After Winter Shelter	Overnight emergency shelter	Adults	30 seasonal beds
United Samaritans Foundation (USF)	Temp shelter & social services	Adults & children	Not applicable
USF-We Care Program	Temp shelter & social services	Adults	49 seasonal beds
United Way of Stanislaus County	Outreach & social services	Adults & children	Not applicable

Source: Stanislaus CoC 2014

Through the Stanislaus Urban County, Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) funds are disbursed annually to assist many of the facilities and programs noted above. For the 2014–2015 program year, for example, seven projects will receive funds to address homeless needs, including the Children's Crisis Center Oakdale Respite Shelter Program; the Community Housing and Shelter Services HMIS, Homeless Prevention Housing Relocation Project, and Santa Fe Shelter; the Family Promise Shelter for Homeless Families; the Salvation Army emergency shelter; and the UCF-We Care Program Cold Weather Shelter and Rapid Rehousing Program.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

The Stanislaus Urban County is required to conduct an Analysis of Impediments (AI) to assist the community in adequately describing barriers to affordable housing. The AI must be updated as frequently as the consolidated plan. The County recently updated both its consolidated plan and AI this year. The AI is a broad spectrum review of private and public practices and policies that 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 were included in the 2015-2020 AI to help remove affordable housing barriers:

AFFORDABLE HOUSING

IMPEDIMENT: INSUFFICIENT SUPPLY OF AFFORDABLE HOUSING.

1.1 **Action:** Continue to provide assistance to preserve existing affordable housing and to create new affordable housing.

1.2 **Action:** Continue to offer regulatory relief and incentives for the development of affordable housing.

1.3 **Action:** Continue to ensure the availability of adequate sites for the development of affordable housing.

IMPEDIMENT: SHORTAGE OF SUBSIDIES AND STRATEGIES TO PROMOTE AFFORDABLE, ACCESSIBLE HOUSING FOR LOW-, VERY LOW-, AND EXTREMELY LOW-INCOME HOUSEHOLDS, INCLUDING PROTECTED CLASSES.

2.1. **Action:** Continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of lower-income households.

2.2 **Action:** Continue to support the Stanislaus Housing Authority Section 8 Housing Choice Voucher (HCV) Rental Assistance Program, including distribution of program information at the public counters for the Stanislaus County Department of Planning and Community Development, City of Turlock Housing Services, and all Stanislaus Urban County member jurisdictions. Stanislaus County and the City of Turlock will hold periodic meetings with representatives of the Housing Authority of the County of Stanislaus to discuss actions Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions can take to coordinate housing program implementation.

2.3 **Action:** Follow through on Housing Element policies and programs.

PRIVATE PRACTICE AND MORTGAGE LENDING

IMPEDIMENT: DIFFERENTIAL ORIGINATION RATES BASED ON RACE, ETHNICITY, AND LOCATION.

3.1 **Action:** When selecting lending institutions for contracts and participation in local programs, Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of "Outstanding" and may exclude those with a rating of "Needs to Improve" or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, the Stanislaus

Urban County and the City of Turlock may review an individual institution's most recent HMDA reporting as most recently published by the FFIEC.

3.2 **Action:** Strengthen partnerships with lenders to discuss lenders' community reinvestment goals, including home mortgages, home improvement loans, and community development investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.

IMPEDIMENT: LIMITED COORDINATION WITH REAL ESTATE INDUSTRY.

4.1 **Action:** Work cooperatively with the real estate industry to develop ways for local agents to become more familiar with the Stanislaus Urban County and City of Turlock housing and rental assistance programs.

4.2 **Action:** Encourage Realtors to seek fair housing training.

FAIR HOUSING EDUCATION AND ENFORCEMENT

IMPEDIMENT: LIMITED KNOWLEDGE OF FAIR HOUSING RIGHTS.

5.1 **Action**: Conduct more outreach to educate tenants, and owners and agents of rental properties, regarding their fair housing rights and responsibilities.

5.2 **Action:** Provide educational literature in English, Spanish, and other appropriate languages.

IMPEDIMENT: DISCRIMINATION IN RENTAL HOUSING.

6.1 **Action:** Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.

6.2 **Action:** Support efforts to increase the awareness of discrimination against all Federal and State protected classes.

GOVERNMENT BARRIERS

IMPEDIMENT: LOCAL DEVELOPMENT STANDARDS AND THEIR IMPLEMENTATION, E.G., ZONING, BUILDING, OR DESIGN STANDARDS, MAY CONSTRAIN DEVELOPMENT OF HOUSING OPPORTUNITIES FOR MINORITY AND LOW-INCOME HOUSEHOLDS.

7.1 **Action:** Review zoning and related regulations to determine the degree of adequate opportunity in the community for affordable housing to exist and to develop new affordable housing options.

IMPEDIMENT: INADEQUATE ACCESS TO EMPLOYMENT OPPORTUNITIES, TRANSPORTATION, AND PUBLIC AND SOCIAL SERVICES, AND INFRASTRUCTURE TO SUPPORT INCREASED HOUSING OPPORTUNITIES FOR LOWER-INCOME HOUSEHOLDS.

8.1 **Action:** Examine possible gaps in public infrastructure and services, especially for the needs of persons with disabilities, seniors, and low-income residents via a Disadvantaged Unincorporated Communities assessment. If significant gaps are found, explore methods to address the gaps and incorporate public improvements and services into local infrastructure and service plans.

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 region in California. 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 councils of governments (COG). The COG develops a Regional Housing Needs Allocation 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 June 2014.

The California Department of Housing and Community Development has determined that during the RHNA projection period of January 1, 2014, through September 30, 2024 (a 7.5-year planning period), an additional 21,330 housing units will be needed to accommodate the projected household growth in Stanislaus County. StanCOG developed and adopted a methodology for allocating the total RHNA determination to each jurisdiction within the Stanislaus region. A variety of planning objectives were directly reflected in the development of the RHNA Methodology (e.g., efficient land use patterns, a balance of jobs and housing, and socioeconomic equity). The adopted methodology adjusted the distribution of affordable units based on differences in existing household incomes as a means of moving each jurisdiction towards regional parity. As a result, of this methodology, 2,241 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 ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated. **Table IV-1** indicates the new construction need in each of four income categories for all of the jurisdictions in the county.

TABLE IV-1
REGIONAL HOUSING NEEDS ALLOCATION – STANISLAUS COUNTY 2014–2023

	Extremely Low (0–30% of AMI*)	Very Low (31–50% of AMI*)	Low (51–80% of AMI*)	Moderate (81–120% of AMI*)	Above Moderate (over 120% of AMI*)	Total	Share of RHNA
Ceres	311	311	399	446	1,104	2,571	12.1%
Hughson	26	27	34	38	93	218	1.0%
Modesto	773	773	991	1,100	2,724	6,361	29.8%
Newman	93	93	119	136	337	778	3.6%
Oakdale	157	158	202	210	520	1,247	5.8%
Patterson	318	318	408	416	1,031	2,491	11.7%
Riverbank	160	161	206	217	536	1,280	6.0%
Turlock	438	439	562	627	1,552	3,618	17.0%
Waterford	65	65	84	89	221	525	2.5%
Unincorporated County	269	269	345	391	967	2,241	10.5%
Total Stanislaus County RHNA	**2,612**	**2,613**	**3,350**	**3,670**	**9,085**	**21,330**	**100.0%**

Source: Stanislaus Council of Governments 2014

** Assumes 50% of the very low-income households from the RHNA Plan (48 units) are extremely low-income households.*

*** AMI = area median income*

UNITS BUILT OR APPROVED DURING PLANNING PERIOD

Credit may be taken for units constructed or permitted since the beginning of the RHNA projection period. In this case, units issued building permits or units constructed since January 1, 2014, may be credited against the RHNA to determine the balance of site capacity that must be identified. **Table IV-2** breaks down the remaining units needed for the Regional Housing Needs Allocation for the current RHNA projection period (2014–2023). A total of 83 units produced from January 1, 2014, to September 26, 2014, 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 in 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 in 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, and units with affordability requirements based on subsidies or financing through CDBG and/or HOME. 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 former 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.

SECOND UNITS

Assembly Bill 1866 amended Government Code Section 65583.1(a) 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, disabled 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 is not 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 may not exceed 30% of the existing living area.
- The total floor area of a detached second dwelling unit may not exceed 1,200 square feet. On parcels of 1 acre or more, the 1,200-square-foot limit does not apply.
- The second dwelling unit must 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 is required for a one-bedroom unit. Detached units with more than one bedroom 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 must be occupied by the property owner at the time of application and one of the dwellings must continue to be occupied by the property owner.

There are three main categories of second units in Stanislaus County:

- Temporary mobile homes on agricultural and rural residential zoned parcels greater than one acre in size.
- Second units built on agricultural zoned parcels greater than 20 acres in size.
- Second units in the R-1, R-2, R-3, or R-A zones when parcels are greater than 6,000 square feet when there is both public sewer and water services, 20,000 when only one service exists, and one acre in size when no public services exist.

Program 2-7 states that 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 staff in the Planning and Community Development Department who assist the public are knowledgeable of 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.

From late 2008 through the end of 2013, 47 second units of all types were constructed in the unincorporated county.

There have been a total of eight second units, three temporary mobile/manufactured homes, and four other mobile homes constructed during the current Housing Element planning period (since January 1, 2014).

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 obtain. 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). Additionally, in some zones (R-A and R-1 when parcels are less than one acre) County regulations limit the size of these units to a maximum of 1,200 square feet. Some of the recent construction of these units has taken place in former redevelopment areas where infrastructure has been installed in targeted income neighborhoods discussed elsewhere in this document. Over time, as infrastructure is installed in more neighborhoods, the likelihood is high that the construction of second units will increase and second units can be utilized to accommodate a portion of the regional housing need.

MOBILE OR MANUFACTURED HOMES

Because agriculture is the top industry in 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.

All of the mobile/manufactured units and second units have been allocated toward the County's low-income fair share housing need.

SINGLE-FAMILY HOMES

The remainder of the units produced between January 1, 2014, and September 26, 2014, are single-family homes in the above moderate-income category.

TABLE IV-2
BALANCE OF HOUSING NEED – UNINCORPORATED STANISLAUS COUNTY
2014–2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA Jan. 2014–2023	269	269	345	391	967	2,241
Units Produced since January 1, 2014	0	0	15[1]	0	83	98
Remaining RHNA	269	269	330	391	884	2,143
Percentage of Goals Achieved	0%	0%	4%	0%	9%	4%

Source: Stanislaus County 2014-2015, StanCOG 2014

Note 1: This number is for second units and mobile homes built since the beginning of the RHNA cycle. Second units, temporary mobile home second units, and mobile homes are estimated to be affordable to low-income households based on current rental prices in Stanislaus County.

Section V – SITES INVENTORY AND ANALYSIS

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

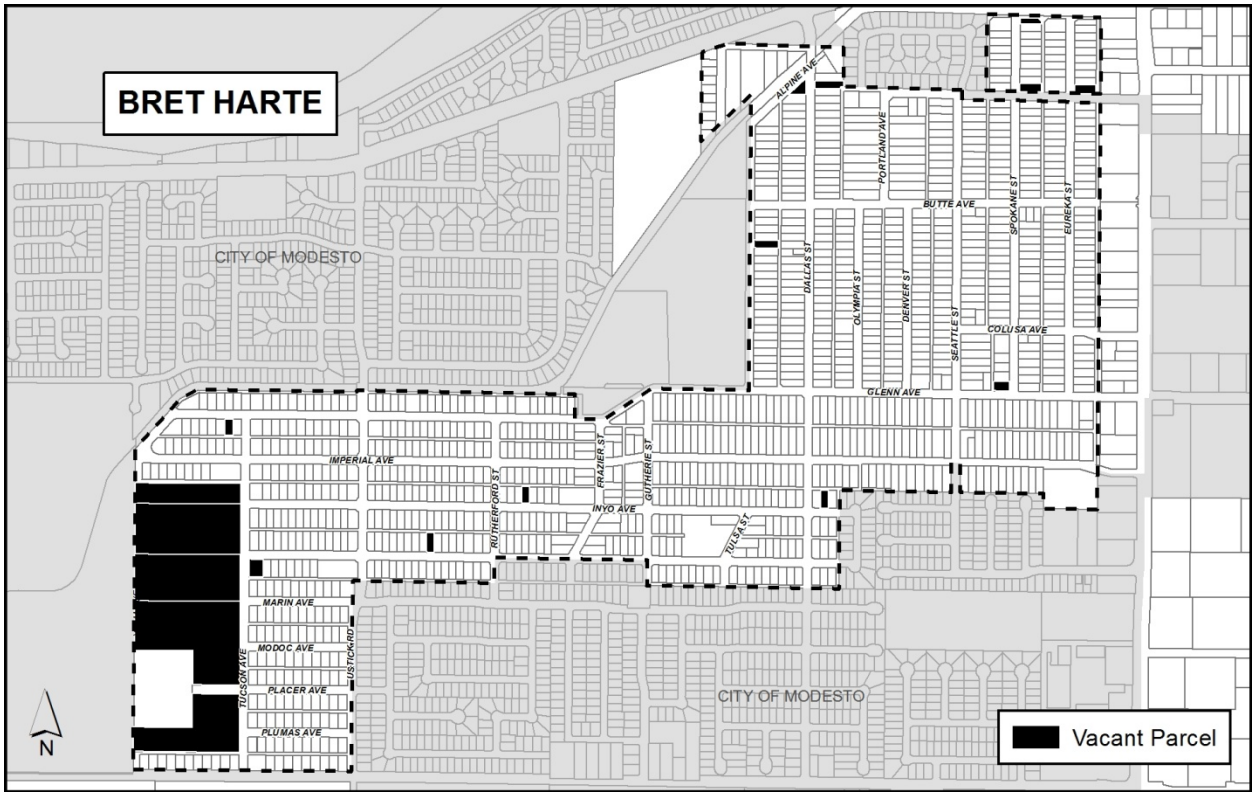
Government Code Section 65583 requires the Housing Element to contain an inventory of land suitable for residential development and an analysis of the relationship of zoning and public facilities and services to these sites. The purpose of this inventory is to compare the County's total holding capacity, 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 sufficient residential land available to accommodate new construction needs. The unincorporated areas land inventory 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 has conducted a land inventory and analysis of the availability of public services and facilities in the unincorporated areas. The inventory focused on existing communities where residential zoning is located and growth is encouraged. Available parcels were identified and mapped from the Geographic Information System, tax records, aerial photographs, and field verification. From these sources, size and zone were recorded, and finally, the realistic residential development potential was calculated based on development standards and on the 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 limit economy of scale for developers in consideration of higher-density housing, particularly for lower-income housing. Other than large parcels in the Salida Community Plan, higher-density development is encouraged in incorporated cities where infrastructure is readily available. The land inventory is included as Appendix 1. This inventory lists the vacant parcels to assist in accommodating the County's share of the Regional Housing Need Allocation.

StanCOG's Housing Needs Report projects that 2,241 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through 2023. The residential development potential of 5,459 units enumerated in **Table IV-2** more than satisfies this projected new construction need. Because as many as 4,300 new units at various density ranges can be accommodated in the Salida Community Plan, the total new construction need includes 883 units for extremely low-, very low-, and low-income residents. These needs can be satisfied by the construction of units in the 39 acres of Medium-High Density Residential designation in Salida (643 units), as well as in other identified areas that allow up to 25 units per acre (223 units). The remaining units can be accommodated through a combination of second units in single-family zones, the placement of mobile homes throughout the county, and in 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 (up to 1,255 units), as well as in partnerships with nonprofit agencies and developers that build single-family residences.

DEVELOPMENT POTENTIAL STUDY AREAS

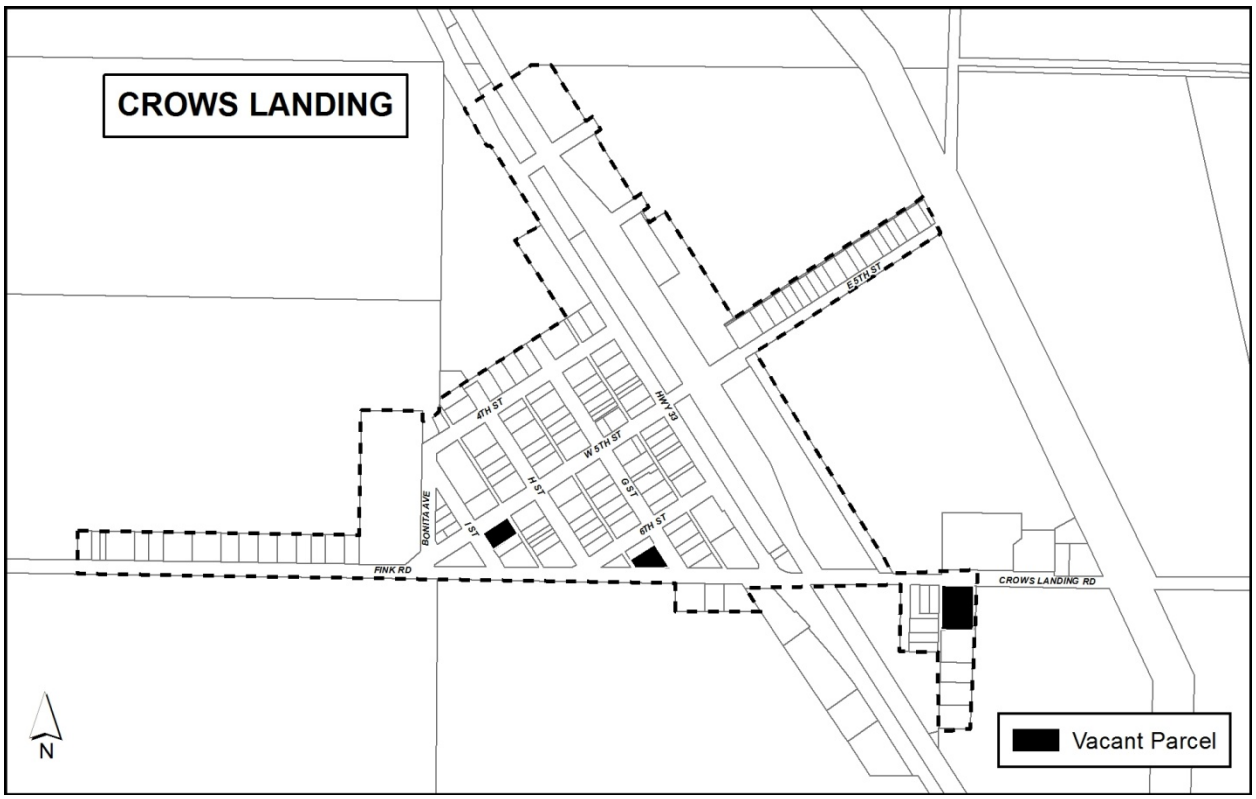
The following is a summary of the residential development potential on vacant sites of the various unincorporated communities throughout Stanislaus County. Parcels shown as vacant are undeveloped.



Bret Harte is a residential neighborhood adjacent to Modesto. It receives its water and sewer service from the City of Modesto. The neighborhood currently has the potential for developing 135 additional single-family dwelling units. Having both public water and sewer gives property owners the ability to develop a second residential unit. Since the construction of public sewer, the County saw an increase in applications for second dwelling units in Bret Harte. Since this neighborhood is recognized as a Disadvantaged Unincorporated Community with lower incomes, the second units have created housing opportunities for additional lower-income households.

TABLE V-1
RESIDENTIAL DEVELOPMENT POTENTIAL
BRET HARTE NEIGHBORHOOD

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-1	17	26.41	8	No issues	Above Moderate	135
						Total	**135**



Crows Landing, a small community located where State Route 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 infill activity would serve this population. Water is provided by a community service district, and sewage is handled by individual septic systems.

TABLE V-2
RESIDENTIAL DEVELOPMENT POTENTIAL
CROWS LANDING

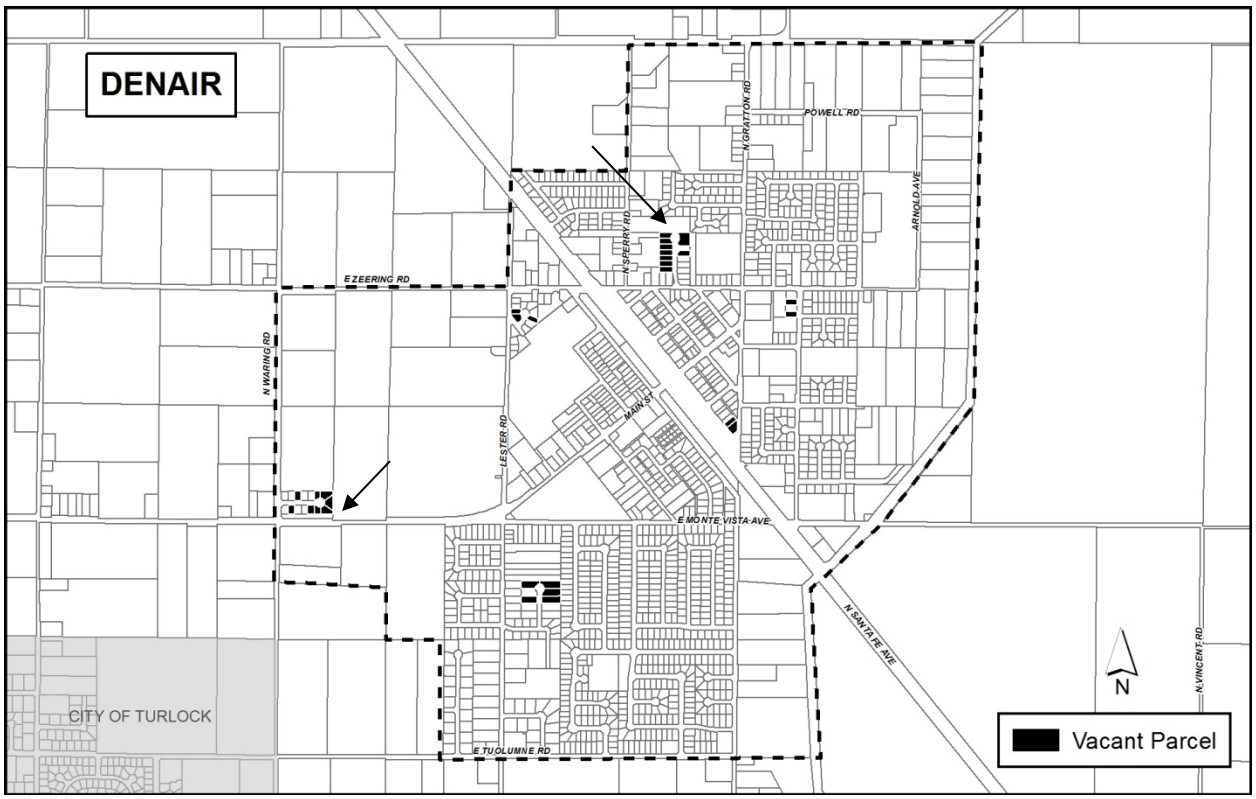
GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	3	1.53	8	No public sewer	Above Moderate	3
						Total	**3**



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 156 dwelling units. These dwelling units would be serviced by public water and package treatment facilities or individual septic systems.

TABLE V-3
RESIDENTIAL DEVELOPMENT POTENTIAL
DEL RIO

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	12	13.83	2	No issues	Above Moderate	17
LDR	P-D (198)	5	3.34	2	No issues	Above Moderate	6
LDR	P-D (293)	47	25.38	2	No issues	Above Moderate	53
PD	PD	1	82.5	1	Modesto water/ private septic	Above Moderate	80
						Total	**156**

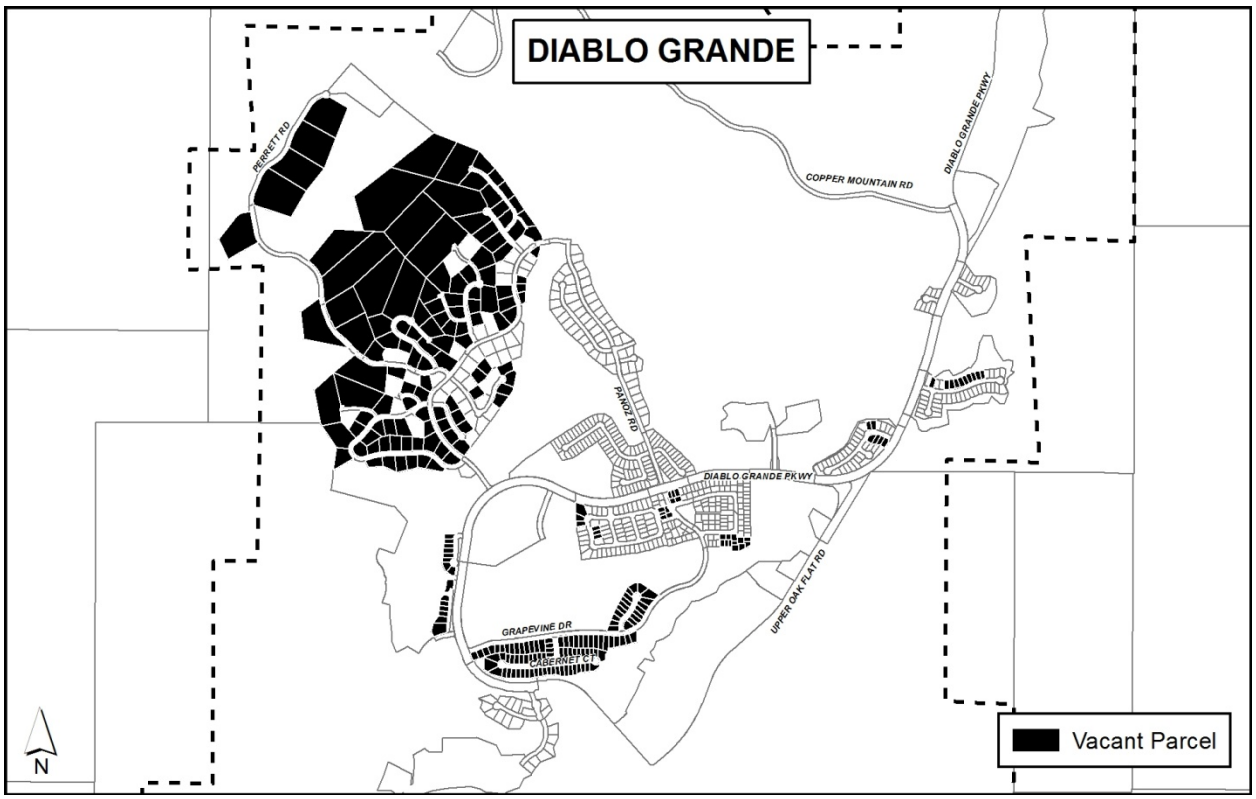


Denair, located east of Turlock, has an additional potential of 35 residential units. A variety of zoning provides for different housing types, from single-family to multiple-family housing developments. Water and sewer service is provided by a community services district.

TABLE V-4
RESIDENTIAL DEVELOPMENT POTENTIAL
DENAIR

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	17	4.57	8	Water supply limited	Above Moderate	17
MHD	R-2	3	0.52	14	Water supply limited	Moderate	5
MHD	R-3	8	1.56	25	No issues	Extremely Low, Very Low, Low	8
COM	H-1[1]	2	0.45	25	No issues	Extremely Low, Very Low, Low	5
						Total	**35**

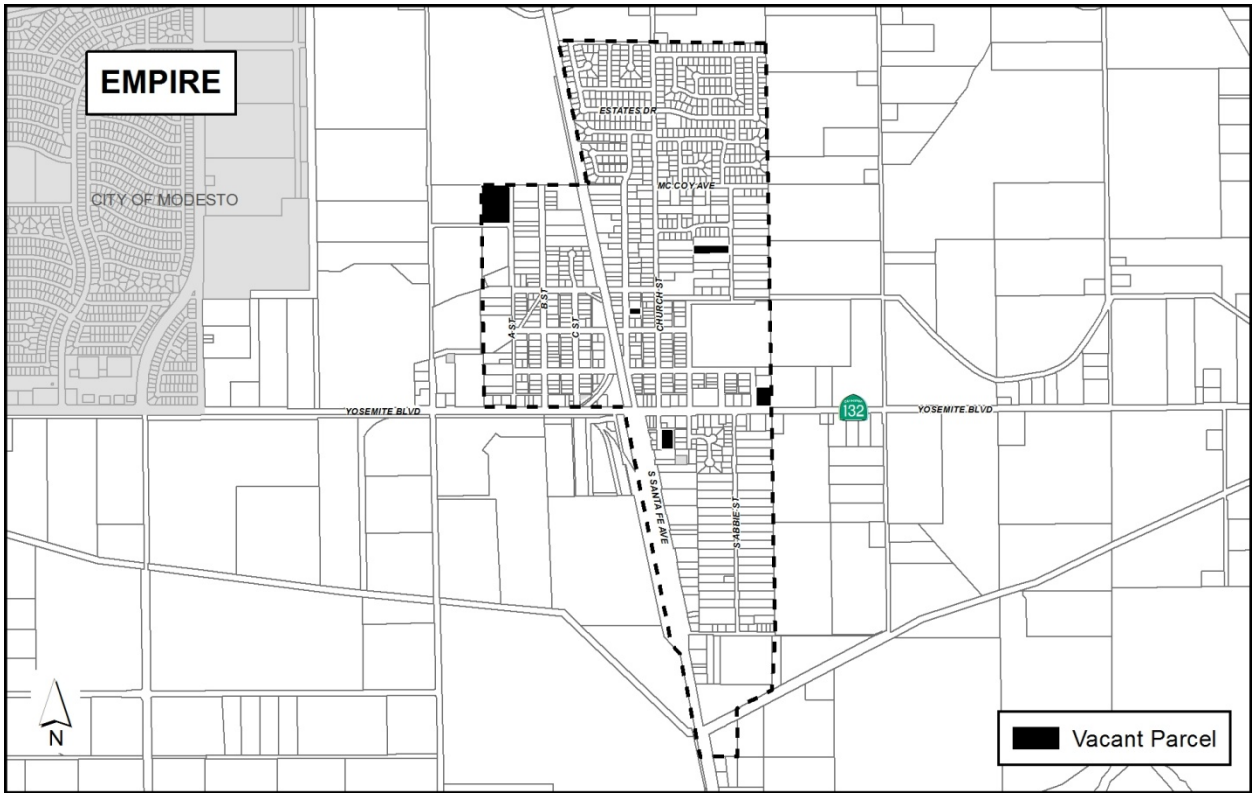
Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.



Diablo Grande is developing a 33,000-acre golf resort project located in the hills southwest of Patterson, which has ultimate plans for 5,000 homes in five villages, five golf courses, a hotel and conference center, a wine tasting room, and commercial development. It has a realistic development capacity of 278 additional units within the time frame of this Housing Element.

TABLE V-5
RESIDENTIAL DEVELOPMENT POTENTIAL
DIABLO GRANDE

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
SP-1	SP-1	278	185.30	1 du/parcel	Water quality upgrades, water supply limited	Above Moderate	278
						Total	**278**

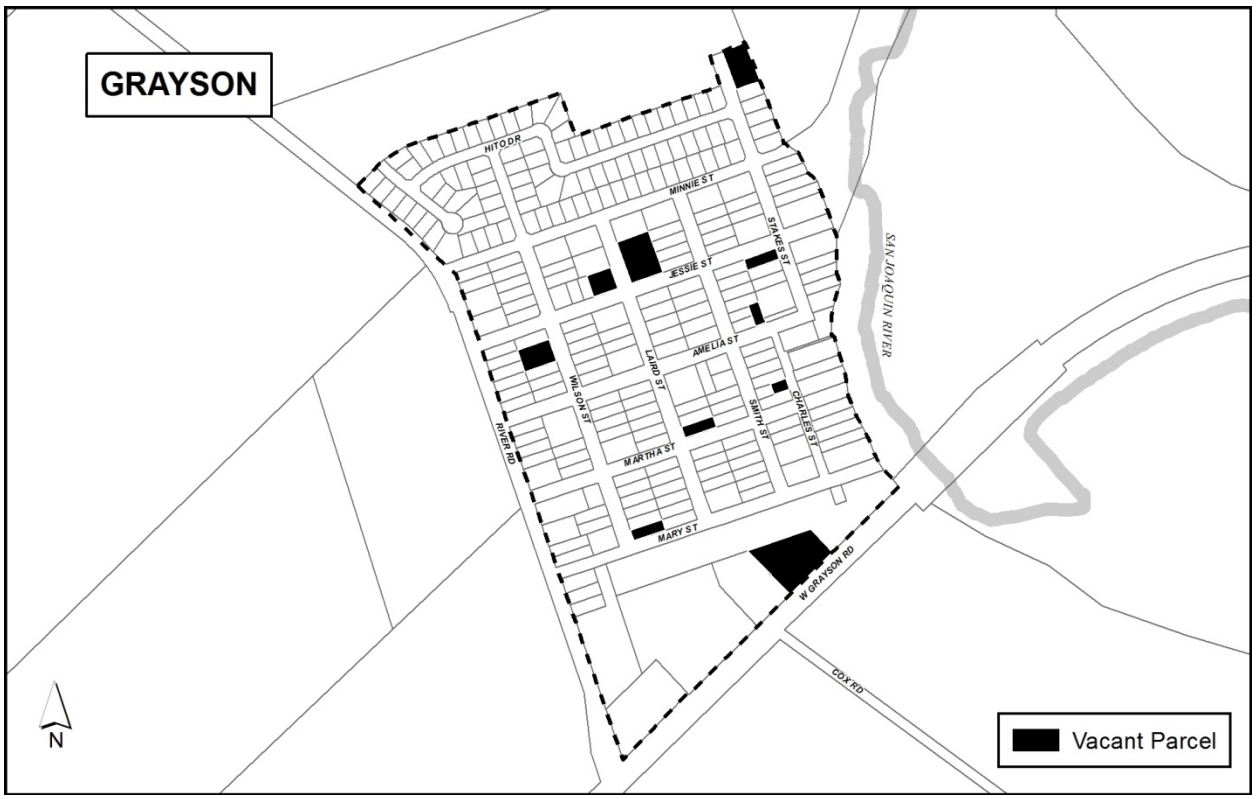


Empire is a community adjacent to the eastern boundary of Modesto and receives its water service from the City of Modesto. Sewer service is provided by its sanitary district. Empire has a realistic potential dwelling unit capacity of 30.

TABLE V-6
RESIDENTIAL DEVELOPMENT POTENTIAL
EMPIRE

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	2	4.44	8	Some sewer limitations	Above Moderate	4
LDR	R-1	1	0.24	8	Some sewer limitations	Above Moderate	2
COM	H-1[1]	2	1.67	25	Some sewer limitations	Extremely Low, Very Low, Low	24
						Total	**30**

Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.

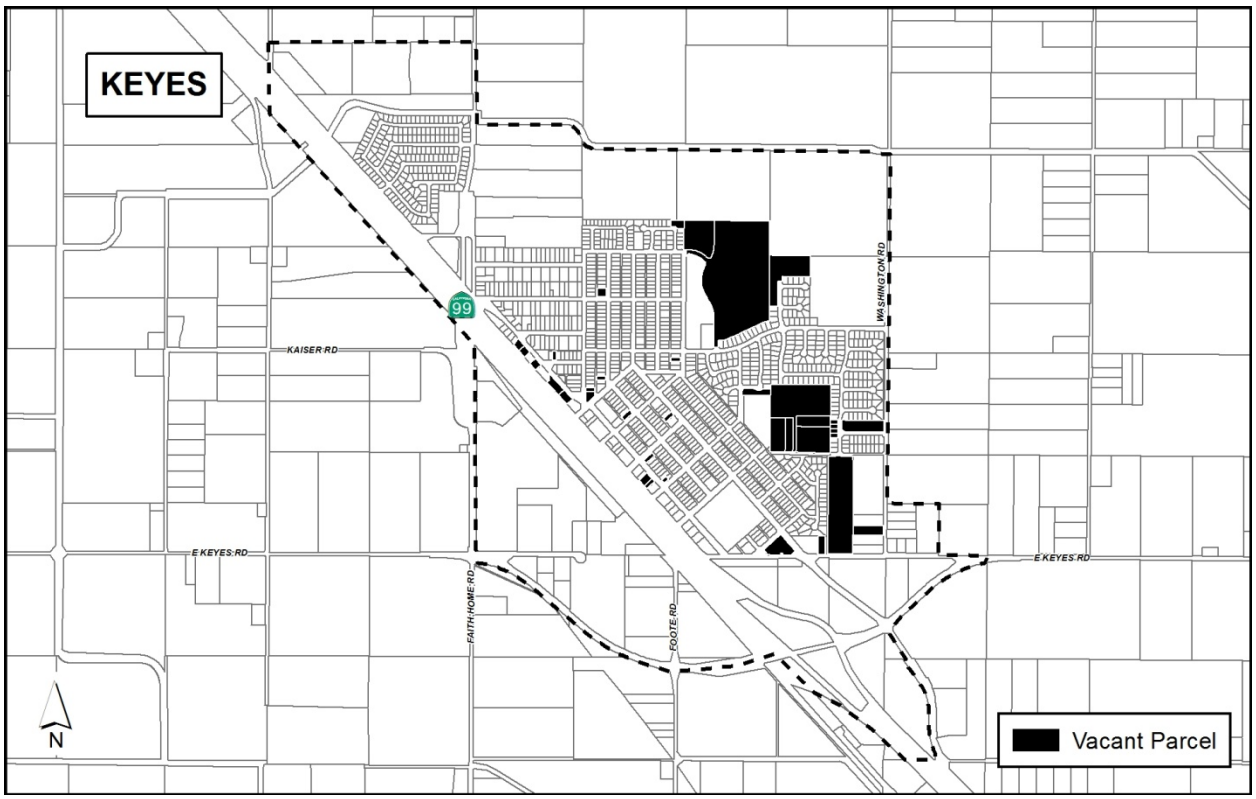


The Community Service District provides sewer service to the residents of Grayson, located in western Stanislaus County. Water is provided by the City of Modesto. The infill opportunities would serve the lower-income population. There is a realistic development potential for 11 units in Grayson.

TABLE V-7
RESIDENTIAL DEVELOPMENT POTENTIAL
GRAYSON

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-1	9	2.48	8	Water	Above Moderate	9
COM	H-1[1]	1	1.31	25	Water	Extremely Low, Very Low, Low	2
						Total	**11**

Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.

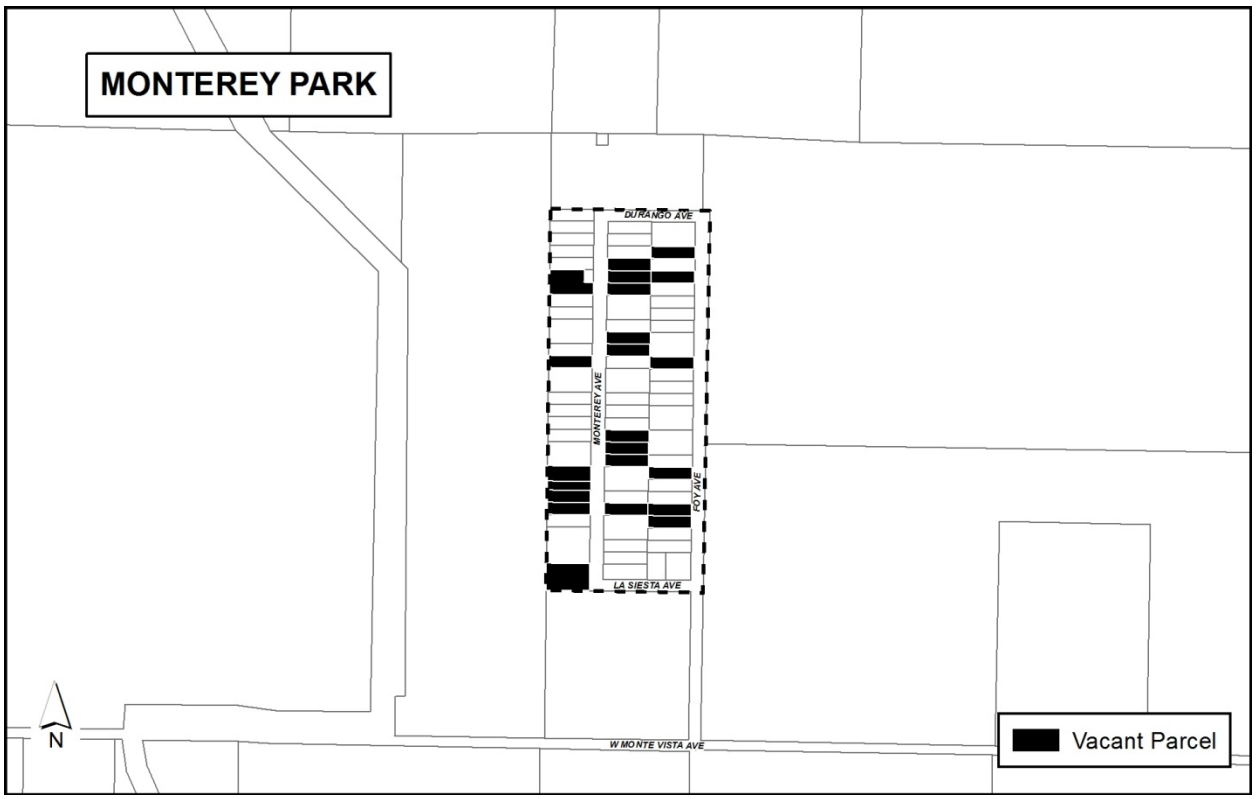


Keyes, located east of State Route 99 between Ceres and Turlock, updated its Community Plan in 2000. This resulted in the additional capacity recorded in the table below. A number of vacant parcels also contribute to the totals. With both public water and sewer available through its community services district, Keyes has an additional dwelling unit capacity of 393.

TABLE V-8
RESIDENTIAL DEVELOPMENT POTENTIAL
KEYES

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	1	1.11	8	No issues	Above Moderate	6
LDR	R-1	13	2.45	8	No issues	Above Moderate	13
LDR	R-1US	11	62.06	8	Water extension	Above Moderate	316
MDR	R-3	1	0.52	25	No issues	Extremely Low, Very Low, Low	8
COM	H-1[1]	9	3.78	25	No issues	Extremely Low, Very Low, Low	50
						Total	**393**

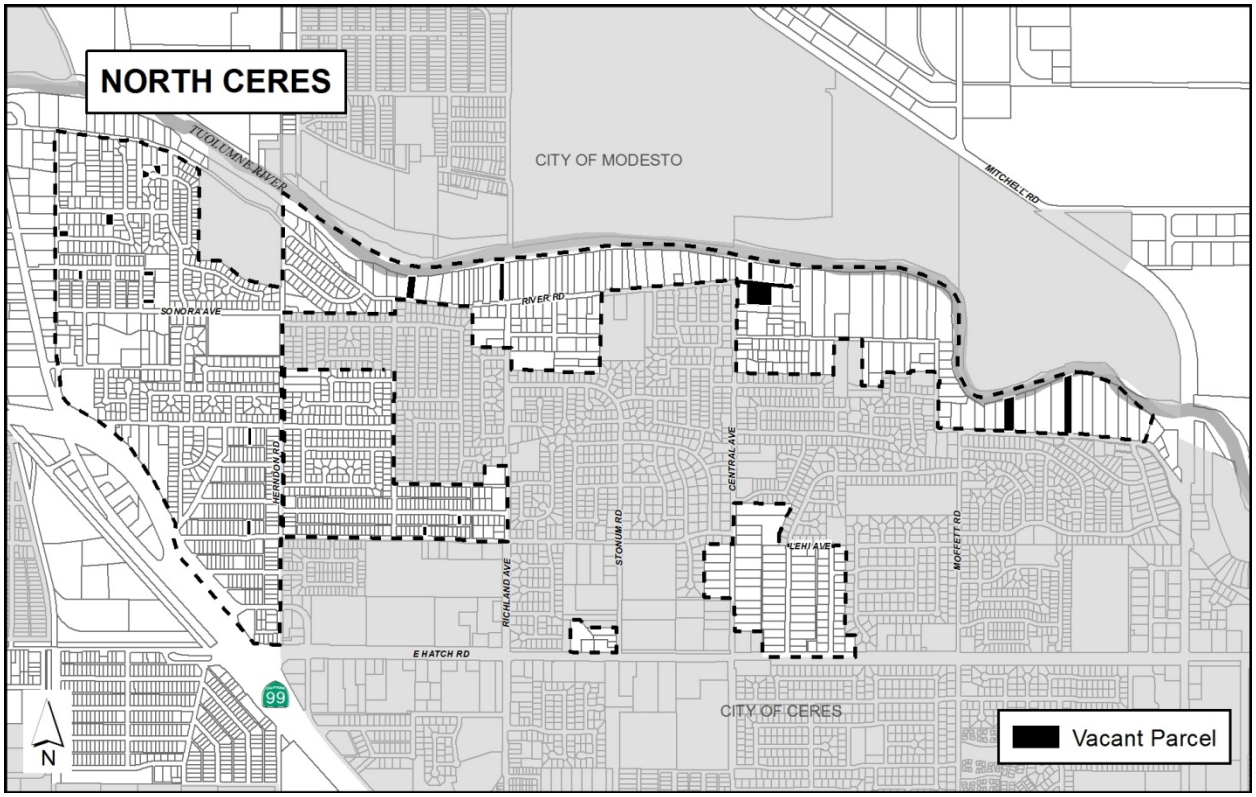
Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.



The Monterey Park Tract, which is south of Modesto and west of Crows Landing Road, can accommodate 23 additional dwelling units on existing vacant parcels. Public water is provided by the community service district and sewage is treated using individual septic systems.

TABLE V-9
RESIDENTIAL DEVELOPMENT POTENTIAL
MONTEREY PARK

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
AG	A-2-10	23	9.21	2/10	Water quality	Above Moderate	23
						Total	**23**



North Ceres is an urbanized area adjacent to the northern boundary of Ceres. It currently has a realistic dwelling unit capacity of 51 additional units. Water service is provided by both the Cities of Modesto and Ceres, and sewer service by individual septic systems.

TABLE V-10
RESIDENTIAL DEVELOPMENT POTENTIAL
NORTH CERES

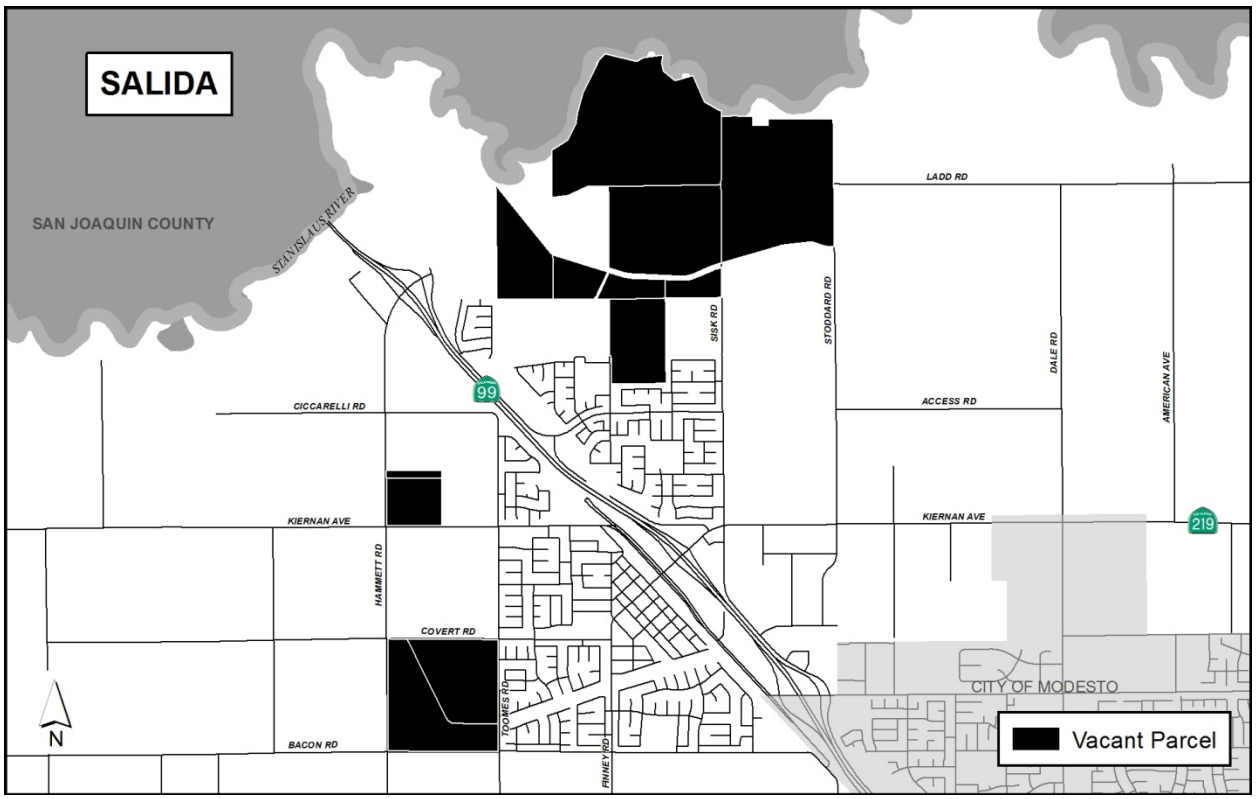
GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	5	6.07	8	Ceres' approval of sewer	Above Moderate	32
LDR	R-1	10	2.11	8	Ceres' approval of sewer	Above Moderate	12
LDR	R-3	2		25	Ceres' approval of sewer	Extremely Low, Very Low, Low	7
						Total	**51**

RIVERDALE

The Riverdale Park Tract along the Tuolumne River across from Modesto has a community service district that serves the area with water. Individual septic systems are used for the treatment of sewage. Flooding is an issue in Riverdale, therefore no units have been associated with the vacant parcels in this area and the sites won't be relied on to meet the RHNA.

TABLE V-11
RESIDENTIAL DEVELOPMENT POTENTIAL
RIVERDALE PARK TRACT

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	3	0.55	8	Flooding, water quality, water supply limitations	Above Moderate	0
LDR	R-1	11	2.89	8	Flooding, water quality, water supply limitations	Above Moderate	0
						Total	**0**



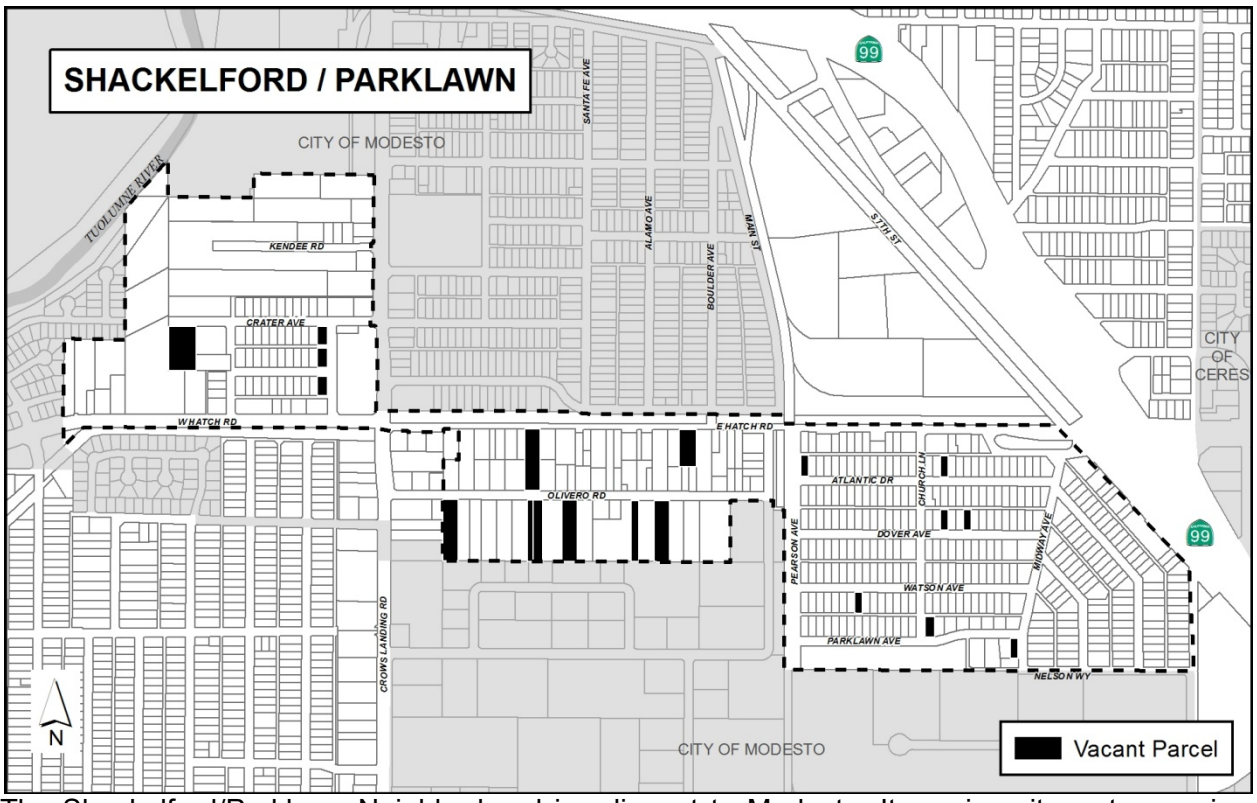
On July 10, 2007, the Stanislaus County Board of Supervisors accepted the certification of a voter initiative petition on the Salida Area Planning, Road Improvement, Economic Development, and Farm Protection Initiative. On August 7, 2007, the Board of Supervisors adopted Ordinance No. C.S. 1005, as provided 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 projected 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 the county where the Medium Density Residential (R-2) district has a minimum lot size of 6,000 square feet, the medium-density SCP-R-2 district in the Salida Community Plan allows lots between 2,000 and 3,000 square feet to accommodate small-lot single-family dwellings as well as duets, and 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 for row houses, townhomes, condominiums, and apartments at a 25 unit per acre density and excludes the single-family housing product. It allows 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 the 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 Stanislaus County's identified need for lower-income housing, the County will continue to 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, etc. The Salida Community Plan's diverse mix of residential land uses and variety of housing types 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 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 may not be not financially burdened. The initiative also includes a feasibility and fiscal analysis that specifies the public improvements needed and estimates the cost 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 to meet the specific needs of each phase and formally adopted.

The economic crisis has particularly affected the implementation of the 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 the current more economy will reignite interest in the implementation of the Salida Community Plan.

TABLE V-12
RESIDENTIAL DEVELOPMENT POTENTIAL
SALIDA COMMUNITY PLAN

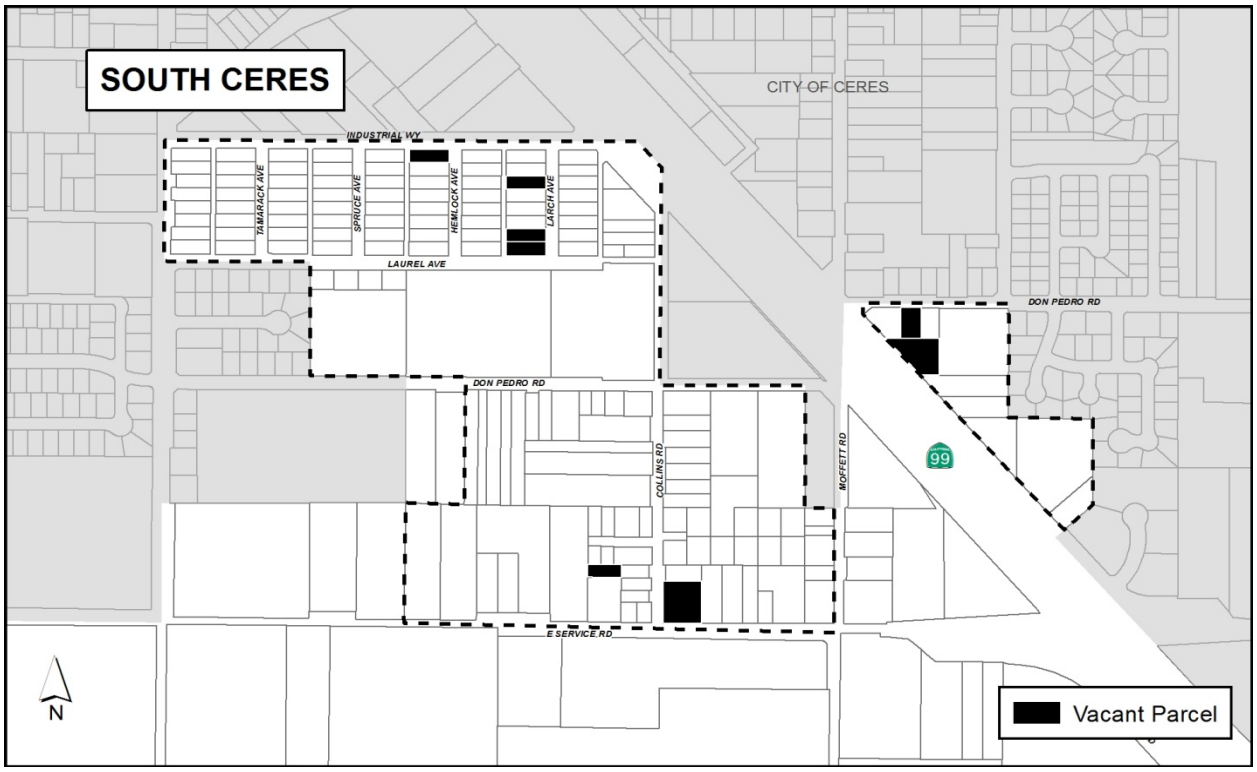
GP Designation	Zone	Total Parcels	Total Acres	Max. Density Du/Ac	Infrastructure Capacity	Income Level(S) Served	Potential Dwelling Unit Capacity
LDR	SCP-R-1	9	552.59	8	Infrastructure upgrades required with development w/ development	Above Moderate	2,463
MDR	SCP-R-2	5	179.65	14	Infrastructure upgrades required with development	Extremely Low, Very Low, Low, and Moderate	1,255
MHD	SCP-R-3	2	39.00	25	Infrastructure upgrades required with development	Extremely Low, Very Low, Low	643
						Total	**4,361**



The Shackelford/Parklawn Neighborhood is adjacent to Modesto. It receives its water service from the City of Modesto.. The eastern portion (the Parklawn Neighborhood) has recently been connected to the sanitary sewer service system operated by the City of Modesto. The western portion (a portion of the Shackelford Neighborhood) remains on septic. The remaining portion of the Shackelford Neighborhood has been annexed into the City of Modesto. There is realistic capacity for 71 units in the Shackelford/Parklawn neighborhood. The availability of sewer service will provide opportunities for the construction of second dwellings.

TABLE V-13
RESIDENTIAL DEVELOPMENT POTENTIAL
SHACKELFORD/PARKLAWN NEIGHBORHOOD

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infra-structure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	6	4.13	8	Modesto sewer connect for Parklawn	Above Moderate	32
LDR	R-1	11	2.84	8	Modesto sewer connect for Parklawn	Above Moderate	16
MHD	R-3	3	1.63	25	Modesto sewer connect for Parklawn	Extremely Low, Very Low, Low	23
						Total	**71**

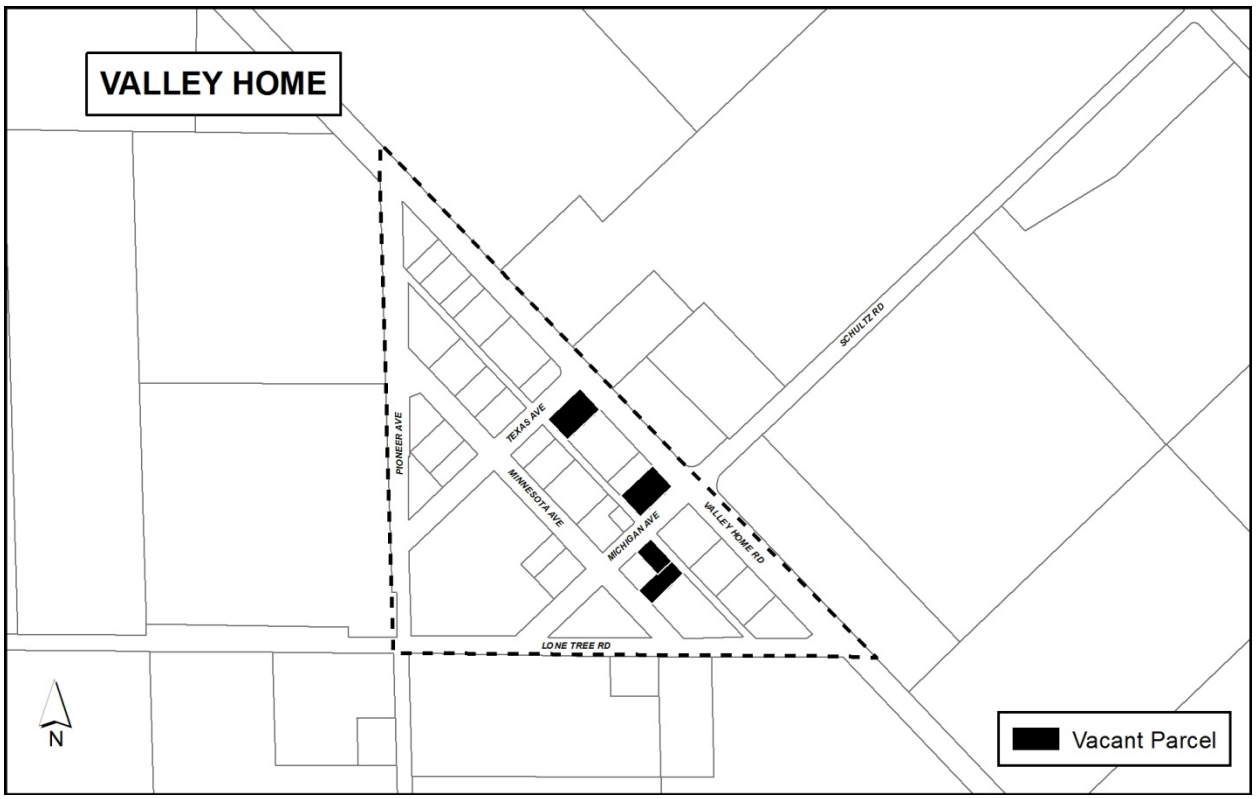


South Ceres is an unincorporated neighborhood adjacent to the south boundary of Ceres. Sufficient water and sewer infrastructure is available there to provide property owners the opportunity to develop a second residential unit, which can be a new source of affordable housing in this predominantly lower-income neighborhood. There is realistic capacity for 23 units in South Ceres.

TABLE V-14
RESIDENTIAL DEVELOPMENT POTENTIAL
SOUTH CERES

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infra-structure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	2	.73	8	Lacking public sewer	Above Moderate	4
LDR	R-1	1	0.19	8	Lacking public sewer	Above Moderate	1
MHD	R-2	4	0.77	14	Lacking public sewer	Moderate	8
COM	H-1[1]	2	0.72	25	Lacking public sewer	Extremely Low, Very Low, Low	10
						Total	**23**

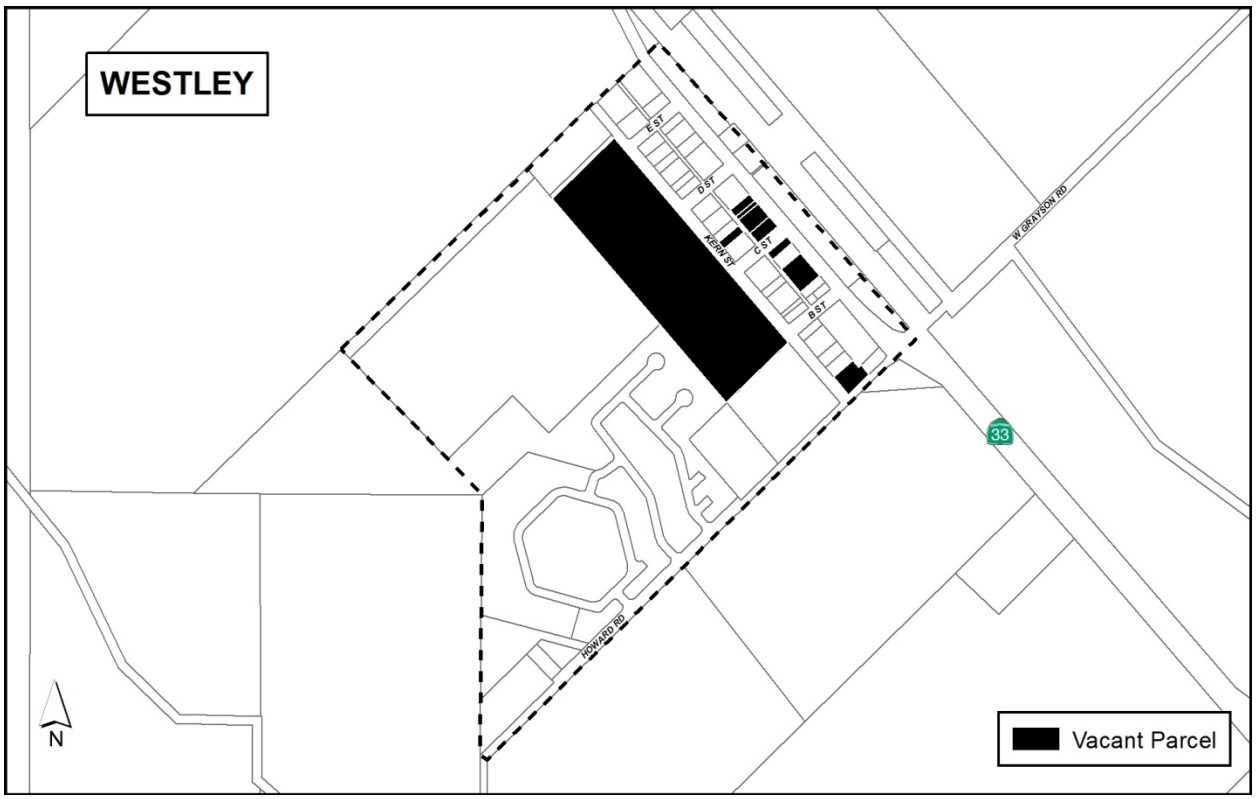
Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.



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.

TABLE V-15
RESIDENTIAL DEVELOPMENT POTENTIAL
VALLEY HOME

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-1	4	0.61	8	No public water and sewer	Above Moderate	4
						Total	**4**

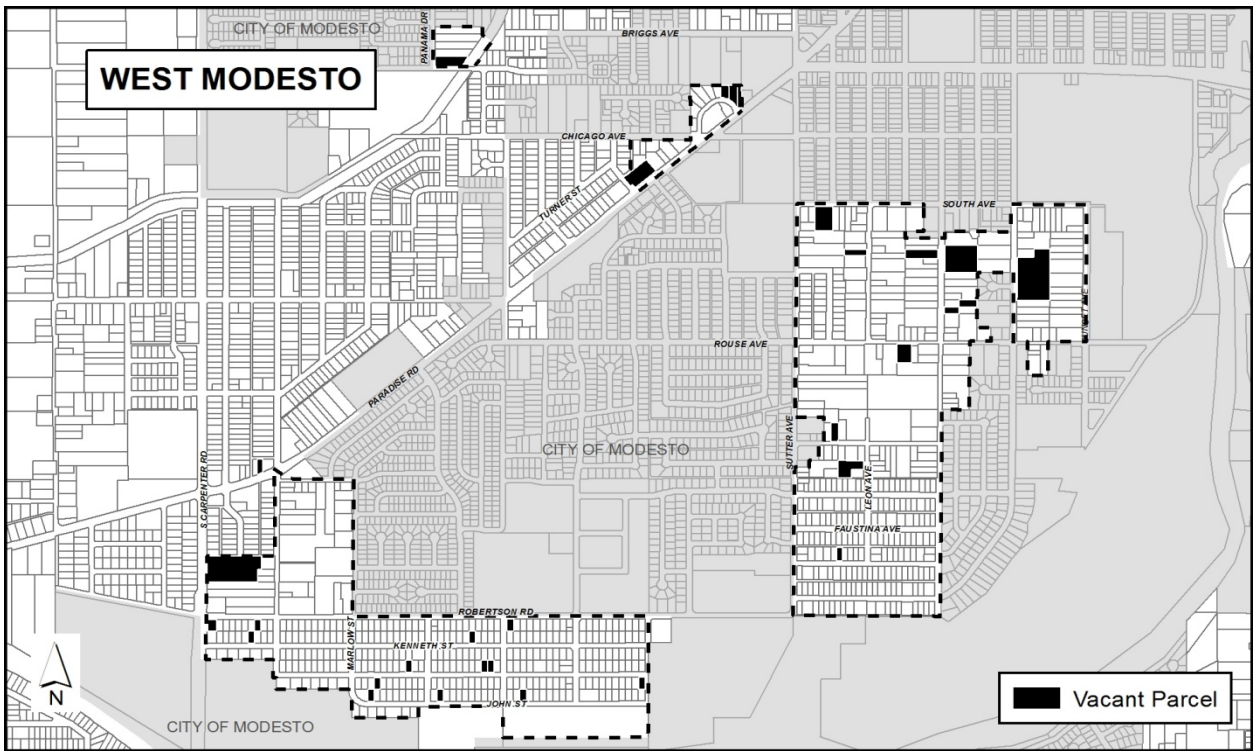


Westley is a small community located along State Route 33 in western Stanislaus County, approximately 6 miles north of Patterson. A Community Service District provides the community with water and sewer by contracting with the Housing Authority of the County of Stanislaus. Westley has the realistic capacity of 14 additional dwelling units.

TABLE V-16
RESIDENTIAL DEVELOPMENT POTENTIAL
WESTLEY

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infrastructure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-1	1	0.18	8	Water	Above Moderate	1
COM	H-1[1]	4	1.03	25	Water	Extremely Low, Very Low, Low	13
						Total	**14**

Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.



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 Measure M vote for the extension of City of Modesto sewer services was approved for the Rouse/Colorado area in West Modesto in 2013. There is a realistic capacity for 168 units in West Modesto.

TABLE V-17
RESIDENTIAL DEVELOPMENT POTENTIAL
WEST MODESTO

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Infra-structure Capacity	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	1	2.76	8	Needs public sewer	Above Moderate	14
LDR	R-1	1	0.89	8	Needs public sewer	Above Moderate	5
LDR	R-2	21	9.01	8	Needs public sewer	Moderate	103
MHD	R-3	6	2.28	25	Needs public sewer	Extremely Low, Very Low, Low	32
COM	H-1[1]	2	0.99	25	Needs public sewer	Extremely Low, Very Low, Low	14
						Total	**168**

Note 1. H-1 allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet.

ENVIRONMENTAL CONSTRAINTS AND ADEQUATE INFRASTRUCTURE

Stanislaus County is environmentally diverse with a variety of habitats for plant and animal species in the foothills, along rivers, in agricultural areas, in and around large water bodies, and in urban areas. Of the 17 unincorporated communities studied for potential development in 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 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, that are addressed in the environmental impact report for that project. Development of the 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 they 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.

There are numerous community service districts and water districts in the unincorporated areas of the county served by wastewater management and water service providers independent from the 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.

COMMUNITY SERVICE DISTRICTS

Crows Landing CSD (water): Area of 124 acres; serves 109 residential and 22 commercial customers. Significant population growth is not anticipated in this area. The water distribution system is in need of improvement and system upgrades. The CSD has limited financial resources.

Denair CSD (sewer and water): Area of 643 acres (1,056 in sphere of influence); serves 1,300 customers. The CSD has four groundwater wells and three lift stations that serve customers within existing boundaries. For any future growth, additional groundwater wells and/or pipelines will be necessary. The CSD has purchased sewer capacity from the City of Turlock to serve future development, but due to Measure E and to limited infrastructure and resources, no

significant population growth is expected at present. Current demand can be met with existing facilities, financial resources, and infrastructure. A Water Master Plan identifies improvements over the next 5–15 years.

Grayson CSD (sewer): Area of 100 acres (104 in sphere of influence); serves 240 residential and one commercial customer. Due to limited service capacity, no significant population growth is anticipated. The CSD has capacity to serve its existing service area, with necessary financial resources to fund existing service levels.

Keyes CSD (water and sewer): Area of 444 acres (793 acres in sphere of influence). This CSD serves 1,274 customers with water and 1,317 customers with sewer. The CSD has the ability to serve residents in the existing service area with no infrastructure needs or deficiencies. Major lift station, existing force main modifications, additional water wells, and additional wastewater disposal capacity and/or alternative sources of domestic water are needed before major growth can occur.

Monterey Park CSD (water): Area of 31 acres; Monterey Park Tract receives drinking water from the Monterey Park Tract Community Services District (CSD). The Monterey Park Tract CSD services the community through two wells, both of which exceed the drinking water standards for nitrates and arsenic. To overcome these water quality constraints the community entered into a water service agreement with the City of Ceres and has received a Prop 84 grant to construct a small water transmission line from the end of the City of Ceres' water main on Crows Landing Road, which is located approximately one-half mile south of Service Road, to the Monterey Park Tract, a distance of approximately 5 miles, and constructing a storage tank, booster pump station, and other associated facilities. The project was approved by the Stanislaus County Board of Supervisors on January 13, 2015 and is currently in the pre-construction phase.

Riverdale Park CSD (water): Area of 58 acres. This CSD operates one groundwater well and storage tanks, with backup provisions from the City of Modesto. The CSD is within Modesto's sphere of influence and may be annexed into the city in the future. No significant growth is anticipated. The water distribution system is in good condition. Groundwater must be continually monitored to meet state regulations. The system has sufficient capacity to provide domestic water within existing sphere of influence.

Westley CSD (water and sewer): Area of 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 are needed in the near future. The Housing Authority owns sewer and water facilities, and provides district services by contract. No significant growth is anticipated. The district is presently meeting the service needs of its customers. The CSD has sufficient capacity to provide services within existing sphere of influence.

WATER DISTRICTS

Stanislaus County has numerous water districts, with the majority providing service exclusively to agricultural retail customers for purpose of irrigation. Districts providing service to residential uses are described below.

Patterson Irrigation District: Area of 13,260 acres in the City of Patterson and its Sphere of Influence. The District provides irrigation water for agricultural and rural residential land use areas. The District has a diminishing service territory. Upon annexation of areas into the City of Patterson, customers detach from the District.

West Stanislaus Irrigation District: Area of 21,676 acres in the City of Patterson and its Sphere of Influence. The District services both rural residential and agricultural land uses. The District has an overlapping boundary with the City of Patterson's Sphere of Influence, with capacity to continue servicing areas within its boundary.

SANITARY DISTRICTS

Empire SD (sewer): Area of 427 acres (428 acres in sphere of influence); serves 1,581 customers. The district's system is at capacity and would need improvements and upgrades for any additional connections. The City of Modesto accepts sewage from the district's sewer collection system. No significant population growth is anticipated in the near future. The district has limited resources to address current deficiencies and is exploring grant applications for upgrades.

Salida SD (sewer): Area of 1, 485 acres (1,530 acres in sphere of influence). This district serves 4,019 residential and 190 commercial, industrial, and other uses. The wastewater treatment plant is nearing capacity. 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.

Infrastructure issues in the unincorporated area range from the need for public sewer and water, to limitations on water supply or sewer capacity, to water quality issues. In these areas, the realistic dwelling unit capacity indicated represents the minimum number of additional dwelling units given the availability of services within the time frame of this Housing Element. While constraints associated with infrastructure exist in many areas with residential development potential, the County has successfully provided upgrades and new connections to infrastructure in several areas identified for residential development in the previous Housing Element and this approach is continued in this Housing Element as Program 3-3.

Since infrastructure projects are costly, the County is committed to developing funding options utilizing all available funding sources such as Community Development Block Grants, USDA/RD, State Infrastructure Bank, and Regional Water Board. Some recent examples of infrastructure improvements completed include Phase I of a sewer project in the Airport Neighborhood and a sewer project in the Parklawn Neighborhood. Phase 1A of a storm drainage project has been completed in Empire and the County continues to explore targeted storm drainage solutions for the remaining area of the community without storm drainage.

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 sites in the 17 unincorporated communities throughout the county.

TABLE V-18
REALISTIC DEVELOPMENT CAPACITY – UNINCORPORATED STANISLAUS COUNTY

GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/ac	Income Level(s) Served	Realistic Dwelling Unit Capacity
LDR	R-A	52	39.72	8	Above Moderate	129
LDR	R-1	75	39.94	8	Above Moderate	194
LDR	R-1 US	15	63.49	8	Above Moderate	320
LDR	SCP-R-1	9	552.59	8	Above Moderate	2,463
PD	P-D	1	82.50	1	Above Moderate	80
LDR	PD (198)	5	3.34	2	Above Moderate	6
LDR	PD (293)	47	25.38	2	Above Moderate	53
AG	A-2-10	23	9.21	2/10	Above Moderate	23
COM	H-1	22	9.95	25	Extremely Low, Very Low, Low	118
MDR	R-2	21	9.01	14	Moderate	103
MHD	R-2	7	1.29	14	Moderate	13
MDR	SCP-R-2	5	179.65	14	Extremely Low, Very Low, Low, Moderate	1,255
MHD	SCP-R-3	2	39.00	25	Extremely Low, Very Low, Low	643
LDR	R-3	2	0.47	25	Extremely Low, Very Low, Low	7
MHD	R-3	17	5.47	25	Extremely Low, Very Low, Low	63
MDR	R-3	1	0.52	25	Extremely Low, Very Low, Low	8
SP-1	SP-1	283	185.30	0.2–7.4	Above Moderate	278
Total		**582**	**1,247**			**5,756**

Source: Stanislaus County GIS, 2014 and Stanislaus County, 2015.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

The California 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 extremely low-, very low-, and low-income households. The medium-high density designations (R-3, H-1, some PD zones, and the SCP-R-3 zone in Salida) offer a higher density of up to 25 units per acre. At this density range, the realistic development capacity is 824 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 designations and zoning have the ability to encourage and facilitate the development of housing in this affordability range. The intent of the medium-density residential designations (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 apartments at up to 14 units per acre. Unique to unincorporated Stanislaus County**,** 179.65 acres of the Salida Community Plan is designated SCP-R-2 and as stated in the plan, designed to allow housing such as small-lot single-family dwellings, duets, row houses, townhouses, and condominiums on lot sizes of 2,000–3,000 square feet, which can accommodate a product type found to meet the lower affordability ranges throughout the county. Although to date unincorporated Stanislaus County has not had 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 38 small-lot (2,000–3,000 square feet) developed properties in Ceres, Modesto, and Oakdale on Zillow.com, for example, revealed that all have either recently sold or are valued at $150,000 or less, which is below the affordable home price of $159,596 described below and in **Table II-21**, and supports the likelihood that developments of this type within the Salida Community Plan have the ability to contribute toward the overall housing needs in both the lower- and moderate-income categories.

The remaining R-2 designations can be found primarily in the former redevelopment areas, where adequate infrastructure may not always be available. Infrastructure improvements have steadily been added to the former redevelopment areas as funding allows, which increase prospects for the development of new housing for lower-income households. Targeted areas during the time frame of this Housing Element include the remaining phases of the Empire storm drain project and remaining phases of the Airport sewer project. Because of the large volume of land that 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 in the Salida Community Plan is an unprecedented opportunity to contribute to the county's supply of affordable housing, which will further be encouraged through the use of programs described in this Housing Element such as maximization of density, logical and efficient subdivision of larger parcels that make up the Salida Community Plan, and utilization of state, federal, and local programs and funding sources such as CDBG, HOME, tax credits, and fee deferrals.

HCD's definition of extremely low, very low, and low income households for a family of four in 2015 for Stanislaus County are those with an annual income of up to $49,600. Assuming that these households spend 30% of their income on housing costs, the affordable monthly rent would be up to $1,240 and the affordable home price would be roughly $159,596. The 2015 fair market rent (FMR) for this area as determined by HUD, which is based on units by bedroom count, indicates that efficiency ($583), one-bedroom ($720), and two-bedroom ($923) units would be affordable to lower-income households. The survey of all current apartment listings in the Existing Housing Needs section indicated that at least 47% of those advertised for rent were

at or below fair market rents for a low-income household of four (see **Table II-20**). A review of home sales prices between 2010 and 2013 indicates that most homes were available below $159,596 through 2012; in 2013, some homes would have been available for sale below $159,596 based on a median home sales price of $175,000 in 2013 (see **Table II-19**). It is important to note that this median includes larger houses than would be built on small lots in the Salida SCP-R-2 area. Therefore, since the medium-density range encourages rental and smaller-lot housing types, and current market rates indicate some 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.

Another traditionally significant resource for housing for lower-income households is 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 in the General Plan Agricultural Element 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.

Although somewhat limited due to the lack 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 nonresidential zones (mixed-use development), which have the opportunity to supply another affordable housing type. C-1, Neighborhood Commercial District, permits apartment houses, dwelling groups, two-family dwellings, or duplexes when connected to public sewer and water systems on lots with a minimum of 6,000 square foot. C-2, General Commercial District, allows single-family dwellings or one apartment if it is accessory to a permitted commercial use. H-1, Highway Frontage District, allows apartment houses with a Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet. The land inventory includes parcels in the H-1 district. Program 4-5 calls for the identification of potential properties for mixed use development and the encouragement of property owners in central business districts to consider this unique type of housing opportunity.

Trends in multifamily residential development currently include an increase in higher density (20 units per acre or greater) housing in infill areas, which generally occurs in the incorporated cities where public service capacity exists. This corresponds to County General Plan policies that residential development requiring urban services should occur only after capacity for connecting to available public services exists and any resulting projects are conditioned to require connection to available services. This position was taken in the belief that cities can provide urban services more efficiently. This policy is at the heart of the General Plan policies which encourage city-centered growth with residential development provided in close proximity to employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution.

TABLE V-19
ABILITY TO MEET BALANCE OF RHNA REQUIREMENTS –
UNINCORPORATED STANISLAUS COUNTY

Income Level	Zoning	Realistic Capacity	Balance of RHNA	Surplus + / Deficit -
Extremely Low, Very Low, Low	H-1, R-3, SCP-R-3, part. SCP-R-2	1,594	868	+726
Moderate	R-2, part. SCP-R-2	616	391	+225
Above Moderate	A, R-A, R-1, PD, SCP-R-1, A-2, SP-1	3,546	884	+2,662
Total		**5,756**	**2,143**	**+3,562**

Source: Stanislaus County 2014-2015

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 effect 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 Act and Clean Water Act) 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 that 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.

GOVERNMENTAL CONSTRAINTS

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, the Land Use Element has the most direct influence.

As one of the top ten agricultural counties in the nation, Stanislaus County is committed to the conservation of agricultural land—the resource base of its leading industry. Adopted in 1992

and amended in 2007, the Agricultural Element of the General Plan is a strategic plan to support and enhance local agriculture through the conservation 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 30-year (to 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. Measure E requires a majority vote of 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 and Registrar of Voters, the time frame for including a countywide measure in a consolidated election is approximately three 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 countywide special all-mail election to any individual or group is $2.10–$3.00 per voter. As of October 2014, Stanislaus County had 212,431 registered voters.

Since the Salida Community Plan was adopted on August 7, 2007, it preceded Measure E. Therefore, Measure E is not a constraint for the properties identified in the realistic development capacity for Salida. The vacant land inventory identifies just two agriculturally zoned properties with limited development potential (both are less than 1 acre in size) in unincorporated communities that would be subject to a countywide majority vote of the people prior to any rezoning to a residential use. Measure E is not considered a constraint to the overall cost, supply, and affordability of housing throughout the county, since there remain sites for over 4,300 units in the Salida Community Plan at various densities. In this case, by aggregating land and 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 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 in 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 in existing or amended spheres of influence of cities, nor does it preclude cities from annexing additional areas for residential development.

The County General Plan contains policies emphasizing that residential development requiring urban services should occur only after capacity for connecting to available public services exists and any resulting projects are conditioned to require connection to available services. This approach is at the heart of the General Plan policies which encourage urban-centered growth (both cities and existing urban unincorporated communities) with residential development provided in close proximity to employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution. A new policy (Policy 4C) has been included in this Housing Element related to the other General Plan policies mentioned above. Policy 4C call for the County to work with the incorporated cities and StanCOG on a regional approach to meeting the RHNA and including affordability credit sharing for County funded projects in city limits.

Although Measure E is not considered a constraint to the cost, supply, and affordability of housing in Stanislaus County during the time frame of this Housing Element, it is recognized that the measure 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, Program 5-7 is included in this Housing Element to examine any potential constraints created by Measure E within the time frame of future Housing Elements and provide mitigation if necessary. Availability of unconstrained land to meet housing needs will be re-assessed annually during the planning period and Program 5-7 will be implemented within 6 months if a lack of sufficient land is identified. Based on historic growth trends and the number of currently available sites, it is not anticipated Measure E will be a constraining factor for the remaining 30-year life of the initiative.

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 county'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).
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, and 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.

TABLE VI-1
RESIDENTIAL LAND USE DESIGNATIONS – STANISLAUS COUNTY

Land Use Designation	Density	Zone	Intent
Estate Residential	1 dwelling unit/3 acres	R-A (Rural Residential)	To satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20-year) service area of a city or special district which provides urban services and which is outside the adopted sphere of influence for a community.

Land Use Designation	Density	Zone	Intent
Low Density Residential	0–2 dwelling units/acre or 0–7 dwelling units/acre	R-A (Rural Residential), R-1 (Single-Family Residential), SCP-R-1-ST (Salida Community Plan, Single-Family Residential – Special Treatment Zone) and SCP-R-1 (Salida Community Plan, Single-Family Residential)	To provide appropriate locations and adequate areas for single-family detached homes in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.
Medium-Density Residential	0–14 dwelling units/acre	R-2 (Medium-Density Residential) and SCP-R-2 (Salida Community Plan, Medium Density Residential)	To provide appropriate locations for single- and multi-family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single-family detached manufactured houses, duplexes, triplexes, and low-mass multi-family units (townhouses and garden apartments). All lands in this designation shall be within the boundaries of a community services district, sanitary district, or similar public district that provides urban services except where such designation existed at the time of adoption of the General Plan.
Medium-High-Density Residential	0–25 dwelling units/acre	R-3 (Multiple-Family Residential) and SCP-R-3 (Salida Community Plan, Multiple Family Residential)	To provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation must be within the boundaries of a community services district, sanitary district, or similar public district that provides urban services.
Commercial	25 dwelling units/acre	C-1 (Neighborhood Commercial), C-2 (General Commercial), H-I (Highway Frontage Commercial), SCP-C-1 (Salida Community Plan, Neighborhood Commercial) and SCP-C-2 (Salida Community Plan, General Commercial)	To indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service, and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands that demonstrate a valid supportive relationship to other existing or projected urban development.
Industrial	1 dwelling unit/parcel	LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones	To indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water are available or

Land Use Designation	Density	Zone	Intent
			where the restrictions of the Planned Industrial designation are inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and the applicant needs a very large site (see discussion under Designating New Industrial Areas or (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.
Planned Industrial	1 dwelling unit/parcel	A-2 (General Agriculture), PI (Planned Industrial), LI (Light Industrial), IBP (Industrial Business Park), SCP-PI (Salida Community Plan, Planned Industrial) and all industrial or business park related PD (Planned Development)	To provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation is preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially, to provide sewage disposal and water service as needed by the proposed development.
Agriculture	0–2 dwelling units/40 acres up to 1 dwelling unit/3 acres	A-2 (General Agriculture)	This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land that are presently or potentially desirable for agricultural usage. These are typically areas that possess characteristics with respect to location, topography, parcel size, soil classification, water availability, and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are

Land Use Designation	Density	Zone	Intent
			not compatible with urban uses, provided they do not conflict with the primary use. The Agriculture designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.
Urban Transition	0–2 dwelling units/40 acres up to 1 dwelling unit/3 acres	General Agriculture (A-2), Planned Development (PD)	To ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the general plan of the affected city. If this is to occur, a change in the general plan designation consistent with the adopted goals and policies to some other land use designation is required.
Planned Development	Determined by the County on an individual basis	General Agriculture (A-2), Planned Development (PD)	Intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.
Historical	1–7 dwelling units/acre	H-S (Historical Site) zoning	Intended to preserve areas of local, regional, state, or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When a community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety, or welfare.
Specific Plan	Determined by the County on an individual basis	Specific Plan (S-P)	A specific plan is a detailed plan for a specific area of the county. It is guided by and must conform to the General Plan, but its scale permits a relatively detailed level of examination and planning not normally possible in the General Plan.

TABLE VI-2
DEVELOPMENT STANDARDS IN ALL ZONES WITH RESIDENTIAL USES – STANISLAUS COUNTY

Zone District	Bldg. Height	Yard Setback			Minimum Lot Area	Maximum Building Coverage	Parking Spaces
		Front[1]	Side[2]	Rear			
A-2	n/a	15 ft	5 ft	5 ft	3, 5, 10, 20, 40, or 160 acres	n/a	2/DU
R-A	35 ft	15 ft	5 ft	5 ft	8,000 sf[3]	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	45 ft	15 ft	5 ft	5 ft	6,000 sf	60%	2/DU
H-1	35 ft	15 ft	5 ft	5 ft	6,000 sf	NA	2/DU
HS					Varies[4]		
C-1	35 ft	15 ft	5 ft	5 ft	6,000 sf, 20,000 sf, or 1 acre		2/DU
C-2	75 ft	15 ft	5 ft	5 ft	minimum set forth in the appropriate R district		2/DU
M[5]	75 ft	15 ft	5 ft	5 ft		75%	2/DU
S-P	Varies based on approval of a specific plan						
PD	Varies based on the approval of the development plan						
SCP	Varies depending on district						

Source: Stanislaus County Zoning Ordinance, 2015

Notes:

1: Garages have a 20 foot front yard setback in all zones.

2: Side lots with street frontage have a 10 foot setback.

3: In R-A, if the General Plan land use designation is Estate Residential, the minimum lot size is 3 acres

4: Minimum lot area varies by area and use: 1) 20,000 sf for 1 service and 1 acre for no services in La Grange, 2) 20,000 sf and 1 acre no services in Knights Ferry Downtown Core, and 3) 5 acre minimum outside Knights Ferry Downtown Core.

5: Residential uses only permitted when in connection to a commercial use.

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.

PROVISIONS FOR A VARIETY OF HOUSING TYPES

SINGLE-FAMILY DWELLINGS

Single-family homes are permitted by right in all residential districts. The H-1, C-2, and M zones allow a single-family dwelling if it is accessory to a permitted use.

APARTMENTS, CONDOMINIUMS, AND TOWNHOMES

The R-2 and R-3 districts allow the development of two dwelling units per parcel, and the R-3 and C-1 zones allows multiple-family dwellings when connected to public sewer and water systems. The H-1 zone allows multiple-family dwellings with a Use Permit. The C-2 and M zones allow one apartment if it is accessory to a permitted commercial use.

SECOND DWELLING UNITS

A second dwelling unit is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. Second units are permitted in the R-1, R-2, R-3 and R-A zones and in the A-2 zoning district, when the parcel is over 20 acres in size.

MOBILE HOMES WITH PERMANENT FOUNDATIONS

Mobile homes offer an affordable housing option to many low- and moderate-income households. The County permits mobile homes in the R-A, A-2, R-1, R-2, R-3, C-1, C-2, M, and H-1 districts. Program 5-6 proposes to allow mobile homes in the HS district to comply with state law.

FARMWORKER HOUSING

The County Zoning Ordinance defines “Farm labor housing” as any living quarters, dwelling, boardinghouse, tent, bunkhouse, camper, mobile home or other housing accommodation, maintained by an employer for five or more employees in connection with any agricultural work or place where agricultural work is being performed. Farm labor housing (or employee housing) is permitted in the R-A and A-2 zones with a Use Permit. In the R-1, R-2, and R-3 zones, there are allowances for mobile home parks, which can be used for farmworker housing. State law (Health and Safety Code Sections 17021.5 and 17021.6) requires the County to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. Program 2-5 is proposed to amend the Zoning Ordinance to fully comply with the state Employee Housing Act.

RESIDENTIAL CARE FACILITY/GROUP HOME

A residential care facility or group home is a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes group homes, residential care facilities for seniors, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Residential care homes are permitted in the R-3 (with public water and sewer services), C-1 and M zones. The R-A zone allows residential care homes with a Use Permit. Program 2-10 is proposed to amend the Zoning Ordinance to specify that group homes/residential care facilities are allowed by right in residential zones consistent with state law for small group homes (six or fewer) and with a Use Permit for large facilities (seven or more).

EMERGENCY SHELTERS

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the County to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters.

The County amended their zoning ordinance to comply with SB 2. When evaluating criteria for the appropriate siting of emergency shelters, staff identified the need for locations with access to public transportation at least 6 days a week, and the availability of public sewer and water services. Based on these criteria, the Highway Frontage District (H-1), General Commercial District (C-2), and Industrial District (M) zones were determined to be the most appropriate locations for emergency shelters.

County staff identified the following zoning code amendments to meet the intent of SB 2 in a manner that is complementary to the land uses of the unincorporated county: with the C-2 and H-1 zone outside a sphere of influence as appropriate without a discretionary permit. Areas located within a sphere of influence are subject to a discretionary permit, due to county city agreements. The 2015 PIT count identified 19 homeless persons within unincorporated communities. Therefore the county would then need to accommodate a minimum of 19 emergency shelter beds, without a discretionary permit, to comply with SB2. Emergency shelters are allowed as follows:

- H-1 and C-2 zones outside a sphere of influence: Emergency shelters with up to 10 beds are permitted by-right in both the C-2 and H-1 zones, when located on land outside a sphere of influence, which has public transportation (a minimum of 6 days a week), and public sewer and water. A maximum of 20 beds will be allowed by-right in the two zones combined. Additional beds are permitted with a Use Permit.

- M zones, and H-1 and C-2 when located within a sphere of influence, allow emergency shelters, subject to a Use Permit and pursuant to any memorandums of understanding with incorporated cities. Standards for the development of shelters in spheres of influence will be determined by the Use Permit on a case-by-case basis, in coordination with relevant jurisdictions.

In addition, the County also amended definitions in the Zoning Ordinance to specifically define "emergency shelters" and added operational standards for emergency shelters to Sections 21.48.024 and 21.56.020.

In the areas identified by the County that meet the criteria discussed above outside of SOIs in the C-2 and H-1 zones there are 13.13 acres of vacant land on 22 parcels in the C-2 zone and 9.42 acres of vacant land on 25 parcels in the H-1 zone.

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, and public and quasi-public buildings, as well as uses in commercial zones such as churches, schools, daycare 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.

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, and public and quasi-public buildings, as well as uses in commercial zones such as churches, schools, daycare centers, family day care homes, hospitals, community centers, and a variety of retail uses. The C-2 district allows uses such as public and quasi-public buildings, churches, schools, daycare centers, family day care homes, hospitals, community centers, and a variety of retail uses. The H-1 district allows churches, community center type uses, and a variety of retail uses. Development standards in the M and C-2 districts permit buildings up to 75 feet in height. The H-1 district allows buildings up to 35 feet in height. All three districts require front yard setbacks of 15 feet. Program 4-8 is proposed to monitor allowed emergency shelter capacity in the areas where emergency shelters are allowed without discretionary review in order to continue to meet the County's homeless needs.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is defined in California Government Code Section 65582(h) as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by California Government Code Section 56682(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists 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. Target population is defined in Health and Safety Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, senior persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

By law, transitional and supportive housing must be treated as a residential use in all zones that allow residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

The County amended Chapter 21.12 Definitions of the Zoning Ordinance to define “supportive housing” and “transitional housing” per the Government Code sections above.

In addition, the County revised the definitions for Single-Family Dwelling and Two-Family Dwelling (Duplex), and Multiple Dwelling to clarify that that each of these housing types includes dwellings that are used for the purposes of providing transitional or supportive housing as defined in Chapter 21.12.

EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. To address the needs of extremely low-income households, Program 4-6 is proposed to amend the Zoning Ordinance to specify a zone where SRO units are permitted.

HOUSING FOR PERSONS WITH DISABILITIES

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Stanislaus County. ADA access is enforced through building permit entitlement process by the Building Permits Division of the Planning and Community Development Department.

In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the County has adopted new Chapter 21.86 in the Zoning Ordinance to create a Reasonable Accommodation procedure.

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 that are passed along to project occupants in the form of higher purchase prices or rents.

Stanislaus County requires an application fee of $4,056 or higher depending on processing time for a General Plan amendment and $4,156 for a zone change (based on effective fee schedule in 2015). Stanislaus County’s application fees are based on a full recovery 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. This policy is not achieved by all fees; some fees remain lower than actual cost to process.

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 the nature of the project. Impact fees to offset the cost of transportation, public safety, parks, library, and general government are charged to each new housing unit constructed in the unincorporated area. The amount of the fee is determined by the land use type. In 2014, the per unit fee cost was approximately $8,868 for single-family residential and $5,850 for multi-family residential. 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 affordable housing in Stanislaus County.

There are numerous fire and school districts within Stanislaus County, and all charge impact fees. School fees range from $2.60 to $5.16 per square foot with an average of $3.88 per square foot 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. Fire fees range from $0.24 to $0.60 per square foot with an average of $0.42 per square foot.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements relating to site coverage, parking, and open space in developments can indirectly increase costs by limiting the number of dwelling units that 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 a large 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 California 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 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 rule's purpose 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 per ton for nitrogen oxide (NOx) emissions; $9,011 per 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, 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. Properties identified with development potential within the time frame of this Housing Element, primarily those in 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 in the Salida Community Plan.

TABLE VI-3
PLANNING AND DEVELOPMENT FEES – STANISLAUS COUNTY, EFFECTIVE JULY 20, 2015

Discretionary Permits		
Fee Category	**Fee Amount**	
Planning and Application Fees	Single-Family	Multi-Family
Annexation	NA	NA
Variance	$2,864	$2,864
Use Permit (nonagriculture zone)	$2,632	$2,632
General Plan Amendment	$4,056 deposit + cost[1]	$4,056 deposit + cost[1]
Zone Change	$4,156 deposit + cost[1]	$4,156 deposit + cost[1]
Architectural Review	NA	NA
Specific Plan	$4,189 deposit + cost[1]	$4,189 deposit + cost[1]
Development Agreement	$4,056 deposit + cost[1]	$4,056 deposit + cost[1]
Other	None	None

Source: Stanislaus County Planning and Community Development Department 2014

Notes

1: A deposit is required of the applicant when the application is filed. Upon approval, County costs to process are calculated and a refund is provided to the applicant if the costs are less than the deposit. The applicant is charged an additional fee if the actual costs are greater than the deposit.

2: Fees are subject to change based on Board of Supervisor approval.

Subdivision		
Minor Lot Line Adjustment (in R, C, M, PD, PI, IBP, LI Zones)	$707	$707
Tentative Subdivision Map	$4,645 deposit plus $30/lot	$4,645 deposit plus $30/lot
Parcel Map (R, C, M, LI, IBP, PD, PI Zones)	$2,376 plus $30/lot	$2,376 plus $30/lot
Other	None	None

Environmental		
Initial Environmental Study	included	included
Environmental Impact Report	actual cost	actual cost
Negative Declaration	included	included
Mitigated Negative Declaration	included	included
Other	none	None

Source: Stanislaus County Planning and Community Development Department 2014

Ministerial Permits		
Impact Fees		
Animal Services	$72	$51
Behavioral Health	$148	$103
Criminal Justice	$132	$92
Detention	$816	$570
Emergency Services	$22	$15
Health	$303	$211
Library	$413	$288
Other County Facilities	$1,614	$1,126
Regional Parks	$344	$239
Neighborhood Parks	$507	$354
Sheriff	$539	$376
Countywide IT	$47	$33
RTIF	$4,379	$2,684
Admin Charge	$93	$61
Total	**$9,429**	**$6,203**

Source: Stanislaus County Planning and Community Development Department 2014

TABLE VI-4
FEES AS A PERCENTAGE OF DEVELOPMENT COST – STANISLAUS COUNTY

Development Cost Category	Fee/Cost			Percentage of Total		
	Single-Family[1]	Single-Family (urban)[2]	Multi-Family[3]	Single-Family	Single-Family (urban)	Multi-Family
Construction	$391,798	$196,787	$49,000	84%	81%	64%
Land[4]	$5,000	$5,000	$12,500	1%	2%	16.5%
Impact Fees[5]	9,429	$9,429	$6,203	2%	4%	8%
Permitting Fees[6]	$21,006	$12,749	$3,606	5%	5%	5%
Subtotal:	$427,233	$223,965	$71,309	92%	92%	94%
Other Soft Costs[7]	$39,180	$19,679	$4,900	8%	8%	6.5%
Total	**$466,413**	**$243,644**	**$76,209**	**100%**	**100%**	**100%**

Source: County of Stanislaus, 2014

Notes:

1. Based on recent example of a 3,548-square-foot single-family home with a 340-square-foot patio and garage.

2. Based on recent example of a 1,683-square-foot single-family urban infill with a patio and garage. This example is considered a more urban example because of the smaller square footage of the unit.

3. Based on a 5,400-square-foot 6-unit apartment complex. Each unit = 2 bed/1 bath, 900 square feet each.

4. 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 multi-family residential land per LoopNet.com developed at 16 units per acre.

5. Assumes average impact fees based on Table VI-3.

6. Single-family is based on actually permitting fees (including fire) plus $3.88 per square foot average school fee. Multi-family is based on an estimate with average school and fire fees included.

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

The total estimated fees for a typical single-family residence in the unincorporated county are $30,435 and in an urban infill setting are $22,178. The total estimated fees for a typical 900-square-foot multi-family unit are $9,809. As can be seen in **Table VI-4**, 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 and 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 and HOME, to facilitate the construction of affordable housing.

PROCESSING AND PERMIT PROCEDURES

Table VI-5 lists 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 ministerial review, without the requirement of a Use Permit, as long as the development meets the adopted requirements of the applicable zoning district. Even when 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 (6 months average; $2,600+ 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-5
HOUSING TYPES PERMITTED BY ZONING DISTRICT - STANISLAUS COUNTY

Residential Use	ZONE									
	R-1*	R-2*	R-3*	RA*	A-2	HS	C-1	C-2	M	H-1
SF-Detached[3]	P	P	P	P	P	P[1]	-	P[2]	P[2]	P[2]
SF-Attached[3]	P-corner lots	P	P	P	-	-	-	P[2]	P[2]	P[2]
2–4 DU[3]	-	UP	P	-	-	-	P	-	-	UP
5+ DU[3]	-	-	P	-	-	-	P	-	-	UP
Residential Care Home <6 persons	-	-	P	UP	-	-	P	-	P	-
Residential Care Home >6 persons	-	-	P	UP	-	-	P	-	P	-
Emergency Shelter	-	-						P/ UP[4]	UP	P/ UP[4]
Single-Room Occupancy	+	+	+	+	+	+	+	+	+	-
Manufactured Homes (mobile homes with permanent foundation)	P	P	P	P	P	-	P	P	P[2]	P[2]
Farmworker Housing	-	-	-	-	UP	-	-	-	-	-
Second Unit	P	-	-	P	-	-	-	-	-	-
P = Permitted; UP = Use Permit										

Notes:

1. One single-family dwelling permitted by right, with additional units allowed pursuant to a Historical Site Permit.
2. Permitted as accessory to a permitted use.
3. Transitional and supportive housing are included in the County definitions of Single-Family Dwelling, Two-Family Dwelling and Multiple Dwelling and are not defined as separate uses.
4. Emergency shelters are allowed without discretionary review outside of spheres of influence up to a maximum of 20 beds in the C-2 and H-1 zones combined.Otherwise emergency shelters are allowed with a Use Permit in these zones.

TABLE VI-6
TIMELINES FOR PERMIT PROCEDURES – STANISLAUS COUNTY

Type of Approval or Permit	Typical Processing Time
Ministerial Review	3 weeks
Use Permit	3-4months
Zone Change	3-4 months
General Plan Amendment	6-9 months
Site Plan Review	Included in Ministerial Review
Architectural/Design Review	None
Subdivision Maps	3-4 months
Parcel Maps	3-4 months
Initial Environmental Study	Included as part of discretionary review
Environmental Impact Report	6-9 months

Source: Stanislaus County Planning and Community Development Department, 2014

Note: Permit processing time may exceed the review periods presented here. Additional review time may be necessary based on the nature of the application and the volume of permits undergoing review at the time.

CODES AND ENFORCEMENT OF ON- AND OFF-SITE IMPROVEMENT STANDARDS

ON- AND 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. 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 stormwater 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 and safety for the driving public, and reduces dust. Roadways are classified by the County according to traffic 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.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, seniors, 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 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 2013 California Building Code. The only substantive changes were required by Measure X, a local initiative approved by the voters of Stanislaus County in 1990, which requires that urban development on residential parcels created after July 13, 1990 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 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 the 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 determining whether substandard buildings are uninhabitable and in need of demolition or able to be repaired. 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 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 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 ministerial and processed in the same manner as improvements to any single-family home. If these requests do not comply with zoning, building, or other development standards then a request for a reasonable accommodation must be obtained.

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

Stanislaus County permits small family day-care homes operating twelve hours or less with eight or fewer persons in any residential zone without restriction or additional permits. This allows applicants to locate these facilities in any area they can afford without additional development or permit costs. Residential care homes which provide 24-hour care are permitted

in the R-3, C-1, and M zones without a use permit and the RA zone with a use permit. The development of group homes is therefore a market issue, not a jurisdictional issue.

Stanislaus County offices are accessible to those with disabilities. 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 2013 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 (e.g., roll-in showers and grab bars), limited mobility (e.g., push/pull lever faucets, wide swing hinges) and limited vision (e.g., additional stairwell and task lighting). However, existing County standards do not preclude inclusion of universal design elements in residential development. The Programs section of this document includes a new program to consider the adoption of universal design elements as a step toward removing constraints to housing for the disabled (see Program 2-8).

NON-GOVERNMENTAL CONSTRAINTS

ECONOMIC TRENDS

Although recent economic conditions have seen housing prices increase and interest rates have remained low, 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.

The County received federal Neighborhood Stabilization Program (NSP) funds that are being utilized in partnership with the Housing Authority of the County of Stanislaus and acquired 19 foreclosed residential units. These units were acquired in specific unincorporated areas of Stanislaus County for first-time homebuyers and rent-to-own program participants. The remaining available units can be purchased by first-time homebuyers upon qualification from Stanislaus County's Down Payment Assistance Program (provided with other federal and local funding sources). The remaining funds will be utilized for the dangerous and abandoned building program. Program 1-1 contained in this Housing Element specifies that the County will continue its first time homebuyer assistance programs to help targeted households afford homes that they would not otherwise be able to afford through conventional financing. The recent economic crisis halted the construction of new housing in Stanislaus County, as well as throughout the state, and in general the county has been slow to recover.

AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Stanislaus County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater

regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table VI-7** illustrates interest rates as of October 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE VI-7
CONFORMING LOAN INTEREST RATES

Term	Interest	APR
30-year fixed	4.250%	4.335%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.968%

Source: www.wellsfargo.com, October 2014

Notes: A conforming loan is for no more than $417,000. A jumbo loan is greater than $417,000.

LAND COSTS

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Residential land prices in Stanislaus County average around $35,000 per acre of raw single-family residential land and $200,000 per acre of raw multi-family residential land based on information from LoopNet.com.

CONSTRUCTION COSTS

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The County estimates the construction cost of a single-family home to be approximately $98 per square foot or $245,000 for a 2,500-square-foot home; however, the cost can be much higher depending on the quality of construction. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Stanislaus County to be approximately $141 per square foot. This cost estimate is based on a 2,500-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately $353,076. A typical multi-family 500-square-foot unit, based on recent examples in Stanislaus County, is $98 per square foot, resulting in a construction cost of $49,000.

If labor or material costs increased substantially, the cost of construction in Stanislaus County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

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. These factors can result in housing cost burdens and difficulty in finding affordable housing, especially rental units designed for large families. A program in 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 (see Program 2-9).

REGIONAL SOLUTIONS

The County's ability to respond to the challenges posed by the recent housing crisis combined with the County's rise in minority population will take a broader scope and countywide cooperative approach, such as through the Stanislaus Urban County and Turlock HOME Consortium. One solution that the Stanislaus Urban County has discussed is to designate a larger proportion of HOME 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 in which it projects that the second phase of a new senior project could be built. In subsequent years, funding could be allocated to another member with a viable project that addresses a housing need for a targeted population.

It will be incumbent upon the HOME Consortium members (Turlock, Stanislaus County, Ceres, Hughson, 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.

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Section VII – 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 extremely low-, very low-, low-, and moderate-income households. This section describes the actions that the County will undertake to supplement or complement present endeavors to meet housing needs. Meeting the challenge 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 on 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 through 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, policies, and programs constitute an action plan for housing in Stanislaus County through December 31, 2023. 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 seniors 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 listed 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.

Review of the accomplishments toward meeting the goals, policies, and programs in the County's previous Housing Element is included in Appendix 2.

Assumptions: Various assumptions are inherent. 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, nonprofit 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.
- The 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 and Home Investment in Affordable Housing Program (HOME) funds, by expediting the development review process, and by effectively implementing state housing requirements.

The County will use the Stanislaus Council of Governments (StanCOG) Regional Housing Needs Allocation Plan for the period December 31, 2015, through December 31, 2023, as a base for implementation of its housing programs. The RHNA cycle time period of January 1, 2014 through September 30, 2023 is the time period against which accomplishments towards the RHNA will be measured. Accordingly, **Table VII-1** quantifies the housing obligation for each income category and provides a cross-reference to each building activity. The 2010 Census data has been used to the extent of its availability. Other data was collected to augment and provide up-to-date information.

TABLE VII-1
QUANTIFIED OBJECTIVES – UNINCORPORATED STANISLAUS COUNTY

Income Group	New Construction[1]	Rehabilitation[2]	Conserve/Preserve[3]
Extremely Low	269	35	0
Very Low	269	42	25
Low	330	27	25
Moderate	391	0	0
Above Moderate	884	0	0
TOTAL	**2,143**	**104**	**50**

Notes:

1. *New construction units correspond to the remaining RHNA for each income category (minus units approved since January 1, 2014)*
2. *Rehabilitation units are associated with Programs 2-6, 2-9, 3-1, and 3-2.*
3. *The County doesn't currently have any assisted housing units that could be counted towards the conservation/preservation goal but does prioritize mobile homes and manufactured homes under Program 5-6.*

GOALS, POLICIES, AND PROGRAMS

The following goals, policies, and programs address the County's current and projected housing needs as well as state housing law.

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 continue to work with other members of the HOME Consortium to pursue funds and maximize resources for the shared benefit of county residents. A primary goal of this united strategy is to receive larger funding allocations for housing focused projects only.

1C The County shall encourage public/private sector partnerships, networking opportunities, and cooperation in developing and implementing solutions to affordable housing problems.

1D 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.

1E The County shall encourage energy conservation in existing homes and new housing developments.

PROGRAMS

1-1 – FIRST-TIME HOMEBUYERS

Continue to utilize available federal and state funds for first-time homebuyer programs.

Responsible Department: Planning Department

Funding: Home Investment Partnership Program (HOME), CalHOME, Neighborhood Stabilization Program (NSP)

Time Frame: Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 24 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 with private, nonprofit organizations and other community groups, to coordinate and build the capacity of local and regional housing programs, maximize funding opportunities, identify common housing goals and needs for targeted income groups, and to develop and implement affordable housing projects throughout the county.

Responsible Departments: Planning Department, Stanislaus Health Services Agency, Board of Supervisors
Funding: CDBG, ESG, HOME, other awarded and available funding, and partnerships

Time Frame: Report annually on accomplishments under this program in the Housing Element annual report, ongoing

Objective: N/A

1-3 – HOMEBUYER COUNSELING

Continue to participate with agencies that provide first-time homebuyer training.

Responsible Department: Planning Department

Funding: NSP, HOME, CalHOME

Time Frame: Identify partners annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

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

1-4 – STANISLAUS COUNTY CONTINUUM OF CARE (Stanislaus CoC)

Continue to participate in the Stanislaus CoC to coordinate with low-income housing producers and advocates, social service providers, representatives of public agencies, and other interested organizations. This collaborative meets regularly, as determined by the Stanislaus CoC Executive Committee, to generate input and promote solutions to housing and supportive service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts, including:

- Collaboration between County, cities, private and public agencies in the development of housing and support services.
- Identifying funding sources available for the development of housing and support services.
- Emphasizing local decision-making and greater flexibility to local government, private and public agencies in designing delivery systems.
- Facilitating the development of an array of housing and support services through public/private partnerships within the community.
- Minimizing duplicate administrative systems and services.
- Identifying gaps in housing and/or support services to target populations.
- Maintaining a Countywide database that identifies individuals served and range of available housing and support services provided by public and private agencies**.**

Responsible Department: Planning Department, Stanislaus Health Services Agency, Stanislaus Behavioral Health and Recovery Services, Stanislaus Community Services Agency

Funding: CDBG, ESG

Time Frame: Meet regularly, as determined by Stanislaus CoC Executive Committee. Assist annually or bi-annually with Point In Time (PIT) Count and as requested by Stanislaus CoC.

Objective: N/A

1-5 – BUILDING CODE AND HOUSING ENFORCEMENT

Continue to enforce federal, state, and local laws such as the International Property Maintenance Code, California Housing Code (under Division 13 of the CA Health and Safety Code), Title 24 California Building Standards Code, and Title 16 – Buildings and Construction of the Stanislaus County Code to ensure minimum health and safety standards in housing or other buildings.

Responsible Department: Planning Department, Department of Environmental Resources

Funding: Department revenue

Various funding Allocations

Time Frame: As development requests and code violations are received and reviewed throughout the 2015–2023 Housing Element period

Objective: N/A

1-6– DENSITY BONUS

Encourage the inclusion of affordable housing in proposed developments by offering incentives to developers consisting of density bonuses in compliance with California Government Code Sections 65915 - 65918.

Responsible Departments: Planning Department, Planning Commission, and Board of Supervisors

Funding: Department Revenue

Time Frame: Upon request

Objective: Process requests as needed

1-7 – BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION

Continue to promote the reduction of energy usage and costs through building and design practices that meets the minimum standards of Title 24, 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 Department: Planning Department

Funding: Department revenue

Time Frame: Update County standards as needed, when Title 24 standards are updated

Objective: Update County standards as needed

1-8 – HOUSING FOR SPECIAL NEEDS POPULATIONS

Continue to support countywide efforts to increase the inventory of affordable and accessible housing for special needs populations including seniors, persons with disabilities, families with

female heads of household, large families, farmworkers, homeless and other residents with special needs.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: CDBG, HOME, CalHOME

Time Frame: Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 24 ELI, VLI, and LI households

1-9 – AFFORDABLE HOUSING DEVELOPMENT IN THE SALIDA COMMUNITY PLAN

Due to the large volume of land designated Medium and Medium High Density Residential in 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, etc.

Responsible Departments: Department, Planning Commission, Board of Supervisors

Funding: Department budget

Time Frame: Upon initiation of required environmental review and annually thereafter

Objective: Maximize affordable housing potential in the Medium Density Residential (1,255 units) and Medium-High Density Residential (643 units) designations in the Salida Community Plan area

1-10 – AFFORDABLE RENTAL HOUSING

Continue to support countywide efforts to increase the access to and the inventory of affordable rental housing for low income households. Collaborate with other local jurisdictions on affordable rental housing development, when feasible.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: CDBG, ESG, HOME, CalHOME, Department revenue

Time Frame: Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 24 ELI, VLI, and LI households

1-11 – ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Continue to implement the actions identified in response to impediments to fair housing identified in the County's Analysis of Impediments to Fair Housing completed in 2015.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: 2015-2023

Objective: N/A

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 seniors, persons with disabilities, families with female heads of household, large families, farmworkers, 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 by reviewing multi-family housing plans for compliance with state and federal regulations and by considering requests for reasonable accommodations

Responsible Department: Planning Department

Funding: Department revenue

Time Frame: Upon request

Objective: N/A

2-2 – FAIR HOUSING

Continue to maintain fair housing services, contracted through the CDBG program, to respond to issues arising out of housing complaints, disseminate the County's fair housing policies, and to provide fair housing education to renters, housing providers, and public agencies and non-profits. Continue to enforce the federal and state laws that prohibit discrimination in housing. They are the federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; California Fair Employment and Housing Act (Government Code Section 12955); and Unruh Act (California Civil Code Section 50).

Responsible Department: Planning Department

Funding: CDBG

Time Frame: Identify subrecipient annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: Provide fair housing and tenant landlord services, including outreach, referrals, and mediation to 256 low and very low income persons.

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, including those with physical and developmental disabilities, seniors, families with female heads of household, large families, farmworkers, homeless, and other residents with special needs.

Responsible Department: Planning Department

Funding: Grant Administrative funds and Department Revenue

Time Frame: Identify funding opportunities annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 50 ELI, VLI, and LI units

2-4 – INFORMATION AND REFERRAL

Continue to provide housing information and referral services to low-income, senior, disabled, homeless, and other special needs populations 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 Departments: Planning Department, Veterans Affairs/Area Agency on Aging, Stanislaus Health Services Agency, Stanislaus Behavioral Health and Recovery Services, Stanislaus Community Services Agency

Funding: Department revenue

Time Frame: Develop resource list by 2016. Contract with a fair housing provider for fair housing resource and referral services, annually. Provide customer service as needed, during business hours.

Objective: Develop a comprehensive resources contact list and make available on Planning and Community Development Department webpage. Continue to contract with a fair housing provider for fair housing and tenant/landlord information, referral, and mediation services. Continue to provide customer service via email, phone, and counter services.

2-5 – FARMWORKER 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 (H&S) Code Section 17021.6, no use permit, zoning variance, or other zoning clearance will be required of this employee housing that is not required of any other agricultural activity in the same zone. In addition, in accordance with H&S 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 boardinghouse, 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. Per H&S Code Section 17021.6, the County will review its Zoning Ordinance and amend it as needed to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Amend Zoning Ordinance to fully comply with H&S Code Section 17021.6 by December 2016; remainder of the program 2015–2023

Objective: Issue 50 permits for ELI and VLI units

2-6 – STATE AND FEDERAL HOUSING PROGRAMS FOR FARMWORKERS

Continue to assist the Housing Authority of the County of Stanislaus in its administration of State and Federal housing programs for farmworker housing, and support their funding applications for farmworker housing, such as HCD's Joe Serna Grant. The County will outreach to developers and the agriculture industry to identify any constraints and solutions to the development of farmworker housing and to identify partnership opportunities.

Responsible Department: Planning Department

Funding: Farmworker housing funding sources

Time Frame: Annually, and as funding opportunities are identified. Report annually on accomplishments under this program in the Housing Element annual report. The County will outreach to developers and the agriculture industry to identify any constraints and solutions to the development of farmworker housing and to identify partnership opportunities within three years of adoption of the Housing Element.

Objective: Rehabilitate or construct 30 ELI and VLI units

2-7– 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. Also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. The County will also provide information and outreach regarding the option to build second units. Information will be made available at the public counter and on the County's website. As infrastructure is improved landowners will be made aware of second unit options. As infrastructure improvements are completed residents will be notified of the ability to connect including the construction of second units (see also Program 4-7).

Responsible Department: Planning Department

Funding: Department revenue

Time Frame: As building permits are received and reviewed throughout the 2015–2023 Housing Element period. Review need for reduced development fees in conjunction with Public Facilities Fee update process. The Public Facilities Fees are adjusted upwards annually for inflation. They are also updated every five years. They were most recently updated in 2014 and will be updated again in 2019.

Objective: 40 VLI second units

2-8 – UNIVERSAL DESIGN

Encourage development to include universal design elements that address limited lifting or flexibility, limited mobility, and limited vision.

Responsible Agency: Planning Department

Funding: Department revenue

Time Frame: As development requests are received and reviewed throughout the 2015–2023 Housing Element period.

Objective: N/A

2-9 – OVERCROWDING

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

Responsible Department: Planning Department

Funding: HOME, CDBG, CalHOME, other awarded and available funding, and partnerships

Time Frame: Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 15 VLI and LI units

2-10 – RESIDENTIAL CARE HOMES

Amend the Zoning Ordinance to allow residential care homes (group homes) by right in residential zones for small group homes (six persons or fewer) and with a use permit for large facilities (seven persons or more) consistent with state law.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Amend Zoning Ordinance by 2017

Objective: Board of Supervisors adoption of amended Zoning Ordinance

GOAL THREE

CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK.

POLICIES

3A The County shall support efforts in unincorporated communities to maintain and rehabilitate 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

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

Responsible Department: Planning Department

Funding: CDBG, HOME, CalHOME, NSP

Time Frame: Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 100 ELI, VLI, LI, and MI households

3-2 – HOME REHABILITATION PROGRAM

Continue to assist income-eligible households, including affordable housing rental units, with housing rehabilitation needs. The program is designed to respond to housing needs such as leaking roofs, fire damage, accessibility retrofits, and other health and safety related housing needs. The County will consider proactive approaches to housing rehabilitation, including

developing criteria to identify households and neighborhoods of highest need, such as lower income renter households.

Responsible Department: Planning Department

Funding: HOME, CalHOME, and other awarded and available funding

Time Frame: Identify projects annually, based on available funding. The County will consider proactive approaches to housing rehabilitation, including developing criteria to identify households and neighborhoods of highest need, such as lower income renter households, within three years of adoption of the Housing Element. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 30 ELI, VLI, and LI households

3-3 – MUNICIPAL UTILITIES

Continue to construct or rehabilitate municipal utility services (e.g., water, sewer, storm drain) in disadvantaged unincorporated communities identified as needing services, in cooperation with incorporated cities. Priority projects during the time frame of this Housing Element include the Empire storm drain and sidewalk project and the Airport Neighborhood sewer project. These projects have been partially completed. Due to the dissolution of Redevelopment, completion of identified projects (including the Empire and Airport projects) is dependent on matching CDBG funds with other funding sources, such as State Water Board grants. CDBG funds have been used for the completed phases of these projects and infrastructure projects are the priority when using CDBG funds.

The Stanislaus County Board of Supervisors adopted (August 23, 2011) Residential Neighborhood Infrastructure Project Ranking Criteria to be used in determining the priority of future infrastructure spending projects. If the Empire and Airport projects described above are completed by the end of the Consolidated Planning cycle in 2020, new projects will be identified based on the criteria adopted by the Board of Supervisors. The ranking criteria focus on the following factors:

- Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e., high per capita septic system failures).
- The willingness and ability of the local community to assess itself for purposes of contributing toward project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's municipal advisory council or an organized community group (if no council exists to represent the area).
- Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).
- A project’s geographical and fiscal equity in terms of equitable distribution throughout the various communicates, service to income-qualified residents, and, when needed, proximity to needed infrastructure connects.

Responsible Departments: Planning Department, Public Works Department, Board of Supervisors

Funding: CDBG, other awarded and available funding

Time Frame: Determine area eligibility as needed, through community surveys and census tract data. Identify projects annually, based on available funding. Projects will be selected and completed in tandem with the Consolidated Planning cycle (through 2020), and if at the end of

the Consolidated Planning cycle specified projects are not completed, projects would continue into the next Consolidated Planning cycle. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: 750 ELI, VLI, LI, and MI households

3-4 – MAINTENANCE OF ASSISTED UNITS

Seek to maintain any federally, state, or locally assisted multifamily rental housing through the development of programs in coordination with other public and private nonprofit housing agencies. No deed-restricted affordable units are currently located in the unincorporated areas of the county; therefore, there are no "at-risk" units at this time. Should the county have any affordable units prior to the end of the planning period; the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for preservation of the at-risk assisted units. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.

Responsible Departments: Planning Department, Board of Supervisors, and Chief Executive Offices (CEO).

Funding: Awarded and available funding, and partnerships

Time Frame: At the time that deed-restricted units are located in the unincorporated areas of the county, review annually and report to HCD through Housing Element annual reports.

Objective: N/A

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 work with the incorporated cities and with StanCOG on a regional approach to the Regional Housing Need allocated throughout the county. One goal under this approach would be affordability credit sharing for County funded projects in city limits and other ways to share credit towards the RHNA.

4D The County shall identify specific methods and provide assistance to improve infrastructure in residential areas.

4E The County shall designate a zone or zones where emergency shelters will be allowed as a permitted use to accommodate identified needs.

4F 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 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.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: General Plan maintenance fund

Time Frame: Annually and with updates to the General Plan

Objective: N/A

4-2 – VACANT AND UNDERUTILIZED SITE DEVELOPMENT

Streamline the approval process as needed in order to encourage the development of vacant and underutilized sites. In addition, the County 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. The County will prioritize development of these small lots by informing developers and potential applicants about options for developing small lots. The County will also review its zoning standards during the planning period to identify any constraints to small lot development and, if identified, develop recommended revisions to development standards to facilitate small lot development.

To further ensure there is a sufficient supply of multi-family zoned land to meet the County's (RHNA), the County will help facilitate lot consolidations to combine small high density sites suitable for development of lower income housing.

Responsible Department: Planning Department, Assessor's Office

Funding: Department revenue

Time Frame: Update vacant and underutilized sites data annually. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: N/A

4-3 – INFILL DEVELOPMENT

Continue to participate with affordable housing developers and partner with other jurisdictions on infill projects that develop new affordable housing in areas with existing public facilities and services.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: CDBG, HOME, other awarded and available funding

Time Frame: Explore potential partnership opportunities as they arise. Identify projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report.

Objective: Purchase 15 residential lots to construct housing for ELI, VLI, and LI households

4-4 –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 ensure that land in this district will be developed at its intended higher-density range. The establishment of the minimum densities shall correspond to Land Use Element density requirements by requiring that development be designed to maximize allowable densities unless it can be shown that site design constraints make development at the highest allowable density infeasible.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: 2020

Objective: Realize the residential development of parcels to their designated densities

4-5 – MIXED-USE DEVELOPMENT

There may be opportunities in established central business districts to reorient business-only structures to contain both residential and nonresidential 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 in 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 Departments: Planning Department, Board of Supervisors

Funding: Department revenue

Time Frame: Work with developers/property owners to consider mixed-use development as development proposals are received and reviewed throughout the 2015–2023 Housing Element period.

Objective: Two units

4-6 – 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, rental assistance programs, multi-family housing, and single-room occupancy (SRO) units, as well as supportive programs. The County will amend the Zoning Ordinance to permit and define SRO units in at least one zone with or without discretionary review. Funding assistance and/or financial incentives and concessions will be added and/or revised to include extremely low-income households as appropriate. Emergency Solutions Grant (ESG) funds will continue to be utilized to provide rental assistance to extremely low-income households at-risk of becoming homeless. Staff will outreach to developers to identify potential affordable housing opportunities for existing or new extremely low-income units on an annual basis.

Responsible Agency: Planning Department

Funding: HOME, ESG, Department Revenue, other awarded and available funding

Time Frame: Amend Zoning Ordinance to permit SROs within two years of the adoption of the Housing Element. Review development projects for potential density bonuses upon request. Identify funding for extremely low-income rehab and rental assistance projects annually, based on available funding. Report annually on accomplishments under this program in the Housing Element annual report. Continue to utilize annual Emergency Solutions Grant funds (ESG) to provide rental assistance to extremely low-income households at-risk of becoming homeless. Outreach to developers to identify potential affordable housing opportunities for existing or new extremely low-income units on an annual basis.

Objective: 24 ELI units

4-7 – AREAS WITH NEW INFRASTRUCTURE CAPACITY

Continue to encourage the construction of housing, including 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 Department: Planning Department

Funding: Department revenue

Time Frame: Notify property owners upon completion of infrastructure improvements in lower-income unincorporated areas where development potential is increased

Objective: Notify property owners upon completion of infrastructure improvements in lower-income unincorporated areas where development potential is increased

4-8 – EMERGENCY SHELTER CAPACITY MONITORING

The Zoning Ordinance allows development of emergency shelters without discretionary review in the H-1 and C-2 zones outside of spheres of influence with a limit of 10 beds per zone, for a total of 20 beds between the two zones which may be a constraint on the development of emergency shelters. To address the potential constraint, the Ordinance will be reviewed and amended as appropriate to ensure zoning encourages the development of emergency shelters.

Responsible Department: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Monitoring will be ongoing and when new point-in-time homeless counts are available. Re-evaluation will occur annually. If constraints are identified during annual re-evaluation, Zoning Ordinance updates will be completed within one year of the re-evaluation.

Objective: Continue to address current homeless needs in the County.

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 – REGULATIONS AND FEES

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. This will include reviewing the level of public facilities fees charged to ensure they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

Responsible Departments: Chief Executive Office, Planning Department, Public Facilities Fees Committee, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Annually review fees, standards, ordinances, and procedures for potential barriers. If barriers are found, evaluate potential solutions for removing such barriers.

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

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 Departments: Planning Department, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Work with developers/property owners to consider planned developments as development proposals are received and reviewed throughout the 2015–2023 Housing Element period.

Objective: N/A

5-3 – ONE-STOP PERMITS

Continue the efficiencies of “one-stop shop” building permit review process.

Responsible Departments: Planning Department, County Fire Warden, Department of Public Works, Department of Environmental Resources

Funding: Department revenue

Time Frame: As building permits are received and reviewed throughout the 2015–2023 Housing Element period

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 Department: Planning Department, Board of Supervisors

Funding: Department revenue

Time Frame: Every three years when California Building Code is updated and at any other times when building code updates occur

Objective: N/A

5-5 – DUPLEXES

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

Responsible Department: Planning Department

Funding: Department revenue

Time Frame: As building permits are received and reviewed throughout the 2015–2023 Housing Element period.

Objective: 10 duplex units for ELI, VLI, and LI tenant households

5-6 – MOBILE HOMES

Continue to allow mobile homes or manufactured housing in lieu of single-family residences. In order to fully implement state law, the Zoning Ordinance will be amended to allow mobile homes in the HS zoning district, subject to allowable aesthetic and architectural requirements as those required for conventional dwellings. To encourage the development of mobile homes, information about options for mobile home development will continue to be provided over the phone and at the public counter.

Responsible Department: Planning Department

Funding: Department revenue

Time Frame: Amend the Zoning Ordinance by 2018 and as building permits are received and reviewed throughout the 2015–2023 Housing Element period.

Objective: 50 VLI and LI units

5-7 – MEASURE E REVIEW AND ENCOURAGING DEVELOPMENT ON NON-MEASURE E PARCELS

Periodically review Measure E to see if the ability for Stanislaus County to meet its housing supply needs is constrained. If Measure E is found to be constraining the County's ability to meet its housing need, then establish incentives for non-Measure E parcels to develop, including coordinating with other local agencies to identify opportunities for affordable housing within incorporated communities. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth.

Responsible Departments: Planning Department, Public Facility Fee Committee, Planning Commission, Board of Supervisors

Funding: Department revenue

Time Frame: Evaluate the County's ability to meet its housing need annually, as part of the Housing Element annual report required by April 1 of each year by Government Code Section 65400. If constraint is found, then the following evaluation will be conducted to determine the impact of Measure E on the County's housing conditions: (a) document contacts made to Stanislaus County staff regarding specific Measure E properties; (b) elicit input from developers regarding housing costs and incentives needed to develop Measure E properties; and (c) gauge development interest (including project size) on non-Measure E properties, including current development trends.

Objective: If Measure E is found to be a constraint to the County's ability to meet their target housing need, propose and establish appropriate responses within six months to address any resulting effect of Measure E on the cost of timing and development, and the ability to meet regional housing needs. Continue to mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.

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Section VIII – OTHER REQUIREMENTS

ANALYSIS OF CONSISTENCY WITH GENERAL PLAN

The Housing Element of the General Plan is one component of 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, policies, and programs for the next eight 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 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 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 floodplain mapping prepared by the Federal Management Agency (FEMA) or the California Department of Water Resources (DWR). Any amendments to the safety, conservation, and land use elements in compliance with Government Code Section 65302 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.

DISADVANTAGED UNINCORPORATED COMMUNITIES

Disadvantaged unincorporated communities (DUCs) are inhabited areas meeting certain income, density and age of community criteria in the unincorporated county outside of the spheres of influence of cities that have been analyzed by the County per Senate Bill 244. This analysis is contained in a separate document.

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 that places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing that costs no more than 30% 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 US 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 a 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 Fee: 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 landowner 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.

Dwelling, Multiple: A building or portion thereof used and designed as a residence for three or more families living independently of each other, and doing their own cooking in the building. Multiple-Family Dwelling shall include a dwelling that is utilized for the purposes of providing transitional housing or supportive housing.

Dwelling, Single-Family Attached: A detached building designed for and occupied exclusively by one family. Single-Family Dwelling shall include a dwelling unit that is utilized for the purposes of providing transitional housing or supportive housing.

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

Dwelling, Two-Family (Duplex): A detached building designed for and occupied exclusively by two families living independently of each other. Two-Family Dwelling (Duplex) shall include a dwelling unit that are utilized for the purposes of providing transitional or supportive housing.

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.

Senior Household: As defined by HUD, 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: 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. This definition is established pursuant to the provisions of California Health and Safety Code Section 50801(3). This does not include temporary emergency shelters whose purpose is to intermittently house individuals who have lost their housing due to a community-wide disaster as defined in Section 8680 of the California Government Code (the California Disaster Assistance Act).

Emergency Shelter Grants (ESG): A grant program administered by HUD provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city that, 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): 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 Homebuyer: 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 that 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: 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 that houses unrelated persons not living in households (US 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 California Department of Housing and Community Development.

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).

Home Mortgage Disclosure Act (HMDA): 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 that 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.

Household: Defined by the Census Bureau 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-senior persons; large – five 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 on household size and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household that (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: Refers 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, the price of which is determined by the market forces of supply and demand.

Median Income: The annual income for each household size within a region that 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, that is at least 8 feet in width and 32 feet in length, is built on a permanent chassis, and is 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 US 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% of gross household income, based on data published by the US Census Bureau. Severe overpayment exists if gross housing costs exceed 50% 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.

Regional Housing Needs Allocation (RHNA): 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 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/Housing Choice Voucher 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% of household annual income. Households with incomes of 50% 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) Unit: A 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 that have a more difficult time finding decent affordable housing due to special circumstances. Under California housing element statutes, special needs groups consist of seniors, disabled, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also consider additional special needs, such as students, military households, etc.

Stanislaus Council of Governments (StanCOG): 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 that does not meet the minimum standards contained in the California Housing Code (i.e., does not provide shelter or 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, as defined in California Government Code Section 65582(g), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. This definition is established pursuant to the provisions of California Health and Safety Code Section 50675.14(b)(2) and California Government Code Section 65582(f).

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.

Target Population: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code). May include, among other populations, adults, emancipated minors, families with children, senior persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

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: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of assistance. This definition is established pursuant to the provisions of California Health and Safety Code Section 50675.2(h) and California Government Code Section 65582(h).

US 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 LAND INVENTORY

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
BRET HARTE									
056-046-079	R-1	8	LDR	0.15	1	Vacant	V	No issues	
056-033-049	R-1	8	LDR	7.12	36	Vacant	V	No issues	
056-035-001	R-1	8	LDR	5.55	28	Vacant	V	No issues	
056-014-029	R-1	8	LDR	0.21	1	Vacant	V	No issues	
056-034-002	R-1	8	LDR	0.26	1	Vacant	V	No issues	
056-037-032	R-1	8	LDR	0.14	1	Vacant	V	No issues	
056-011-007	R-1	8	LDR	0.19	1	Vacant	V	No issues	
056-020-009	R-1	8	LDR	0.15	1	Vacant	V	No issues	
056-032-069	R-1	8	LDR	4.32	22	Vacant	V	No issues	
056-011-022	R-1	8	LDR	0.19	1	Vacant	V	No issues	
056-043-030	R-1	8	LDR	0.13	1	Vacant	V	No issues	
056-013-001	R-1	8	LDR	0.15	1	Vacant	V	No issues	
056-034-001	R-1	8	LDR	5.1	26	Vacant	V	No issues	
056-036-036	R-1	8	LDR	2.28	11	Vacant	V	No issues	
056-040-024	R-1	8	LDR	0.15	1	Vacant	V	No issues	
056-011-037	R-1	8	LDR	0.13	1	Vacant	V	No issues	
056-024-044	R-1	8	LDR	0.19	1	Vacant	V	No issues	
BRET HARTE R-1 SUBTOTALS				**26.41**	**135**				
CROWS LANDING									
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	
CROWS LANDING R-A SUBTOTALS				**1.53**	**3**				
DEL RIO									
004-001-057	P-D	1	PD	82.5	80	Vacant	V	Modesto water/ private septic on PD parcel	
004-093-005	P-D (198)	2	PD	0.49	1	Vacant	V	No issues	
004-093-011	P-D (198)	2	PD	0.9	2	Vacant	V	No issues	
004-093-013	P-D (198)	2	PD	0.49	1	Vacant	V	No issues	
004-093-018	P-D (198)	2	PD	0.68	1	Vacant	V	No issues	
004-092-008	P-D (198)	2	PD	0.78	1	Vacant	V	No issues	
004-100-004	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-100-024	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-100-014	P-D (293)	2	LDR	0.62	1	Vacant	V	No issues	
004-101-019	P-D (293)	2	LDR	0.67	1	Vacant	V	No issues	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
004-100-003	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-001	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-002	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-003	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-004	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-006	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-007	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-005	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-009	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-010	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-011	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-012	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-014	P-D (293)	2	LDR	0.61	1	Vacant	V	No issues	
004-101-017	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-016	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-021	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-023	P-D (293)	2	LDR	0.57	1	Vacant	V	No issues	
004-101-020	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-101-018	P-D (293)	2	LDR	0.52	1	Vacant	V	No issues	
004-100-001	P-D (293)	2	LDR	0.53	1	Vacant	V	No issues	
004-100-002	P-D (293)	2	LDR	0.74	1	Vacant	V	No issues	
004-100-005	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-100-008	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-100-007	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-100-006	P-D (293)	2	LDR	0.52	1	Vacant	V	No issues	
004-100-010	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-100-009	P-D (293)	2	LDR	0.52	1	Vacant	V	No issues	
004-100-011	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-100-012	P-D (293)	2	LDR	0.54	1	Vacant	V	No issues	
004-100-013	P-D (293)	2	LDR	0.55	1	Vacant	V	No issues	
004-100-019	P-D (293)	2	LDR	0.57	1	Vacant	V	No issues	
004-100-020	P-D (293)	2	LDR	0.62	1	Vacant	V	No issues	
004-100-021	P-D (293)	2	LDR	0.6	1	Vacant	V	No issues	
004-100-022	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-100-023	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-100-017	P-D (293)	2	LDR	0.75	1	Vacant	V	No issues	
004-100-016	P-D (293)	2	LDR	0.68	1	Vacant	V	No issues	
004-100-015	P-D (293)	2	LDR	0.51	1	Vacant	V	No issues	
004-100-018	P-D (293)	2	LDR	0.63	1	Vacant	V	No issues	
004-101-022	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
004-101-013	P-D (293)	2	LDR	0.49	1	Vacant	V	No issues	
004-101-008	P-D (293)	2	LDR	0.5	1	Vacant	V	No issues	
004-101-015	P-D (293)	2	LDR	0.53	1	Vacant	V	No issues	
004-078-015	R-A	2	LDR	0.38	1	Vacant	V	No issues	
004-086-026	R-A	2	LDR	0.5	1	Vacant	V	No issues	
004-085-020	R-A	2	LDR	0.5	1	Vacant	V	No issues	
004-085-024	R-A	2	LDR	0.47	1	Vacant	V	No issues	
004-007-043	R-A	2	LDR	0.47	1	Vacant	V	No issues	
004-059-044	R-A	2	LDR	4.23	5	Vacant	V	No issues	
004-089-009	R-A	2	LDR	1.17	1	Vacant	V	No issues	
004-088-016	R-A	2	LDR	0.98	1	Vacant	V	No issues	
004-088-008	R-A	2	LDR	2.19	1	Vacant	V	No issues	
004-088-007	R-A	2	LDR	0.98	2	Vacant	V	No issues	
004-089-005	R-A	2	LDR	0.99	1	Vacant	V	No issues	
004-089-004	R-A	2	LDR	0.97	1	Vacant	V	No issues	
DEL RIO P-D SUBTOTALS				**82.5**	**80**				
DEL RIO P-D (198) SUBTOTALS				**3.34**	**6**				
DEL RIO P-D (293) SUBTOTALS				**25.38**	**53**				
DEL RIO R-A SUBTOTALS				**13.83**	**17**				
DENAIR									
024-017-035	R-A	8	LDR	0.22	1	Vacant	V	Limited water supply	
024-017-034	R-A	8	LDR	0.21	1	Vacant	V	Limited water supply	
024-017-036	R-A	8	LDR	0.22	1	Vacant	V	Limited water supply	
024-035-052	R-A	8	LDR	0.36	1	Vacant	V	Limited water supply	
024-035-047	R-A	8	LDR	0.36	1	Vacant	V	Limited water supply	
024-035-049	R-A	8	LDR	0.4	1	Vacant	V	Limited water supply	
024-035-048	R-A	8	LDR	0.43	1	Vacant	V	Limited water supply	
024-035-051	R-A	8	LDR	0.42	1	Vacant	V	Limited water supply	
024-017-037	R-A	8	LDR	0.22	1	Vacant	V	Limited water supply	
024-024-042	R-A	8	LDR	0.2	1	Vacant	V	Limited water supply	
024-024-040	R-A	8	LDR	0.2	1	Vacant	V	Limited water supply	
024-017-030	R-A	8	LDR	0.21	1	Vacant	V	Limited water supply	
024-017-031	R-A	8	LDR	0.47	1	Vacant	V	Limited water supply	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
024-017-032	R-A	8	LDR	0.02	1	Vacant	V	Limited water supply	
024-017-033	R-A	8	LDR	0.19	1	Vacant	V	Limited water supply	
024-017-038	R-A	8	LDR	0.22	1	Vacant	V	Limited water supply	
024-017-039	R-A	8	LDR	0.22	1	Vacant	V	Limited water supply	
024-059-003	R-2	14	MHD	0.17	2	Vacant	V	Limited water supply	
024-059-011	R-2	14	MHD	0.19	2	Vacant	V	Limited water supply	
024-059-010	R-2	14	MHD	0.16	1	Vacant	V	Limited water supply	
024-064-007	R-3	25	MHD	0.25	1	Vacant	V	No issues	
024-064-006	R-3	25	MHD	0.14	1	Vacant	V	No issues	
024-064-009	R-3	25	MHD	0.25	1	Vacant	V	No issues	
024-064-010	R-3	25	MHD	0.15	1	Vacant	V	No issues	
024-064-014	R-3	25	MHD	0.17	1	Vacant	V	No issues	
024-064-008	R-3	25	MHD	0.25	1	Vacant	V	No issues	
024-064-003	R-3	25	MHD	0.17	1	Vacant	V	No issues	
024-064-011	R-3	25	MHD	0.18	1	Vacant	V	No issues	
024-026-011	H-1	25	COM	0.26	3	Vacant	V	No issues	
024-026-012	H-1	25	COM	0.19	2	Vacant	V	No issues	
DENAIR R-A SUBTOTALS				**4.57**	**17**				
DENAIR R-2 SUBTOTALS				**0.52**	**5**				
DENAIR R-3 SUBTOTALS				**1.56**	**8**				
DENAIR H-1 SUBTOTALS				**0.45**	**5**				
DIABLO GRANDE									
025-023-005	SP-1	0.2	SP-1	3.69	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-003	SP-1	0.2	SP-1	3.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-010	SP-1	0.2	SP-1	6.72	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-004	SP-1	0.2	SP-1	4	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-007	SP-1	0.2	SP-1	3.42	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-001	SP-1	0.2	SP-1	3.34	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-027-002	SP-1	0.2	SP-1	3.04	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-003	SP-1	0.2	SP-1	2.82	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-004	SP-1	0.2	SP-1	5.66	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-005	SP-1	0.2	SP-1	4.77	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-013	SP-1	0.2	SP-1	3.06	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-012	SP-1	0.2	SP-1	3.34	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-013	SP-1	0.2	SP-1	1.36	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-009	SP-1	0.2	SP-1	5.86	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-005	SP-1	0.2	SP-1	3.28	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-017	SP-1	0.2	SP-1	4.67	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-019	SP-1	0.2	SP-1	1.01	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-006	SP-1	0.2	SP-1	4.97	1	Vacant	V	Water quality upgrades, water supply limited	
025-023-009	SP-1	0.2	SP-1	4.39	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-008	SP-1	0.2	SP-1	3.34	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-007	SP-1	0.2	SP-1	9.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-004	SP-1	0.2	SP-1	4.87	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-008	SP-1	0.2	SP-1	5.88	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-027-017	SP-1	0.8	SP-1	1.67	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-019	SP-1	0.8	SP-1	0.75	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-025	SP-1	0.8	SP-1	0.99	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-021	SP-1	0.8	SP-1	0.49	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-015	SP-1	0.8	SP-1	0.61	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-016	SP-1	0.8	SP-1	0.55	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-012	SP-1	0.8	SP-1	0.96	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-011	SP-1	0.8	SP-1	1.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-018	SP-1	0.8	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-006	SP-1	0.8	SP-1	0.89	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-007	SP-1	0.8	SP-1	0.94	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-015	SP-1	0.8	SP-1	1	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-016	SP-1	0.8	SP-1	1.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-018	SP-1	0.8	SP-1	1.57	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-008	SP-1	0.8	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-003	SP-1	0.8	SP-1	1.35	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-026	SP-1	0.8	SP-1	1.47	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-042-008	SP-1	1.6	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-010	SP-1	1.6	SP-1	0.47	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-010	SP-1	1.6	SP-1	0.47	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-009	SP-1	1.6	SP-1	0.72	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-007	SP-1	1.6	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-001	SP-1	1.6	SP-1	0.48	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-002	SP-1	1.6	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-027	SP-1	1.6	SP-1	0.98	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-009	SP-1	1.6	SP-1	0.25	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-020	SP-1	1.6	SP-1	0.66	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-019	SP-1	1.6	SP-1	0.66	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-021	SP-1	1.6	SP-1	0.56	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-056	SP-1	1.6	SP-1	0.56	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-003	SP-1	1.6	SP-1	0.51	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-002	SP-1	1.6	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-006	SP-1	1.6	SP-1	0.54	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-004	SP-1	1.6	SP-1	0.81	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-025-059	SP-1	1.6	SP-1	0.54	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-054	SP-1	1.6	SP-1	0.62	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-058	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-018	SP-1	1.6	SP-1	0.49	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-017	SP-1	1.6	SP-1	0.47	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-028	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-049	SP-1	1.6	SP-1	0.96	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-005	SP-1	1.6	SP-1	0.47	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-053	SP-1	1.6	SP-1	0.76	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-010	SP-1	1.6	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-008	SP-1	1.6	SP-1	0.6	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-012	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-015	SP-1	1.6	SP-1	0.59	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-019	SP-1	1.6	SP-1	0.47	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-027	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-031	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-007	SP-1	1.6	SP-1	0.63	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-028-020	SP-1	1.6	SP-1	0.55	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-023	SP-1	1.6	SP-1	0.55	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-012	SP-1	1.6	SP-1	0.77	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-013	SP-1	1.6	SP-1	0.61	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-021	SP-1	1.6	SP-1	0.75	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-063	SP-1	1.6	SP-1	0.45	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-068	SP-1	1.6	SP-1	0.45	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-055	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-057	SP-1	1.6	SP-1	0.55	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-051	SP-1	1.6	SP-1	0.48	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-047	SP-1	1.6	SP-1	0.52	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-018	SP-1	1.6	SP-1	0.83	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-024	SP-1	1.6	SP-1	0.75	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-015	SP-1	1.6	SP-1	0.52	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-017	SP-1	1.6	SP-1	0.72	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-007	SP-1	1.6	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-022	SP-1	1.6	SP-1	0.67	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-041-011	SP-1	1.6	SP-1	0.48	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-064	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-067	SP-1	1.6	SP-1	0.54	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-062	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-007	SP-1	1.6	SP-1	0.55	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-013	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-014	SP-1	1.6	SP-1	0.52	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-029	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-030	SP-1	1.6	SP-1	0.49	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-034	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-019	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-027-021	SP-1	1.6	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-016	SP-1	1.6	SP-1	0.48	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-022	SP-1	1.6	SP-1	0.58	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-009	SP-1	1.6	SP-1	0.46	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-020	SP-1	1.6	SP-1	0.92	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-028	SP-1	1.6	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
026-025-026	SP-1	1.6	SP-1	0.56	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-025	SP-1	1.6	SP-1	0.63	1	Vacant	V	Water quality upgrades, water supply limited	
025-028-014	SP-1	1.6	SP-1	0.5	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-065	SP-1	1.6	SP-1	0.49	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-066	SP-1	1.6	SP-1	0.54	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-060	SP-1	1.6	SP-1	0.56	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-061	SP-1	1.6	SP-1	0.51	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-039	SP-1	1.6	SP-1	0.48	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-014	SP-1	1.6	SP-1	0.61	1	Vacant	V	Water quality upgrades, water supply limited	
025-025-038	SP-1	1.6	SP-1	0.51	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-010	SP-1	3.4	SP-1	0.27	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-008	SP-1	3.4	SP-1	0.24	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-036	SP-1	7	SP-1	0.09	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-027	SP-1	7	SP-1	0.1	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-022	SP-1	7	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-025	SP-1	7	SP-1	0.1	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-019	SP-1	7	SP-1	0.11	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-032-010	SP-1	7	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-009	SP-1	7	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-018	SP-1	7	SP-1	0.08	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-017	SP-1	7	SP-1	0.09	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-013	SP-1	7	SP-1	0.1	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-008	SP-1	7	SP-1	0.1	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-011	SP-1	7	SP-1	0.08	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-012	SP-1	7	SP-1	0.08	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-020	SP-1	7	SP-1	0.11	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-026	SP-1	7	SP-1	0.11	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-021	SP-1	7	SP-1	0.1	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-047	SP-1	7	SP-1	0.07	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-017	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-009	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-014	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-032	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-033	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-044-035	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-030	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-041	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-036	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-004	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-002	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-033	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-003	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-001	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-016	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-015	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-030-065	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-012	SP-1	7.4	SP-1	0.4	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-003	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-001	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-018	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-008	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-037-010	SP-1	7.4	SP-1	0.22	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-034	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-038	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-002	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-004	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-006	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-013	SP-1	7.4	SP-1	0.23	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-011	SP-1	7.4	SP-1	0.24	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-007	SP-1	7.4	SP-1	0.28	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-014	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-007	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-008	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-003	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-004	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-005	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-007	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-019	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-036-007	SP-1	7.4	SP-1	0.23	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-009	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-010	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-025	SP-1	7.4	SP-1	0.26	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-001	SP-1	7.4	SP-1	0.53	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-015	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-008	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-012	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-009	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-014	SP-1	7.4	SP-1	0.42	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-020	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-021	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-002	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-013	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-024	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-012	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-011	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-035-010	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-013	SP-1	7.4	SP-1	0.31	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-015	SP-1	7.4	SP-1	0.27	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-016	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-036	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-041	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-006	SP-1	7.4	SP-1	0.26	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-011	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-012	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-037	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-030-064	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-006	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-010	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-009	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-044	SP-1	7.4	SP-1	0.18	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-006	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-017	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-035-019	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-022	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-026	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-001	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-008	SP-1	7.4	SP-1	0.22	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-014	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-015	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-023	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-030-063	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-044-031	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-027	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-034	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-040	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-037	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-002	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-003	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-024	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-035-031	SP-1	7.4	SP-1	0.26	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-005	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-022	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-027	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-029	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-034	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-030	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-003	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-004	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-002	SP-1	7.4	SP-1	0.26	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-028	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-029	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-030	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-043	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-042	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-011	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-026	SP-1	7.4	SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-036-016	SP-1	7.4	SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-013	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-034-005	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-020	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-018	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-031	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-037-005	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-032	SP-1	7.4	SP-1	0.21	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-035	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-033	SP-1	7.4	SP-1	0.2	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-039	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-038	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-001	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-004	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-018	SP-1	7.4	SP-1	0.13	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-023	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-035-025	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
025-036-019	SP-1	7.4	SP-1	0.16	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-017	SP-1	7.4	SP-1	0.17	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-028	SP-1	7.4	SP-1	0.12	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-033	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-032	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-036-021	SP-1	7.4	SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-026-014	SP1		SP-1	0.26	1	Vacant	V	Water quality upgrades, water supply limited	
025-030-014	SP1		SP-1	0.19	1	Vacant	V	Water quality upgrades, water supply limited	
025-030-015	SP1		SP-1	0.15	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-007	SP1		SP-1	0.09	1	Vacant	V	Water quality upgrades, water supply limited	
025-032-023	SP1		SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-028	SP1		SP-1	0.11	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-034	SP1		SP-1	0.11	1	Vacant	V	Water quality upgrades, water supply limited	
025-033-035	SP1		SP-1	0.09	1	Vacant	V	Water quality upgrades, water supply limited	
025-041-006	SP1		SP-1	0.94	1	Vacant	V	Water quality upgrades, water supply limited	
025-042-011	SP1		SP-1	0.65	1	Vacant	V	Water quality upgrades, water supply limited	
025-045-032	SP1		SP-1	0.14	1	Vacant	V	Water quality upgrades, water supply limited	
DIABLO GRANDE 0.2 SUBTOTALS				**96**	**23**				
DIABLO GRANDE 0.8 SUBTOTALS				**17.43**	**17**				

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
DIABLO GRANDE 1.6 SUBTOTALS				**44.78**	**78**				
DIABLO GRANDE 3.4 SUBTOTALS				**0.51**	**2**				
DIABLO GRANDE 7 SUBTOTALS				**1.70**	**17**				
DIABLO GRANDE 7.4 SUBTOTALS				**25.36**	**141**				
EMPIRE									
133-005-008	R-A	8	LDR	0.96	2	Vacant	V	Some sewer limitations	
133-001-014	R-A	8	LDR	3.48	2	Vacant	V	Some sewer limitations	
133-008-027	R-1	8	LDR	0.24	2	Vacant	V	Some sewer limitations	
133-014-023	H-1	25	COM	0.93	13	Vacant	V	Some sewer limitations	
133-015-016	H-1	25	COM	0.75	11	Vacant	V	Some sewer limitations	
EMPIRE R-A SUBTOTALS				**4.44**	**4**				
EMPIRE R-1 SUBTOTALS				**0.24**	**2**				
EMPIRE H-1 SUBTOTALS				**1.67**	**24**				
GRAYSON									
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	
016-030-004	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	
016-028-002	R-1US	8	LDR	0.68	1	Vacant	V	Lack of water	
016-028-059	R-1US	8	LDR	0.11	1	Vacant	V	Lack of water	
016-029-006	R-1US	8	LDR	0.17	1	Vacant	V	Lack of water	
016-041-001	R-1US	8	LDR	0.47	1	Vacant	V	Lack of water	
016-034-005	H-1	25	COM	1.31	2	Vacant	V	Lack of water	
GRAYSON R-1 SUBTOTALS				**2.48**	**9**				
GRAYSON H-1 SUBTOTALS				**1.31**	**2**				
KEYES									
045-066-059	R-1US	8	LDR	0.7	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	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	
045-071-006	R-1US	8	LDR	9.47	47	Vacant	V	Water extension	
045-021-041	R-1US	8	LDR	1.89	9	Vacant	V	Water extension	
045-069-035	R-1US	8	LDR	4.41	22	Vacant	V	Water extension	
045-021-038	R-1US	8	LDR	3.77	20	Vacant	V	Water extension	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
045-021-039	R-1US	8	LDR	26.01	135	Vacant	V	Water extension	
045-071-002	R-A	8	LDR	1.11	6	Vacant	V	No issues	
045-028-013	R-1	8	LDR	0.16	1	Vacant	V	No issues	
045-016-004	R-1	8	LDR	0.15	1	Vacant	V	No issues	
045-017-009	R-1	8	LDR	0.29	1	Vacant	V	No issues	
045-020-001	R-1	8	LDR	0.29	1	Vacant	V	No issues	
045-020-002	R-1	8	LDR	0.13	1	Vacant	V	No issues	
045-020-018	R-1	8	LDR	0.13	1	Vacant	V	No issues	
045-020-046	R-1	8	LDR	0.15	1	Vacant	V	No issues	
045-028-068	R-1	8	LDR	0.20	1	Vacant	V	No issues	
045-064-073	R-1	8	LDR	0.40	1	Vacant	V	No issues	
045-070-001	R-1	8	MDR	0.13	1	Vacant	V	No issues	
045-070-002	R-1	8	MDR	0.14	1	Vacant	V	No issues	
045-070-003	R-1	8	MDR	0.14	1	Vacant	V	No issues	
045-070-004	R-1	8	MDR	0.14	1	Vacant	V	No issues	
045-030-062	H-1	25	COM	0.16	1	Vacant	V	No issues	
045-029-022	H-1	25	COM	0.1606668	2	Vacant	V	No issues	
045-016-038	H-1	25	COM	0.2427219	3	Vacant	V	No issues	
045-016-041	H-1	25	COM	0.2518916	3	Vacant	V	No issues	
045-016-040	H-1	25	COM	0.2437601	3	Vacant	V	No issues	
045-029-003	H-1	25	COM	0.3228176	4	Vacant	V	No issues	
045-016-043	H-1	25	COM	0.5593424	8	Vacant	V	No issues	
045-033-007	H-1	25	COM	1.4536065	21	Vacant	V	No issues	
045-016-034	H-1	25	COM	0.3817619	5	Vacant	V	No issues	
045-065-001	R-3	25	MDR	0.52	8	Vacant	V	No issues	
KEYES R-1US Subtotals				**62.06**	**316**				
KEYES R-A Subtotals				**1.11**	**6**				
KEYES R-1 Subtotals				**2.45**	**13**				
KEYES H-1 Subtotals				**3.78**	**50**				
KEYES R-3 Subtotals				**0.52**	**8**				
MONTEREY PARK									
022-029-068	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-042	A-2-10	2 / 10	AG	0.3	1	Vacant	V	Water quality	
022-029-046	A-2-10	2 / 10	AG	0.22	1	Vacant	V	Water quality	
022-029-031	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-022	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
022-029-030	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-084	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-085	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-095	A-2-10	2 / 10	AG	0.22	1	Vacant	V	Water quality	
022-029-096	A-2-10	2 / 10	AG	0.22	1	Vacant	V	Water quality	
022-029-105	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-104	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-108	A-2-10	2 / 10	AG	0.42	1	Vacant	V	Water quality	
022-029-103	A-2-10	2 / 10	AG	0.17	1	Vacant	V	Water quality	
022-029-102	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-028-008	A-2-10	2 / 10	AG	3.71	1	Vacant	V	Water quality	
022-029-018	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-021	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-029	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-088	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-090	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-092	A-2-10	2 / 10	AG	0.23	1	Vacant	V	Water quality	
022-029-110	A-2-10	2 / 10	AG	0.50	1	Vacant	V	Water quality	
MONTEREY PARK A-2-10 SUBTOTALS				**9.21**	**23**				
NORTH CERES									
039-002-023	R-A	8	LDR	0.61	3	Vacant	V	Ceres sewer approval	
039-005-002	R-A	8	LDR	0.29	2	Vacant	V	Ceres sewer approval	
039-005-032	R-A	8	LDR	2.47	13	Vacant	V	Ceres sewer approval	
039-007-014	R-A	8	LDR	1.16	6	Vacant	V	Ceres sewer approval	
039-008-011	R-A	8	LDR	1.54	8	Vacant	V	Ceres sewer approval	
038-042-026	R-1	8	LDR	0.19	1	Vacant	V	Ceres sewer approval	
038-015-022	R-1	8	LDR	0.16	1	Vacant	V	Ceres sewer approval	
038-015-028	R-1	8	LDR	0.16	1	Vacant	V	Ceres sewer approval	
038-015-039	R-1	8	LDR	0.14	1	Vacant	V	Ceres sewer approval	
038-041-005	R-1	8	LDR	0.24	1	Vacant	V	Ceres sewer approval	
038-051-005	R-1	8	LDR	0.18	1	Vacant	V	Ceres sewer approval	
038-051-007	R-1	8	LDR	0.17	1	Vacant	V	Ceres sewer approval	
039-003-016	R-1	8	LDR	0.61	3	Vacant	V	Ceres sewer approval	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
039-031-055	R-1	8	LDR	0.13	1	Vacant	V	Ceres sewer approval	
039-031-075	R-1	8	LDR	0.13	1	Vacant	V	Ceres sewer approval	
038-011-010	R-3	25	LDR	0.29	4	Vacant	V	Ceres sewer approval	
038-011-020	R-3	25	LDR	0.18	3	Vacant	V	Ceres sewer approval	
NORTH CERES R-A SUBTOTALS				**6.07**	**32**				
NORTH CERES R-1 SUBTOTALS				**2.11**	**12**				
NORTH CERES R-3 SUBTOTALS				**0.47**	**7**				
RIVERDALE									
017-025-004	R-A	8	LDR	0.21	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-005	R-A	8	LDR	0.17	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-006	R-A	8	LDR	0.17	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-085	R-1	8	LDR	0.35	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-025	R-1	8	LDR	0.15	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-037	R-1	8	LDR	0.15	0	Vacant	V	Water quality, water supply	Flood Zone
017-025-052	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-023-026	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-023-030	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-023-024	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-024-010	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-022-067	R-1	8	LDR	1.33	0	Vacant	V	Water quality, water supply	Flood Zone
017-022-056	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
017-022-057	R-1	8	LDR	0.13	0	Vacant	V	Water quality, water supply	Flood Zone
RIVERDALE R-A SUBTOTALS				**0.55**	**0**				
RIVERDALE R-1 SUBTOTALS				**2.89**	**0**				
SALIDA									
135-017-001	SCP R-1	8	LDR	77.5	349	Farmland	V	Infrastr. upgrades req'd w/ development	
135-017-002	SCP R-1	8	LDR	44.5	198	Farmland	V	Infrastr. upgrades req'd w/ development	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
136-002-001	SCP R-1	8	LDR	38.6	173	Farmland	V	Infrastr. upgrades req'd w/ development	
136-002-029	SCP R-1	8	LDR	24.6	111	Farmland	V	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	
136-032-001	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	392	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-008	SCP R-1	8	LDR	38.5	159	Farmland	V	Infrastr. upgrades req'd w/ development	
135-017-002	SCP R-2	14	MDR	30.1	211	Farmland	V	Infrastr. upgrades req'd w/ development	Per previous HE, this parcel can be counted toward lower-income RHNA with a mobile home
036-002-024	SCP R-2	14	MDR	26.35	186	Farmland	V	Infrastr. upgrades req'd w/ development	Per previous HE, this parcel can be counted toward lower-income RHNA with a mobile home
003-020-016	SCP R-2	14	MDR	72.6	507	Farmland	V	Infrastr. upgrades req'd w/ development	Per previous HE, this parcel can be counted toward lower-income RHNA with a mobile home
003-020-001	SCP R-2	14	MDR	5	35	Farmland	V	Infrastr. upgrades req'd w/ development	Per previous HE, this parcel can be counted toward lower-income RHNA with a mobile home

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
136-032-001	SCP R-2	14	MDR	45.6	316	Farmland	V	Infrastr. upgrades req'd w/ development	Per previous HE, this parcel can be counted toward lower-income RHNA with a mobile home
003-014-013	SCP R-3	25	MHDR	19	314	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-033	SCP R-3	25	MHDR	20	329	Farmland	V	Infrastr. upgrades req'd w/ development	
SALIDA SCP R-1 SUBTOTALS				**552.59**	**2463**				
SALIDA SCP R-2 SUBTOTALS				**179.65**	**1255**				
SALIDA SCP R-3 SUBTOTALS				**39.00**	**643**				
SHACKELFORD/PARKLAWN									
086-010-047	R-A	8	LDR	0.92	2	farmland	V	Modesto water/ sewer connect for Parklawn	
086-010-038	R-A	8	LDR	0.91	18	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-010-044	R-A	8	LDR	0.37	2	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-009-034	R-A	8	LDR	0.46	2	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-009-036	R-A	8	LDR	0.92	5	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-010-045	R-A	8	LDR	0.55	3	Vacant	V	Modesto water/ sewer connect for Parklawn	
038-023-014	R-1	8	LDR	1.18	6	Vacant	V	Modesto water/ sewer connect for Parklawn	
038-026-011	R-1	8	LDR	0.19	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
038-026-012	R-1	8	LDR	0.19	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
038-026-033	R-1	8	LDR	0.19	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-004-022	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
086-004-049	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-004-052	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-005-028	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-006-037	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-007-045	R-1	8	LDR	0.19	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-008-005	R-1	8	LDR	0.15	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
038-037-056	R-3	25	MHD	0.09	1	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-010-012	R-3	25	MHD	0.92	13	Vacant	V	Modesto water/ sewer connect for Parklawn	
086-009-009	R-3	25	MHD	0.62	9	Vacant	V	Modesto water/ sewer connect for Parklawn	
SHACKELFORD/PARKLAWN R-A SUBTOTALS				**4.13**	**32**				
SHACKELFORD/PARKLAWN R-1 SUBTOTALS				**2.84**	**16**				
SHACKELFORD/PARKLAWN R-3 SUBTOTALS				**1.63**	**23**				
SOUTH CERES									
053-036-014	R-A	8	LDR	0.15	1	Vacant	V	No public sewer	
053-037-033	R-A	8	LDR	0.58	3	Vacant	V	No public sewer	
038-042-026	R-1	8	LDR	0.19	1	Vacant	V	No public sewer	
053-013-002	H-1	25	COM	0.23	3	Vacant	V	No public sewer	
053-013-005	H-1	25	COM	0.49	7	Vacant	V	No public sewer	
053-030-047	R-2	14	MHD	0.19	2	Vacant	V	No public sewer	
053-031-004	R-2	14	MHD	0.19	2	Vacant	V	No public sewer	
053-031-008	R-2	14	MHD	0.19	2	Vacant	V	No public sewer	
053-031-009	R-2	14	MHD	0.20	2	Vacant	V	No public sewer	
SOUTH CERES R-A SUBTOTALS				**0.73**	**4**				
SOUTH CERES R-1 SUBTOTALS				**0.19**	**1**				
SOUTH CERES R-2 SUBTOTALS				**0.77**	**8**				
SOUTH CERES H-1 SUBTOTALS				**0.72**	**10**				
VALLEY HOME									
002-006-047	R-1	8	LDR	0.2	1	Vacant	V	No public water/sewer	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
002-006-066	R-1	8	LDR	0.09	1	Vacant	V	No public water/sewer	
002-006-067	R-1	8	LDR	0.2	1	Vacant	V	No public water/sewer	
002-006-061	R-1	8	LDR	0.2	1	Vacant	V	No public water/sewer	
VALLEY HOME R-1 SUBTOTALS				**0.69**	**4**				
WESTLEY									
016-021-014	R-1	8	LDR	0.18	1	Vacant	V	Water	
016-021-009	H-1	25	COM	0.1720645	2	Vacant	V	Water	
016-022-003	H-1	25	COM	0.5991197	8	Vacant	V	Water	
016-022-001	H-1	25	COM	0.1719236	2	Vacant	V	Water	
016-021-010	H-1	25	COM	0.09	1	Vacant	V	Water	
WESTLEY R-1 SUBTOTALS				**0.18**	**1**				
WESTLEY H-1 SUBTOTALS				**1.03**	**13**				
WEST MODESTO									
037-019-009	R-A	8	LDR	2.76	14	Vacant	V	Needs public sewer	
037-030-002	R-1	8	LDR	0.89	5	Vacant	V	Needs public sewer	
037-022-001	R-2	14	MDR	0.16	2	Vacant	V	Needs public sewer	
037-034-039	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-040-027	R-2	14	MDR	1.82	20	Vacant	V	Needs public sewer	
037-021-080	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-041-036	R-2	14	MDR	3.12	34	Vacant	V	Needs public sewer	
037-024-037	R-2	14	MDR	0.16	2	Vacant	V	Needs public sewer	
037-039-039	R-2	14	MDR	0.6	7	Vacant	V	Needs public sewer	
037-020-079	R-2	14	MDR	0.22	2	Vacant	V	Needs public sewer	
037-020-009	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-020-037	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-021-027	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-021-068	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-021-069	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-024-021	R-2	14	MDR	0.16	2	Vacant	V	Needs public sewer	

APN	Zone	Max Density du/ac	GP Land Use Designation	Acres	Realistic Unit Capacity	Existing Use	Vacant or Underutilized Land	Infrastructure Capacity	On-Site Constraints
037-025-004	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-025-040	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-025-053	R-2	14	MDR	0.15	2	Vacant	V	Needs public sewer	
037-031-029	R-2	14	MDR	0.55	6	Vacant	V	Needs public sewer	
037-032-007	R-2	14	MDR	0.27	3	Vacant	V	Needs public sewer	
037-040-021	R-2	14	MDR	0.20	2	Vacant	V	Needs public sewer	
037-040-034	R-2	14	MDR	0.25	3	Vacant	V	Needs public sewer	
030-021-008	R-3	25	MHD	0.29	4	Vacant	V	Needs public sewer	
030-021-007	R-3	25	MHD	0.22	3	Vacant	V	Needs public sewer	
030-021-009	R-3	25	MHD	0.20	2	Vacant	V	Needs public sewer	
030-015-031	R-3	25	MHD	0.60	9	Vacant	V	Needs public sewer	
037-030-011	R-3	25	MHD	0.29	4	Vacant	V	Needs public sewer	
037-032-045	R-3	25	MHD	0.68	10	Vacant	V	Needs public sewer	
030-023-012	H-1	25	COM	0.84	12	Vacant	V	Needs public sewer	
037-010-041	H-1	25	COM	0.15	2	Vacant	V	Needs public sewer	
WEST MODESTO R-A SUBTOTALS				**2.76**	**14**				
WEST MODESTO R-1 SUBTOTALS				**0.89**	**5**				
WEST MODESTO R-2 SUBTOTALS				**9.01**	**103**				
WEST MODESTO R-3 SUBTOTALS				**2.28**	**32**				
WEST MODESTO H-1 SUBTOTALS				**0.99**	**14**				
ABOVE MODERATE TOTALS				**1002**	**3546**				
MODERATE TOTALS				**10**	**116**				
LOWER-MOD TOTALS				**180**	**1255**	**SALIDA SCP R-2 PARCELS**			
LOWER TOTALS				**55**	**839**				
Grand Totals				**1247**	**5756**				

Appendix 2

PROGRESS TOWARD MEETING 2007–2014 HOUSING ELEMENT GOALS AND OBJECTIVES

Goals and Programs	Accomplishments	Continue/Modify/Delete
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.		
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	During the previous planning period, first-time homebuyer loans were provided to 43 households (124 individuals) using HOME funds and Neighborhood Stabilization Program (NSP) funds. Of these loans, 33 (totaling $1,040,300) were for low-income households and 10 (totaling $330,600) were for very low-income households.	Modify to remove reference to Redevelopment Agency and continue
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	The County partnered with six jurisdictions as part of the 2012–2015 Stanislaus County Consolidated Plan to coordinate grant funds for programs provided by HUD. Stanislaus County is a member of the Continuum of Care (CoC), a multi-agency collaborative that focuses on the community's housing and social service needs. Stanislaus County staff serve on several subcommittees of the Collaborative such as the Homeless Management Information Systems (HMIS), Special Populations, Grant Review, Funding and Clearinghouse, HPRP Subcommittee, and Executive Committee. The Public Facilities Fees (PFF) Committee can approve PFF deferrals for low-income housing providers. The County does not have an exact count of the number of PFF deferrals that were approved from 2009 to 2014.	Continue
1-3 – HOMEBUYER COUNSELING: Continue to participate with agencies that provide first time homebuyer training. **Responsible Agencies:** Planning and Community Development Department	All Down Payment Assistance (DPA)/First-Time Homebuyer recipients (43 households, made up of 124 individuals) were required to attend a first-time homebuyer class through Habitat for Humanity, a HUD-certified FTHB Agency, in order to be eligible for down payment	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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	assistance.	
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	The County consistently participates on the Stanislaus County Continuum of Care (CoC). County staff serve on several subcommittees of the CoC such as the HMIS, Special Populations, Grant Review, Funding and Clearinghouse, HPRP Subcommittee, and Executive Committee. Through the CoC, the County continues to provide programs including the Neighborhood Stabilization program, Down Payment Assistance Programs, and Homeless Prevention and Rapid Rehousing Program. The CoC developed a 10-Year Plan to End Long-Term Homelessness that was adopted by the Board of Supervisors on June 26, 2007.	Continue
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	The County plans to adopt a new Chapter of the Zoning Ordinance in September 2015 to create a stand-alone chapter that addresses and complies with state density bonus law. No multi-family housing projects were built from 2009 to 2014, only duplexes and single-family residential.	Continue
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	The County has continued to implement the requirements of the Housing Code and the Dangerous Building Code. The County recently expanded its NSP to allow a portion of the program income to be used for the County's Dangerous Buildings/Nuisance Abatement program. Fifty dangerous and abandoned building cases were reported from 2009 to 2014 and 22 of those were abated during	Continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
Public Works Department, Development Services Division Department of Environmental Resources **Funding**: Department Budgets Various Funding Allocations **Time Frame:** Ongoing **Objective**: N/A	that time frame. Two NSP units were in good condition when purchased. They were then vandalized, resulting in the units being in severe disrepair. Those two units have been rehabilitated, by the Housing Authority of Stanislaus County. In addition, six other units were either substantially rehabilitated, demolished, or rebuilt.	
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.	The County's fees were last revised on August 19, 2014. The next full revision (5-year cycle) will be conducted in 2016. The County does not have an exact count of the number of PFF deferrals that were approved from 2009 to 2014.	Integrate into Program 5-1 and delete
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	In Fiscal Year 2009–2010, Stanislaus County was awarded $669,134 in CDBG-R Program funding under the American Recovery and Reinvestment Act (ARRA) of 2009. These funds were used to provide loans for solar installation on homes owned by low-income residents. A large majority of these were the first-time homebuyers who purchased Neighborhood Stabilization Program homes. A total of 28 NSP housing units were retrofitted with energy efficiency weatherization improvements, and a total of 27 units have also been retrofitted with photovoltaic solar systems. Habitat for Humanity ran a Windows of Hope program to reduce energy bills. Low-income persons were provided double-pane windows at a reduced cost or at no cost. A Proposition 84 grant provided template documents for low-impact development standards, urban forest plans, non-motorized transportation planning, integrating sustainability, and energy conservation measures into the Zoning Ordinance, Climate Action Plan, and General Plan Housing Element that take energy conservation into consideration. This grant also provided a countywide greenhouse gas inventory. The County is in the process of completing its Water	Continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
Pacific Gas and Electric, Modesto Irrigation District, Turlock Irrigation District, Community Development Division **Funding**: Department Budget, CDBG **Time Frame:** Ongoing **Objective:** N/A	Efficient Landscape Ordinance. 2013 California Green Building Code Standards have been adopted.	
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	As a member of the HOME Consortium, the County worked with the other jurisdictions that are part of the CDBG Urban County on a senior housing project (not located in the unincorporated area). Seniors have been placed into permanent housing in scattered locations throughout the county thorough the County's Homeless Prevention and Rapid Rehousing Program and through the Emergency Solutions Grant (ESG) Rental Assistance program.	Remove reference to Redevelopment Agency and continue
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	The last known affordable housing development built in Salida was constructed in 2006, the 4825 Sequoia project. Due to the recession, there was very minimal to no development interest over the last 5 years in general. No multi-family residential projects were constructed between 2009 and 2014.	Remove reference to redevelopment and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
Time Frame: 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		
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	The Building Plan Check Engineers review all building permits for accessibility. Additionally, Project Sentinel, funded with County CDBG funds, provides assistance with any accessibility complaints when it comes to tenant/landlord disputes. DRAIL, a local nonprofit, provides grants to persons with disabilities when they need to make accessible improvements to their homes that are not covered by insurance.	Continue
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	Project Sentinel provides records of all cases (both tenant landlord and Fair Housing) every year. Project Sentinel takes in complaints, investigates cases, mediates cases, refers cases to HUD, and audits rentals. They also provide resident and landlord education and outreach. Press releases in Spanish and English have not been issued. Project Sentinel has processed 219 cases since 2009.	Combine with Program 2-4 in the updated element; remove reference to RDA
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.	Since 2005, Stanislaus Urban County members (including Stanislaus County) have completed three high-density affordable housing projects for seniors. They are located in the cities of Newman, Oakdale, and Patterson. In addition, the Housing Authority continues to administer 580 farm labor and migrant housing units throughout the county.	Remove reference to RDA and revise to include needs of those with developmental disabilities per state law (Senate Bill 812) and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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	All federal and state fair housing laws are included in any sub-grantee contract. The County also provides grant funds every year to a fair housing service provider (Project Sentinel). Project Sentinel takes in complaints, investigates cases, mediates cases, refers cases to HUD, and audits rentals. They also provide resident and landlord education and outreach including training programs, mediation, and counseling.	Combine with Program 2-2 in the updated element
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	All inquiries regarding housing advice, counseling, and other types of assistance are either referred to programs they may qualify for or processed for eligibility, depending on their request and needs. If determined to be ineligible for existing programs, clients are referred to housing or financial counseling or other programs they may be eligible for.	Continue
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	The Housing Authority continues to administer 580 farm labor and migrant housing units throughout the county. No new farm labor or migrant housing units were constructed since adoption of the previous Housing Element. The County has a permit for temporary mobile homes for	Modify to require review and amendments to the Zoning Ordinance to fully comply with Health and Safety Code Section 17021.6 (Employee Housing Act) and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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:** Department Budget **Time Frame:** 2009–2014 **Objective:** Issue 50 permits for VLI units	farmworkers (TMHP). Six new TMHP for farmworkers were approved from 2009 to 2014.	
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:** Annual **Objective:** Rehabilitate or construct 30 VLI units.	The County works with the Housing Authority on a variety of housing programs. The Housing Authority continues to administer 580 farm labor and migrant housing units throughout the county. No new farm labor or migrant housing units were constructed since adoption of the previous Housing Element. The Housing Authority rehabilitated units in Ceres since adoption of the previous Housing Element. 54 year-round farmworker housing units were rehabilitated. The work was completed in 2012. The County allows employee or farm labor housing in several zones, including the agricultural zones. However, the County doesn't currently allow these uses in all zones that allow agricultural uses per Health and Safety Code Section 17021.6 (Employee Housing Act).	Remove reference to Redevelopment Agency and continue
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.	Following adoption of the previous Housing Element in late 2008 through the end of the previous Housing Element planning period at the end of 2013, 47 second units of all types were constructed in the unincorporated county. There have been a total of eight second units, three temporary mobile/manufactured homes, and four other mobile homes constructed during the current Housing Element planning period (since January 1, 2014).	Continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
Responsible Agencies: Planning and Community Development Department **Funding:** Application fees **Time Frame:** 2012 **Objective:** 40 VLI units	The County allows reduction of development fees for second units. Data on whether development fees for second units were reduced is not available.	
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	No amendments have been made to the local building codes to include universal design elements that address limited lifting or flexibility, limited mobility, and limited vision.	Continue
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	The Neighborhood Stabilization Program (NSP) rehabilitated a number of units with 3 and 4 bedrooms for low-income households. The following numbers of NSP units were rehabilitated between 2009 and 2014: 2-bedroom units: 2 3-bedroom units: 32 4-bedroom units: 8 5-bedroom units: 1	Remove reference to Redevelopment Agency if continued
GOAL THREE: Conserve and Improve Stanislaus County's Existing Housing Stock		
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	The Redevelopment Agency was dissolved on February 1, 2012. No approved projects were permitted by the State to be implemented with the remaining redevelopment funds. Between 2009 and 2012, redevelopment funds were used to help fund 22 Down Payment Assistance program loans. CDBG funds have been utilized for infrastructure projects. NSP and HOME funds have been utilized for rehabilitation, construction, land acquisition, and purchase assistance.	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
3-2 – MINOR HOME REPAIR: Continue to issue housing repair loans to income-eligible households administered by the Stanislaus County Housing Authority utilizing HOME and CALHOME 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	A total of 46 Housing Repair Loans were provided from 2009 to 2014.	Remove reference to redevelopment funds, remove the word *minor* from the title and change to Home Rehabilitation Program, and continue
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	Airport Neighborhood infrastructure rehabilitation Phase 1 is under construction this year. Empire infrastructure project Phase 1 is complete. Empire Phases 2–4 are estimated to cost $12,000,000. An alternative LID stormwater system has been approved by the Board of Supervisors at an estimated cost of more than $2,000,000. Also, Parklawn Phase 1 is completed and Parklawn Phase 2 will be completed this year.	Remove reference to Redevelopment Agency and continue
GOAL FOUR: Designate Sufficient Sites for all Types of Residential Development Required to Meet Projected Housing Needs		
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	The County assesses its supply of land use on an ongoing basis. Since the 2009–2014 update, very limited development in the unincorporated area has occurred as a result of the economic downturn. The supply of land available for housing remains the same. The previous Housing Element required no amendments.	Continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
Objective: N/A		
4-2 – VACANT AND UNDERUTILIZED SITE DEVELOPMENT: In order to encourage the development of vacant and underutilized sites, the County will streamline the approval process. In addition, the County 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	Due to the economic downturn, very limited development or inquiries about development of vacant or underutilized sites have occurred. The County utilizes the existing land use entitlement process streamlining tools and operates a one-stop shop aimed at providing a streamlined building permit review process. During the economic downturn, the County has been successful in moving forward with much-needed sewer infrastructure projects, which will provide new opportunities for development of vacant and underutilized sites within existing county island areas.	Continue on an as-needed basis
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	The County has evaluated its Land Use Element to ensure areas subject to flooding are addressed and to be compliant with SB 5. More detail on accomplishments under this program will not be available until the General Plan EIR is completed. This program is redundant with policies in other General Plan elements and will be deleted from the Housing Element.	Delete
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.	During the previous planning period, first-time homebuyer loans were provided to 43 households (124 individuals) using HOME funds and Neighborhood Stabilization Program (NSP) funds. Of these loans, 33 (totaling $1,040,300) were for low-income households and 10 (totaling $330,600) were for very low-income households.	Remove reference to RDA and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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.	Minimum densities have not been established. Initially, during the General Plan update process, the General Plan designations were going to be revised to set the minimum, but the draft language did not work and was removed.	Modify to correspond to Land Use Element density requirements by requiring that development be designed to maximize allowable densities unless it can be shown that site design constraints make development at the highest density allowed infeasible and continue
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.	The economic downturn has limited interest in mixed-use development. The County does have a Planned Development (P-D) option to allow such developments. P-Ds allow mixed-use development with alternative lot coverage, setback, height, and parking standards. New General Plan policies are proposed as part of the General Plan update to encourage shared parking facilities. One of the priority areas in the Consolidated Plan is to provide technical assistance on facility accessibility requirements to eligible business and property owners by a California Certified Access Specialist and other qualified professionals, as well as technical assistance to small businesses to assist with capacity building, including strategic planning, operations, marketing, and finance assistance. PFF deferrals are in place for low-income residential, for hardship, and for large industrial developments. There is also a PFF payment program for qualified projects.	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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.	The County plans to amend Chapter 21.60 of the Zoning Ordinance in September 2015 to allow emergency shelters in the M (Industrial) zone in the unincorporated County if located in a LAFCO approved sphere of influence of a city. If a city has previously targeted geographical areas limiting the placement of emergency shelters then a use permit shall be required in accordance with Section 21.96 of the Stanislaus County Zoning Ordinance. The amendments to allow emergency shelters in the M zone will also include development standards for development of emergency shelters. Chapter 21.12 will also be amended to specifically define "emergency shelter."	Continue
4-8 – TRANSITIONAL AND SUPPORTIVE HOUSING: This program will amend the Zoning Ordinance in accordance with SB 2, 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	The County plans to amend Chapter 21.12 Definitions of the Zoning Ordinance in September 2015 to define "supportive housing" and "transitional housing" per the Government Code sections above. In addition, the County will revise the definitions for Single-Family Dwelling and Two-Family Dwelling (Duplex) to clarify that that each of these housing types includes dwellings that are uses for the purposes of providing transitional or supportive housing as defined in Chapter 21.12.	Delete
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.	There are a certain number of extremely low-income units required under the NSP. ESG funds provide homeless prevention assistance to households 30% and below the AMI and rental assistance and housing search and placement assistance for homeless persons, who are generally extremely low income. No zoning amendment has been completed to encourage construction of extremely low-income housing.	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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.	Parklawn and Airport area residents have been informed of the process required to connect to sewer. No increased development has occurred yet, as the sewer projects are not yet completed.	Remove reference to Redevelopment Agency and continue
GOAL FIVE: Minimize Governmental Constraints to Affordable Housing in Stanislaus County		
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	Ongoing efforts are made to assess and identify any barriers to affordable housing.	Program 1-7 will be integrated into this program in the updated element

Goals and Programs	Accomplishments	Continue/Modify/Delete
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	Park View Estates in Salida is an example of a recently approved PD. Park View Estates allowed for six single-family residential lots ranging from 4,252 to 4,649 square feet. Four of the units have been built and two are under construction. The County continues to promote Planned Developments to allow alternative development standards to be utilized in developments.	Continue
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	The County continues to offer a one-stop permit review to customers. The current focus of these efforts is to review best practices throughout the region.	Continue
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	Title 16 of the County Code includes updates to the Building Code.	Continue
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.	No duplexes on corner lots have been constructed in single-family residential zones since adoption of the previous Housing Element.	Continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
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	There were 27 mobile homes or manufactured housing units built between 2009 to 2013.	Continue
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	The County does not explicitly call out provisions for reasonable accommodations. Section 21.84 allows for a process to apply for a Variance to the standards in the Zoning Ordinance, "Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of this title may result from the strict application of certain provisions." The County plans to adopt a new chapter of the Zoning Ordinance in September 2015 to codify a reasonable accommodation procedure.	Continue
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	With the addition of sewer in Parklawn and Airport, additional residential development will be possible in existing residential districts that would not require rezoning or a Measure E vote to develop. In addition, the County has worked with approved subdivisions unable to afford the improvements required to record their final maps to keep their subdivision maps alive with the filing of time extensions or by applying state laws that have been passed to extend the life of the maps.	Combine with Program 5-9 in the updated element

Goals and Programs	Accomplishments	Continue/Modify/Delete
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.	A review of constraints associated with Measure E has occurred during preparation of this Housing Element update. Measure E is not a limiting factor to the County achieving its RHNA goals in the 5th Housing Element cycle.	Combine with Program 5-8 in the updated element

Appendix 3

OUTREACH SUMMARY

COMMUNITY PARTICIPATION SUMMARY

INTRODUCTION

The community outreach process included four community workshops, one stakeholder meeting, a print and online survey, and agency phone and email consultations. Overall, more than 600 people provided their feedback on the Fiscal Year 2015-2020 Stanislaus Urban County/City of Turlock Regional Consolidated Plan (Con Plan) and Fiscal Year 2015–2023 Stanislaus County Housing Element. The following is a summary of the responses received during each portion of the outreach process. Overall trends and themes identified are located in the Community Themes section at the end of this summary. The Community Themes section takes into account results and feedback from all input events and methods. Complete meeting notes, sign-in sheets, survey data, and agency consultations are provided following this summary.

COMMUNITY WORKSHOPS

The workshops each began with a presentation; then, workshop participants were invited to provide their feedback at four activity stations set up around the room. The stations included posters where participants were asked to place dots (stickers) on the posters to prioritize issues and needed services and funding. The full dot voting results for all workshops are included at the end of this appendix.

COMMUNITY WORKSHOP 1 – CITY OF CERES (OCTOBER 15, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Generally participants felt that unsafe neighborhood conditions and homelessness were very common and important to address. Emergency shelters, transitional housing, new affordable housing units, and improvements to the existing rental housing stock were all seen as very important to fund.

Station 2 – Consolidated Plan: Public Service and Facilities

Participants felt that funding for homeless prevention assistance, services for at-risk youth, and employment skills training were important to fund. Curbs and gutters as well as lighting improvements were are also identified as very important to fund.

Station 3 – Consolidated Plan: Fair Housing

Participants felt that the greatest barrier to accessible housing was cost. Race and ethnicity was seen as the most common form of discrimination.

Station 4 – Housing Element

Building code enforcement and conserving and improving the existing housing stock were seen as important goals in the Housing Element.

Complete workshop materials, notes, and sign-in sheets are provided following this summary.

COMMUNITY WORKSHOP 2 – CITY OF TURLOCK (OCTOBER 20, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Participants at Workshop 2 felt that new affordable rental housing and transitional housing for the homeless should be a priority for the next five years. Funding priorities were housing for lower-income households, mentally ill persons, and seniors. Services for homeless families with children and youth were also seen as very important to fund by workshop participants.

Station 2 – Consolidated Plan: Public Service and Facilities

In the public services category, participants felt services for low-income households, at-risk youth, and a job creation and retention program were very important to fund. Improvements including neighborhood facilities and street improvements were also categorized as very important to workshop participants.

Station 3 – Consolidated Plan: Fair Housing

Cost, accessibility, and supply were all identified as common barriers to finding housing. Discrimination based on race and ethnicity was identified as the most common form of discrimination. In addition, workshop participants felt that consumers were not aware of their rights under fair housing law.

Station 4 – Housing Element

Workshop participants identified first-time homebuyers programs, energy conservation, assistance for special needs housing, and conserving and improving existing housing as important goals for the Housing Element update.

Complete workshop materials, notes, and sign-in sheets are provided following this summary.

COMMUNITY WORKSHOP 3 – CITY OF OAKDALE (OCTOBER 22, 2014)

No participants attended this workshop.

COMMUNITY WORKSHOP 4 – CITY OF PATTERSON (OCTOBER 29, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Rental housing affordability and overcrowding were identified as the most common housing concerns. Services for homeless families with children as well as individuals without children were very important to fund over the next five years.

Station 2 – Consolidated Plan: Public Service and Facilities

Participants identified facilities serving youth, child care facilities, street improvements, and improving the water supply as important to fund. Programs including homeless services, parent education, and financial literacy were also important to fund. Economic development funds should focus on technical assistance for businesses and employment skills training.

Station 3 – Consolidated Plan: Fair Housing

The most common barriers to housing were identified as cost, accessibility, and type of housing. Participants felt that reasons for discrimination include that consumers are not aware of their rights and landlords/owners are not aware of the law.

Station 4 – Housing Element

Workshop participants identified energy conservation, assistance for special needs housing, development of second units, conservation and improvement of existing housing, encouraging mixed-use development, and working with Habitat for Humanity and other agencies as very important for the Housing Element.

STAKEHOLDERS MEETING – STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE COMMITTEE (STANISLAUS COC) (OCTOBER 16, 2014)

Generally participants felt that the collaborative programming between the County, cities, and nonprofits contributed to the success of Con Plan programs. Other things identified as working well included capital improvements, HOME Investment Partnership Program (HOME) and Neighborhood Stabilization Program (NSP) units, some programs for the chronically homeless (including comprehensive case management with a transition period before housing placement, supportive housing, and programs emphasizing home visits), and nonprofit capital facilities (i.e., shelters and transitional housing).

Participants identified that funding gaps were most common for extremely low-income households, chronically homeless, homeless youth, and those living in transitional shelters because they are not considered homeless by HUD.

Although some programs for the chronically homeless were noted amongst the successes, more participants felt there were barriers and funding gaps to providing enough services to the chronically homeless. It was noted that housing homeless youth is challenging because they are often not ready or willing to live in permanent housing. More transitional or emergency housing for homeless youth would be helpful. Another homeless subgroup identified as having a great need is homeless families with children.

Another question was regarding the top barriers to sustaining permanent housing. The group identified the demise of the redevelopment agencies, long waiting lists, lack of funding for case management, mental health issues, bad credit or rental history, projects not being able to pencil out for developers, and job development as some of the top barriers. Some of the top obstacles to housing placement were long waiting lists, drug and GED requirements for applicants, lack of employment, income documentation, timing considerations for the NSP program, and the lack of affordable housing units. Sheltered employment or employment that provides on-the-job training is needed.

Other comments included a discussion on economic development, NSP, coordination and referrals, and homeless prevention services.

Challenges to the success of homeless prevention services included income targeting requirements that are too low and too difficult to meet, uninhabitable substandard housing stock, cost of utility bills, insufficient mental health services, participants terming out of programs, lack of financial literacy and life skills amongst participants, inability of participants to document homeless status, need for willing landlords and employers, and the need to educate those in

substandard housing regarding available resources. Also, sufficient funding from a variety of funding programs for housing as part of homeless prevention programs was identified as a funding gap for homeless prevention. Prevention truly needs to be the focus for homeless prevention programs.

An overall greater level of funding for services and programs was mentioned repeatedly. Staffing the Stanislaus CoC was one suggestion related to funding. Funding for people to afford housing was mentioned repeatedly and lack of funding and overcrowding of emergency shelters was mentioned by several respondents.

The discussion questions, complete workshop notes, feedback forms, and attendance information are provided following this summary.

PRINT AND ONLINE SURVEY

An online survey was provided on the Stanislaus County website from October 20, 2014, to December 1, 2014. The option was also available to complete a written hard copy survey during this same time period. A total of 587 completed surveys were received: 585 English surveys and 2 Spanish surveys. The following survey results section includes results from both the online and print surveys completed.

Of those who indicated their affiliation or role when completing the survey, many worked for the government or a nonprofit organization. Others roles included agriculture, education, and concerned citizens.

SURVEY RESULTS BY QUESTION

Demographics

The first set of questions in the survey was regarding demographics. The majority of survey respondents identified themselves as homeowners (54%), followed by interested resident (41%) and public service provider (21%). Please note that respondents were able to select more than one category.

I am completing this survey as a(n)...		
Answer Options	**Response Percent**	**Response Count**
Interested resident	40.7%	239
Homeowner	54.2%	318
Renter	14.8%	87
Public/subsidized housing consumer	0.3%	2
Homeless individual	0.5%	3
Business owner	3.7%	22
Subsidized housing provider	0.7%	4
Landlord	5.1%	30
Public service provider	21.1%	124
Homeless service provider	4.3%	25
Housing advocate	2.6%	15
Health service provider	8.3%	49
Educator	7.2%	42
Municipal employee	10.1%	59
Other (please specify)	7.7%	45
Total	100%	587

Survey responses came from incorporated cities and unincorporated County, as well as outside of the County. The largest number of responses came from Modesto (34%), followed by Turlock (17%) and Salida (11%). Note that survey respondents that indicated that they are from Modesto may be from unincorporated areas of the County.

Parks and Community Centers

A majority of survey respondents felt it was important to fund facilities serving youth/after school programs (82%), facilities serving seniors (71%), improvements to parks (55%), and improvements to accessibility for seniors and disabled persons (61%). Respondents felt that neighborhood facilities and improvements to technology were maybe OK to fund. Other suggestions included facilities for the homeless and community service centers.

Please indicate the importance of investing funds in parks and community centers in your community.				
Answer Options	**Yes, Important to fund**	**Maybe, OK to fund**	**No, Do not fund**	**Response Count**
Facilities serving youth/after school programs	456	90	9	555
Facilities serving seniors	392	147	11	550
Neighborhood facilities	231	264	41	536
Facilities for child care	258	203	76	537
Improvements to parks	299	211	34	544
Improvements to accessibility for seniors and disabled persons	333	181	28	542
Improvements to technology	187	267	81	535
Other	45	14	29	88

Streets, Sewers, and Storm Drains

A majority of survey respondents felt it was important to fund street improvements (72%), install or repair curb and gutter (54%), install or improve sewer (59%) and storm drainage (62%), improve water supply (73%), install or repair sidewalks (57%), and install or improve street lighting (73%).

Please indicate the importance of investing funds for streets, sewer, and storm drainage related improvements in low-income communities throughout Stanislaus County.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Street improvements	392	131	18	541
Install or repair curb and gutter	286	209	37	532
Install or improve sewer	314	191	28	533
Install or improve storm drainage	332	180	23	535
Improve water supply	388	127	16	531
Install or repair sidewalks	304	191	36	531
Install or improve street lighting	394	123	22	539
Other	29	8	21	58

Public Services Programs

Survey participants were asked to rank the importance of providing grant funds to programs that provide public services to low-income persons in their community. Respondents felt that the highest priority should be given to services for at-risk children/youth, seniors, and physically/mentally disabled persons. Lowest priority was to persons recently incarcerated or on parole, persons with substance abuse problems, and for financial literacy.

Economic Development and Business Assistance

Survey participants felt it was important to fund job creation/retention (79%), employment skills training (66%), start-up business assistance (five or fewer employees) (46%), and small business lending (45%). Participants felt it was maybe OK to fund commercial rehabilitation/ facade improvement, commercial infrastructure, technical assistance for business expansion/improvement, and economic development studies, specific plans, and program development.

Top Concerns

Participants were asked to rank 21 potential areas or issues to prioritize in terms of housing choices and affordability, cost of living, special needs groups (seniors, those with disabilities, large families, homeless), energy conservation, housing conditions and safety, and infrastructure. Only one of the print surveys was filled in for this question and all issues were ranked equally. The three concerns receiving the largest percentage of the vote on the online survey were (in order of ranking):

1. Providing shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing.
2. Establishing special needs housing for seniors.
3. Ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County.

Please indicate the importance of investing funds in the following economic development activities in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Commercial rehabilitation/facade improvement	98	275	122	495
Commercial infrastructure	119	274	104	497
Small business lending	225	215	55	495
Technical assistance for business expansion/improvement	133	266	92	491
Start-up business assistance (5 or fewer employees)	227	213	55	495
Employment skills training	332	138	31	501
Job creation/retention	394	89	15	498
Economic development studies, specific plans, and program development	156	258	79	493
Other	18	6	21	45

Homeless Needs

Survey participants were asked to rank the importance of meeting the needs of certain subpopulations of homeless persons in their community. Households with children was ranked as the highest priority followed by homeless veterans and then unaccompanied youth.

Participants were then asked to identify the greatest needs of certain homeless subpopulations in their community. For households with children, the greatest need was housing followed by case management and temporary rental assistance. For households/individuals without children, the greatest need identified was transitional housing followed by emergency shelter. Mental health services were identified as the highest priority for the chronically homeless. Case management was considered to be most important for unaccompanied youth. Permanent supportive housing was identified as being the most important for homeless veterans. Families and individuals at risk of becoming homeless were in greatest need of temporary rental assistance.

Housing Assistance Needs

Survey participants were asked to identify which housing assistance needs were important to fund. Health- and safety-related home repair (53%), energy efficiency improvements (50%), low-income housing acquisition (45%), and first-time homebuyer assistance (45%) were identified by participants as important to fund. Rehabilitation of public housing, lead-based paint abatement, homeownership/credit counseling, and fair housing/tenant landlord mediation were identified as maybe OK to fund.

In addition, 67 percent of survey respondents felt that providing shelters and transitional housing for the homeless, along with services to help move persons into permanent housing, was very important to fund. Other concerns that were very important included ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County when they become adults (66%) and establishing special needs housing for seniors (66%).

Please indicate the importance of investing funds for the following housing-related activities in your community.				
Answer Options	Yes, Important to Fund	Maybe, OK to Fund	No, Do Not Fund	Response Count
Rehabilitation of public housing	205	225	46	476
Energy efficiency improvements	237	179	62	478
Lead-based paint abatement	167	201	107	475
Low-income housing acquisition	215	181	78	474
Health- and safety-related home repair	256	176	47	479
First-time homebuyer assistance	216	178	83	477
Homeownership/credit counseling	187	198	88	473
Fair housing/tenant landlord mediation	186	219	68	473
Other	13	3	11	27

Housing Types

Participants were asked to identify housing types that were important to fund during 2015–2020. Participants identified emergency shelters (68%), permanent housing for special needs (57%), and transitional housing for the homeless (57%) as the highest priorities.

Please indicate the importance of investing funds in the following housing-related activities in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Emergency shelter	304	126	16	446
Transitional housing for the homeless	254	164	31	449
Permanent housing for special needs	257	162	29	448
Affordable rental housing	226	154	62	442
Affordable for-sale housing	189	154	100	443
Improvements to existing rental housing	136	205	99	440
Improvements to existing ownership housing	134	196	113	443
Other	8	4	12	24

Housing Populations

Participants were asked to identify which housing populations grant funds should be invested in. Survey respondents identified housing for senior persons (70%), housing for disabled persons (69%), and housing for aging-out foster youth (59%) as the highest priority.

Please indicate the importance of investing funds in housing for the following populations in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Housing for senior persons	310	113	18	441
Housing for disabled persons	305	124	11	440
Housing for homeless persons	224	166	45	435
Housing for large families (5 or more)	105	183	151	439
Housing for very low-income persons	202	173	61	436
Housing for aging-out foster youth	261	141	37	439
Housing for mentally ill persons	240	166	32	438
Housing for persons recently in jail or on parole	76	206	156	438
Other	7	2	12	21

Barriers to Equal Access to Housing

Cost was identified as the number one barrier to equal access to housing with 70 percent of respondents indicating that this is very common. Participants also felt that accessibility (for seniors and disabled persons) was also a barrier with 59 percent of the votes.

Please indicate how common and important it is to address the following barriers to equal housing in your community.				
Answer Options	Very Common, Important to Address	Somewhat Important to Address	Rare, Not Important to Address	Response Count
Cost	304	88	40	432
Accessibility (seniors and disabled persons)	260	146	35	441
Supply (new housing)	140	186	115	441
Proper size/type of housing	136	189	116	441
Other	8	8	9	25

Fair Housing

The next group of questions was regarding fair housing in Stanislaus County. Participants identified that discrimination was common and should be addressed in rental housing and mortgage lending. Discrimination was most common in regard to race/ethnicity and disability. The most common types of discrimination included deception regarding availability or price of housing and variation in price, rent, fees, or deposit information. Lack of enforcement, lack of reporting, consumers not being aware of their rights, and sellers/landlords not being aware of the law were all seen as reasons for unfair housing practices. Education was identified as the best method to combat housing discrimination.

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	Very Common, Important to Address	Somewhat Important to Address	Rare, Not Important to Address	Response Count
Rental housing	197	157	82	436
Housing for sale	154	169	111	434
Mortgage lending	171	152	110	433
Other	6	7	9	22

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	Very Common, Important to Address	Somewhat Important to Address	Rare, Not Important to Address	Response Count
Race/ethnicity	154	127	148	429
Language	141	141	146	428
National origin	107	156	165	428
Gender	91	142	192	425
Disability	193	134	102	429
Familial/marital status	99	149	180	428
Sexual orientation	97	133	198	428
Other	7	8	17	32

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	Very Common, Important to Address	Somewhat Important to Address	Rare, Not Important to Address	Response Count
Refusal to rent/sell	120	144	158	422
Refusal to show	90	145	184	419
Deception regarding availability or price	169	126	123	418
Different price, rent, fees or deposit	184	113	121	418
Other	5	5	15	25

Please indicate why housing discrimination might still happen in your community.				
Answer Options	Yes, This is One Reason	Maybe, Might be the Reason	No, Not the Reason	Response Count
Lack of enforcement	188	155	71	414
Lack of reporting	221	136	57	414
Consumers are not aware of rights	227	136	52	415
Sellers/landlords are not aware of the law	167	153	95	415
Other	13	3	10	26

Please indicate which are effective ways to combat housing discrimination in your community.				
Answer Options	Yes, This is Effective	Maybe, Might be Effective	No, Would Not be Effective	Response Count
Education	304	101	26	431
Enforcement	283	115	31	429
Reporting	277	124	27	428
Other	8	1	9	18

Survey Results by Jurisdiction

Survey results were further broken down based on location of the participant. The following is a summary of the responses received for Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, and Waterford, as well as other areas of the county including Salida and Modesto.

Ceres

There were a total of 68 survey participants responding from Ceres. Participants from Ceres felt that the following programs and services are most important to fund:

- Job creation/retention
- Facilities serving youth/after school programs
- Housing for senior persons
- Facilities serving seniors
- Install or improve street lighting

Hughson

Thirteen survey participants indicated that they were from Hughson. The following programs and services were most important to fund for Hughson participants:

- Improve water supply
- Ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County
- Job creation/retention

Newman

A total of seven survey participants were from Newman. Participants indicated the following were most important to fund:

- Facilities serving youth/after school programs
- Facilities for child care
- First-time homebuyer assistance
- Job creation/retention
- Housing for senior persons and disabled persons

Oakdale

There were a total of 18 survey participants responding from Oakdale. Participants from Oakdale felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Job creation/retention
- Providing shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing
- Emergency shelter
- Housing for senior persons and disabled persons

Patterson

Of the survey participants, 30 were from Patterson. Participants from Patterson felt that the following programs and services are most important to fund:

- Street improvements
- Install or improve street lighting
- Job creation/retention
- Improve water supply
- Facilities serving youth/after school programs

Turlock

A total of 99 survey participants indicated they were from Turlock. Participants from Turlock felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Job creation/retention
- Improve water supply
- Employment skills training
- Facilities serving seniors

Waterford

A total of 28 participants indicated that they were from Waterford. Results of the survey show that the program and services that are most important to fund are:

- Facilities serving youth/after school programs
- Establishing special needs housing for seniors
- Improve water supply

Other Areas

The remaining 329 survey participants were from Modesto, Salida, Riverbank, the unincorporated county, and a few were from other counties.

Salida

A total of 72 participants indicated that they were from Salida. Results of the survey in Salida show that the program and services that are most important to fund are:

- Install or improve street lighting
- Street improvements

Modesto and Surrounding Area

Of the survey participants, 203 indicated that they were from Modesto or unincorporated areas of the County adjacent to Modesto. Participants from this area felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Street improvements
- Facilities serving seniors
- Improve water supply
- Job creation/retention

CONSULTATIONS

The primary trends in the input received during the consultations included:

- Need for more mental health services.
- As the economy recovers the people most likely in need will be those with fewer skills and less education.
- Shortage of experienced staff and lack of funding to employ experienced staff persons continues to be a problem.

COMMUNITY THEMES

The outreach effort for the Fiscal Year 2015-2020 Stanislaus Urban County/City of Turlock Regional Consolidated Plan and Fiscal Year 2015–2023 Stanislaus County Housing Element reached more than 600 interested participants and more than 40 local agencies. Overall, some general themes emerged throughout the process that will help guide the development of the Consolidated Plan and Housing Element. The themes can be broken down into the following six topic areas.

HOUSING FOR SENIORS, DISABLED PERSONS, AND YOUTH/FAMILIES

Housings for seniors, disabled persons, and youth/families were seen as a priority to both participants at the workshops and survey participants. Many participants agreed that homelessness was a priority to address in the next five years. Participants identified providing shelters and transitional housing for the homeless as important to fund.

Public services and facilities for youth, seniors, and disabled persons

Respondents felt that the highest priority should be given to services for at-risk children/youth, seniors, and physically/mentally disabled persons. Facilities serving youth/after school programs were also identified as very important to many of the county's jurisdictions and was identified as a top priority overall.

Homeless Services

Homeless services and needs were emphasized in the various forums. It was a focus of input from the Stanislaus CoC and was the top concern of the 21 issues ranked in the online survey. Homeless issues were identified as concerns and priorities at all three of the workshops where input was received. Eight percent of the "fill in the blank" comments on the survey in addition to the multiple choice responses were on the subject of homelessness.

Housing for homeless households with children

Participants felt that homeless households with children were in the greatest need for support. Many felt that permanent supportive housing and temporary rental assistance was in great need for this subpopulation.

Job creation and retention

The recession hit a lot of people in Stanislaus County at all educational and skill levels. Participants felt that job creation and retention was very important to fund over the next five years in almost all of the jurisdictions.

Fair housing

Cost and accessibility were generally identified as the most common barriers to finding housing. Discrimination based on race and ethnicity was identified as the most common form of discrimination.

JOINT PUBLIC WORKSHOPS

TURLOCK/STANISLAUS COUNTY HOME CONSORTIUM 2015–2020 CONSOLIDATED PLAN

&

STANISLAUS COUNTY 2015–2023 HOUSING ELEMENT UPDATE



The City of Turlock (Turlock/Stanislaus County HOME Consortium) and the County of Stanislaus invite you to attend a series of community workshops to help identify neighborhood needs and priorities and to share your concerns and suggestions!

Please also complete a short survey to assist with this effort. The survey can be found online (in English and Spanish) at:

http://www.stancounty.com/planning/

For questions, please contact Juan Gonzalez at gonzalezj@stancounty.com (209) 525-6330
or Kristin Doud at doudk@stancounty.com (209) 525-6330

FOUR OPPORTUNITIES TO PARTICIPATE:

October 15 @ 6:30 PM
Ceres Community Center
2701 4th Street
Ceres, CA

October 20 @ 6:30 PM
City Hall · Yosemite Room
156 S. Broadway
Turlock, CA

October 22 @ 6:30 PM
Bianchi Community Center
110 S. 2nd Avenue
Oakdale, CA

October 29 @ 6:30 PM
City Council Chambers
1 Plaza
Patterson, CA

Stanislaus County will provide reasonable accommodations toward the inclusion of all participants.

CONJUNTOS
TALLERES PÚBLICOS

PLAN CONSOLIDADO DEL 2015–2020 DE TURLOCK/CONDADO DE STANISLAUS DEL CONSORCIO DEL PROGRAMA HOME

Y

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA DEL 2015–2023 DEL CONDADO DE STANISLAUS



¡La Ciudad de Turlock (Turlock/Condado de Stanislaus Consorcio HOME) y el Condado de Stanislaus lo(a) invita a asistir a una serie de talleres comunitarios para ayudar a identificar las necesidades y prioridades de la vecindad y a compartir sus inquietudes y sugerencias!

Por favor también complete una breve encuesta para ayudar con este esfuerzo. La encuesta se encuentran en el Internet (en inglés y español) en:

http://www.stancounty.com/planning/

Para preguntas, por favor póngase en contacto con Juan Gonzalez en gonzalezj@stancounty.com (209) 525-6330
o con Kristin Doud en doudk@stancounty.com (209) 525-6330

CUATRO OPORTUNIDADES PARA PARTICIPAR:

octubre 15 @ 6:30 PM
Centro Comunitario de Ceres
2701 4th Street
Ceres, CA

octubre 20 @ 6:30 PM
Oficinas de la Ciudad (City Hal)
Cuarto Yosemite Room
156 S. Broadway
Turlock, CA

octubre 22 @ 6:30 PM
Centro Comunitario Bianchi
110 S. Second Avenue
Oakdale, CA

octubre 29 @ 6:30 PM
Cámara del Concilio
de la Ciudad
1 Plaza
Patterson, CA

El Condado de Stanislaus proporcionará acomodaciones razonables hacia la inclusión de todos los participantes.

Appendix 4

COUNTY OF STANISLAUS, CALIFORNIA

HOUSING CONDITION ASSESSMENT



April 2003

Prepared by
Laurin Associates
A Division of Raney Planning and Management, Inc.
Citrus Heights, California

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SECTION 1

STANISLAUS COUNTY: HOUSING CONDITION ASSESSMENT

INTRODUCTION

In July 2002, the County of Stanislaus Redevelopment Agency contracted with Laurin Associates, Inc. for a Housing Condition Survey to be conducted in specified unincorporated portions of the County.

The Housing Condition 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 incorporate the data into the County's housing element and to allow planners and decision-makers to determine if opportunities exist for securing state and federal funding for housing and community redevelopment.

REGIONAL SETTING

Stanislaus County

Situated in the Central Valley of California, 70 miles west of San Francisco, Stanislaus County is famous for its beauty, charm and one of the most productive agricultural regions in the world. The County was created on April 1, 1854 from a portion of Tuolumne County, and is named for the Stanislaus River, first discovered by Gabriel Moraga in 1806.

The 1,516 square miles (970,169 acres) of Stanislaus County reach from the foothills of the Sierra Nevada Mountains to California's Coastal Range. The area averages 12 inches of rainfall each year and experiences a full spectrum of the seasons, with temperatures ranging from an average low of 38° F in the winter, to an average high in the 90's during the summer months. The County contains over 386,000 acres of farmland and over 375,000 acres of grazing land, ranking number eight among California counties in the value of its agricultural commodities, with a gross total of over $1.3 billion in 2001. The primary farm products are dairy, almonds, poultry, cattle, and fruit and nut nursery stock. The diverse economy includes manufacturing, high technology, consumer products, packaging, and food processing.

Several major highways including Interstate 5 and Highway 99, two of California's major north-south routes, intersect Stanislaus County. Highways 132, 108, and 120 are the east-west arteries running through the County. This highway system provides convenient and efficient means of shipping to all major markets. Over 90 interstate truck lines and over 100 contract carriers

operate in Stanislaus County. Overnight delivery is available from all Stanislaus County locations to all major domestic and international markets. The Port of Stockton, 30 miles north of Stanislaus County, provides a deep-water port with direct access to the Pacific Ocean. The Port of Oakland, 70 miles to the northwest, is Northern California's world-class container port. It is the fourth largest in the United States and one of the largest in the world. Modesto City-County Airport offers service through Sky West. Local air charter service is available through Modesto Flight Center and Sky Trek Aviation. Full domestic and international service is available at Sacramento, San Jose, Oakland, and San Francisco airports, which are all within 90 to 120 minutes from Stanislaus County. An Amtrack station located on Parker Road in Modesto opened in October 1999, and serves commuters between the County and the Bay Area. Greyhound Bus Lines and Dial-a-Ride, as well as local fixed route bus services within the communities are available throughout much of the County.

The Altamont Commute Express (ACE) train runs twice daily in both directions through the Altamont Pass from Stockton to San Jose. Burlington Northern Santa Fe and Union Pacific Railroads serve many County locations. The locally-owned and privately operated Modesto & Empire Traction Company (M&ET) short-line, operates a modern intermodal facility in the Beard Industrial Tract. M&ET services heavy industrial users with interconnections to transcontinental lines.

There are fourteen school districts spread throughout the County offering K-12 education, as well as California State University, Stanislaus in Turlock, and Modesto Community College. The Stanislaus Partners In Education (SPIE) is a countywide organization founded by the Stanislaus County Board of Supervisors in 1991. SPIE's purpose is to facilitate business and education partnerships to help the schools prepare students for the workplace.

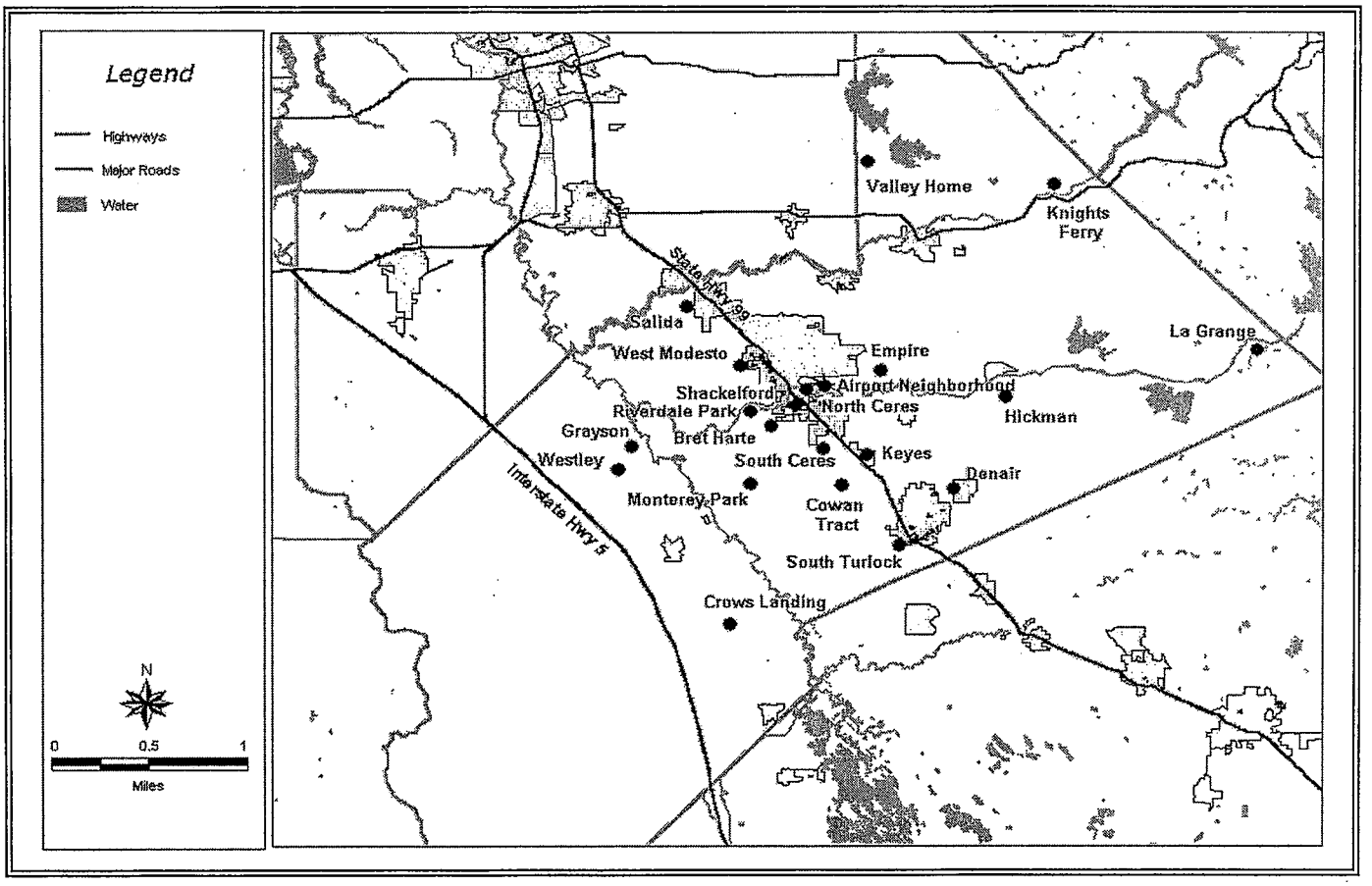
UNINCORPORATED STANISLAUS COUNTY HOUSING CONDITIONS

The County of Stanislaus identified 21 unincorporated communities and neighborhoods for the Housing Condition Survey. 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, and West Modesto. See Exhibit 1.

The results of the housing condition 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.

EXHIBIT 1-1
UNINCORPORATED COMMUNITIES
STANISLAUS COUNTY, CALIFORNIA



SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. Personnel of Laurin Associates completed a Housing Condition Inventory assessment 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 given the time and fiscal constraints of the survey.

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.

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 1-1
SURVEY DISTRIBUTION
UNINCORPORATED STANISLAUS COUNTY - 2003

NAME OF COMMUNITY	POPULATION 2000	HOUSEHOLDS 2000	NUMBER OF HOUSING UNITS ASSESSED
AIRPORT NEIGHBORHOOD	1,590**	550**	561
BRET HARTE	5,028	1,162	2,144
CERES SOUTH	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
MODESTO WEST	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
TURLOCK SOUTH	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 percent 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

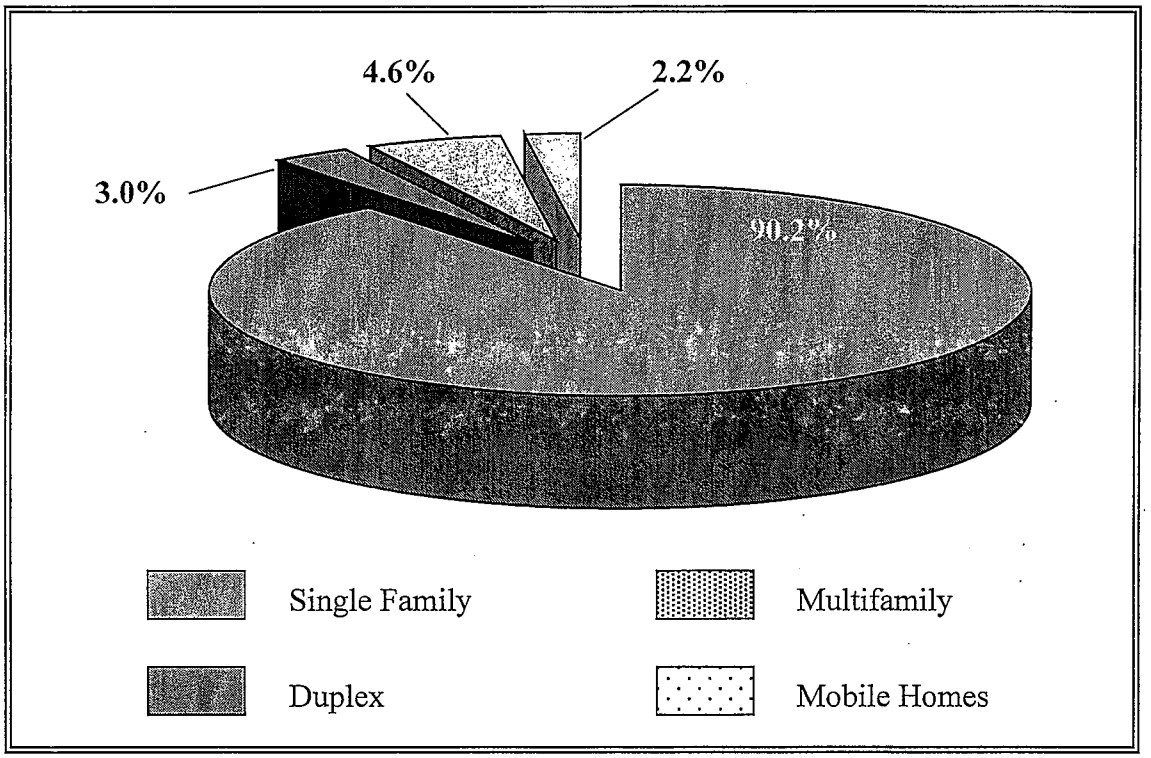
A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2 percent of the housing units were single-family units, 3.0 percent were duplexes, 4.6 percent were multifamily units, and 2.2 percent were classified as mobile homes.

TABLE 1-2
HOUSING UNITS, UNINCORPORATED STANISLAUS COUNTY

COMMUNITY OR DEVELOPED AREA	SINGLE FAMILY	DUPLEX	MULTI FAMILY	MOBILE HOME
Airport	484	14	53	10
Bret Harte	2,067	44	28	5
Ceres South	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
Modesto West	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
Turlock South	429	42	184	14
Valley Home	25	0	0	3
Westley	23	0	0	0
TOTAL	14,492	478	745	359

* A 33 percent sample of housing units was taken in these communities

FIGURE 1-1
HOUSING UNITS BY TYPE
UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003

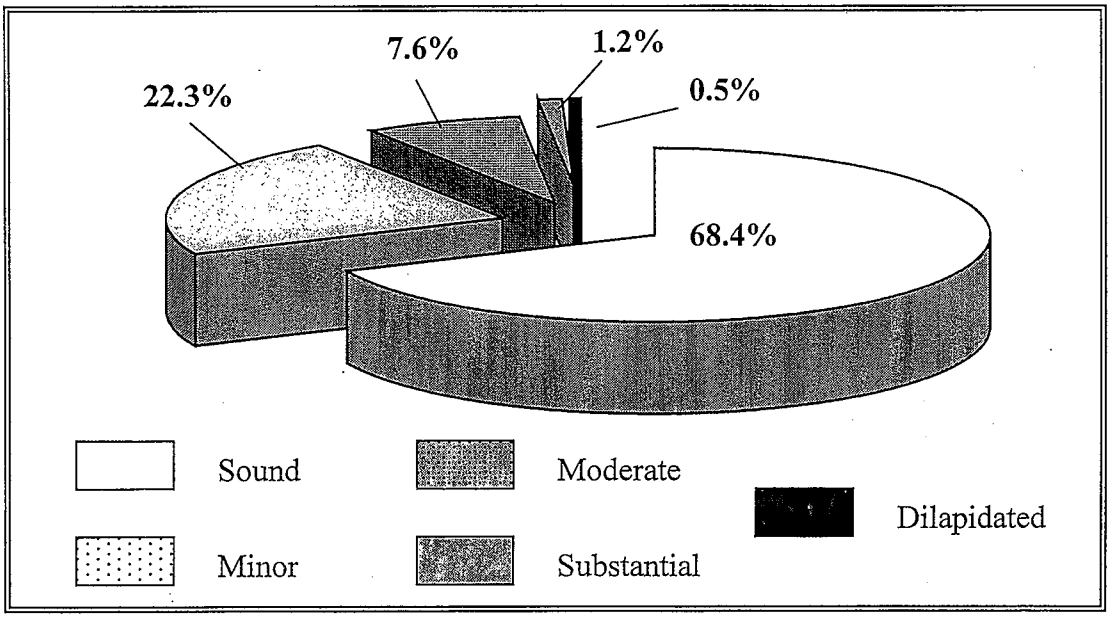


Source: Laurin Associates Housing Condition Survey, 2002-2003

HOUSING CONDITIONS

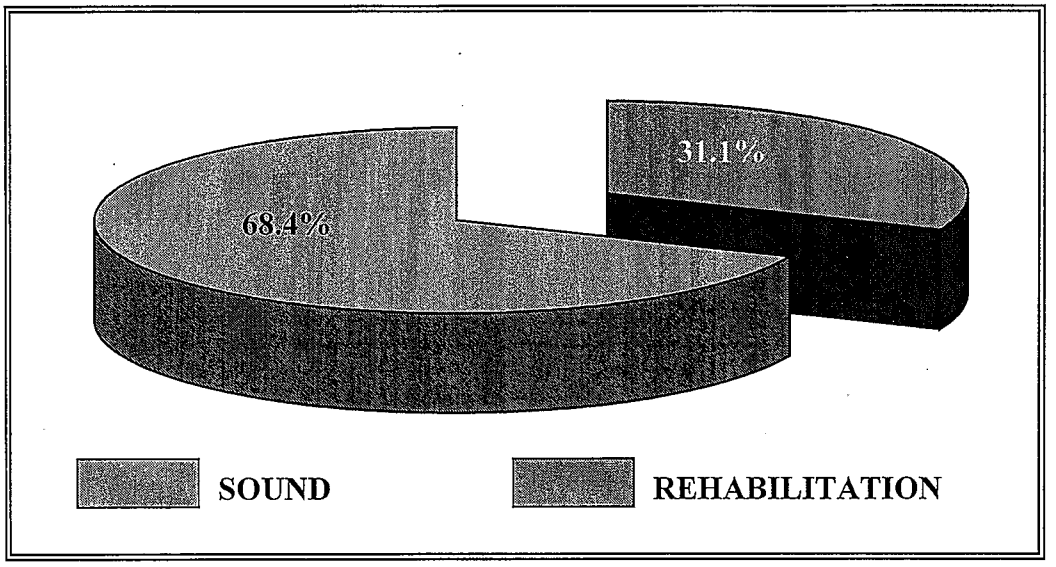
A total of 11,000 housing units (68.4 percent) are in sound condition, with no repairs needed, while 3,593 units (22.3 percent) need minor repairs. An additional 1,222 units (7.6 percent) need moderate repairs, and only 185 units (1.2 percent) require substantial repair. A total of 74 housing units (0.5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

FIGURE 1-2
HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY 2003



Source: Laurin Associates Housing Condition Survey, 2002-2003

FIGURE 1-3
HOUSING UNITS IN NEED OF RAHBILITATION



The following table shows the housing condition summary by community, housing type and number of housing units within a specific housing condition category:

TABLE 1-3
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	MF	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	14,496	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 ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Community of Bret Harte 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.

TABLE 1-4
NEED OF REHABILITATION RANKING
UNINCORPORATED AREAS OF STANISLAUS COUNTY

COMMUNITY OR DEVELOPED AREA	RANK BY PERCENT	RANK BY NUMBER	HOUSING UNITS IN NEED OF REHABILITATION	
			Number	Percent
Airport	3	7	229	53.7%
Bret Harte	1	1	1,204	56.2%
Ceres South	9	8	152	33.7%
Cowan Tract	2	13	49	55.1%
Crows Landing	6	14	42	41.2%
Denair	14	9	146	28.0%
Empire	11	6	337	32.6%
Grayson	15	11	67	25.0%
Hickman	13	12	57	28.2%
Keyes	12	4	501	30.5%
Knights Ferry	16	16	13	22.5%
La Grange	2	15	27	55.1%
Modesto West	17	3	586	15.6%
Monterey Park	5	15	27	49.1%
North Ceres	7	2	789	40.6%
Riverdale Park	10	11	67	32.7%
Salida	19	10	70	5.0%
Shackelford	4	5	429	51.8%
Turlock South	17	9	146	15.6%
Valley Home	18	18	2	7.1%
Westley	8	17	9	39.1%

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

TABLE 1-5
NEED OF REHABILITATION RANKING
BASED ON PERCENTAGE OF UNITS

COMMUNITY OR NEIGHBORHOOD	RANK BY PERCENT	PERCENT OF HOUSING UNITS IN NEED OF REHABILITATION
Bret Harte	1	56.2%
Cowan Tract	2	55.1%
La Grange	2	55.1%
Airport	3	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%
Ceres South	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%
Modesto West	17	15.6%
Turlock South	17	15.6%
Valley Home	18	7.1%
Salida	19	5.0%

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

TABLE 1-6
NEED OF REHABILITATION RANKING
BASED ON NUMBER OF UNITS

COMMUNITY OR NEIGHBORHOOD	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
Modesto West	3	586
Keyes	4	501
Shackelford	5	429
Empire	6	337
Airport	7	229
Ceres South	8	152
Denair	9	146
Turlock South	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

The most common repair required in the unincorporated areas is repainting of the exterior structure, where 28.5 percent 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 percent of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7 percent of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the unincorporated area (0.7 percent), followed by foundation repairs (1.4 percent).

A total of 68.6 percent of the housing units in the unincorporated area lack sidewalks, and an additional 60.3 percent 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. In the older sections of the Community of Salida a major street improvement project was being conducted during the time of the survey.

TABLE 1-7
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
No or Needs Foundation	40	Replacement/ Painting &/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			

As the housing condition survey was conducted, vacant residential parcels were noted on the parcel maps used in the inventory. Vacant parcels varied from one-fifth acre lots to several acres. Many parcels were noted to be under utilized in that only one housing unit was found on a very large residentially zoned parcel. Underutilized parcels were most common in rural communities, especially near the edge of the community where the parcel bordered on open space or agricultural land. It was also common to find vacant parcels dedicate to drainage facilities within many of the residential communities. Since these parcels served a function more related to infrastructure and were planned as such, they were not counted in the vacant land inventory. Large agricultural parcels bordering residential parcels were not counted in this inventory. The total number of vacant parcels is summarized in Table 1-8.

TABLE 1-8
STANISLAUS COUNTY UNINCORPORATED AREAS
VACANT RESIDENTIAL PARCELS

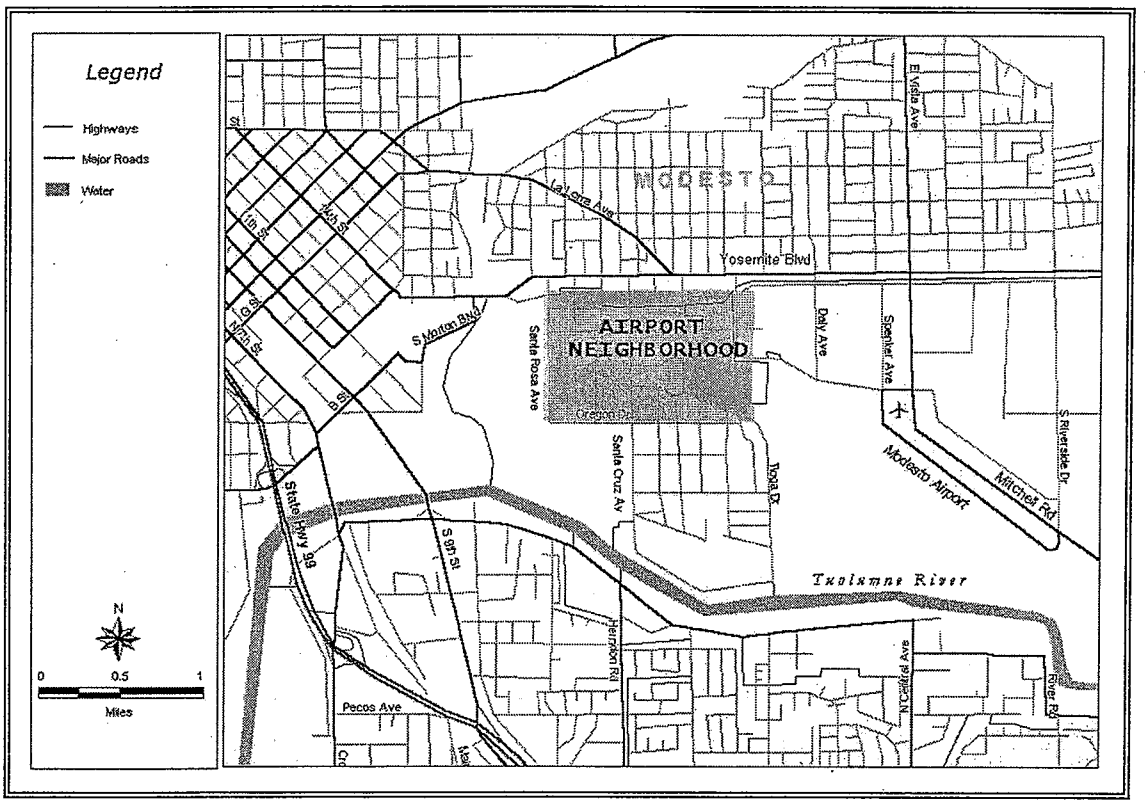
COMMUNITY OR NEIGHBORHOOD	VACANT RESIDENTIAL PARCELS	COMMUNITY OR NEIGHBORHOOD	VACANT RESIDENTIAL PARCELS
Airport	0	La Grange	1
Bret Harte	20	Modesto West	25
Ceres South	0	Monterey Park	12
Cowan Tract	4	North Ceres	32
Crows Landing	15	Riverdale Park	0
Denair	12	Salida	24
Empire	9	Shackelford	20
Grayson	7	Turlock South	25
Hickman	6	Valley Home	0
Keyes	19	Westley	4
Knights Ferry	3	TOTAL	238

In summary, of the single-family housing units, 68.1 percent are in sound condition, 22.4 percent require minor repair, 7.7 percent require moderate repair, 1.2 percent require substantial repair, and 0.4 percent are dilapidated. Of the multifamily units, 74.3 percent are in sound condition, 19.6 percent require minor repair, 5.6 percent require moderate repair, no units require substantial repair, and 0.5 percent are dilapidated. Of the mobile homes, 59.9 percent are in sound condition, 28.7 percent require minor repair, 8.9 percent require moderate repair, 1.4 percent require substantial repair, and 0.5 percent are dilapidated.

SECTION 2
AIRPORT NEIGHBORHOOD

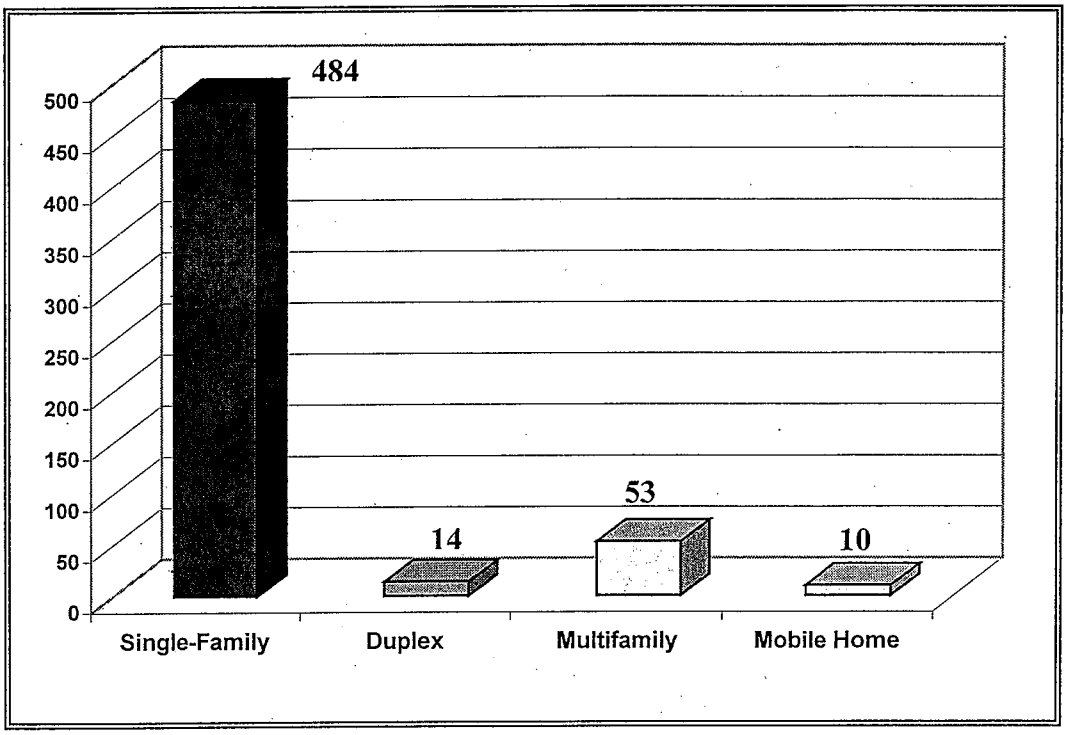
The Airport Neighborhood is located in central Stanislaus County, immediately south of the City of Modesto. The neighborhood is defined by Yosemite Blvd/Highway 132 on the north, Santa Rosa and Santa Rita avenues on the west, Oregon Drive on the south and Conejo and Empire Avenues on the east.

EXHIBIT 2-1
AIRPORT NEIGHBORHOOD, STANISLAUS COUNTY



A total of 561 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

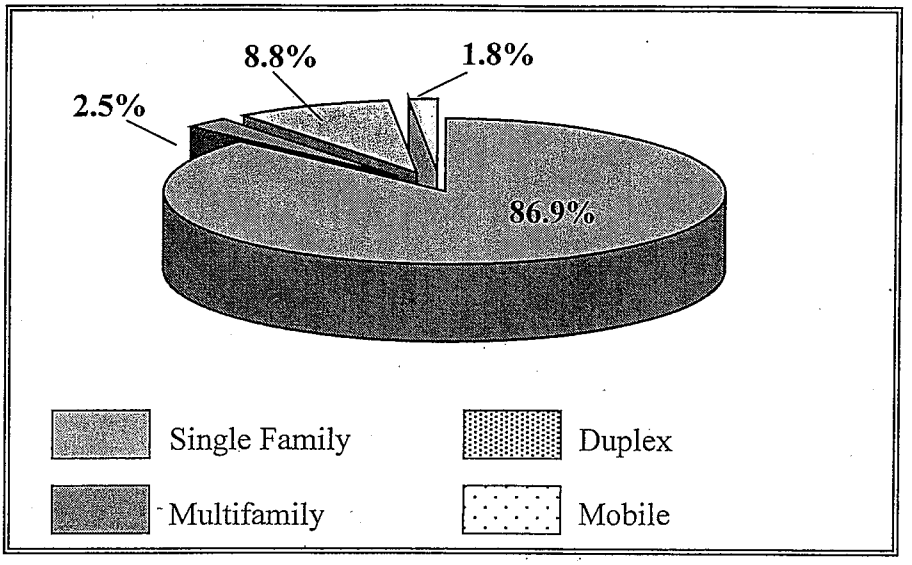
FIGURE 2-1
AIRPORT NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

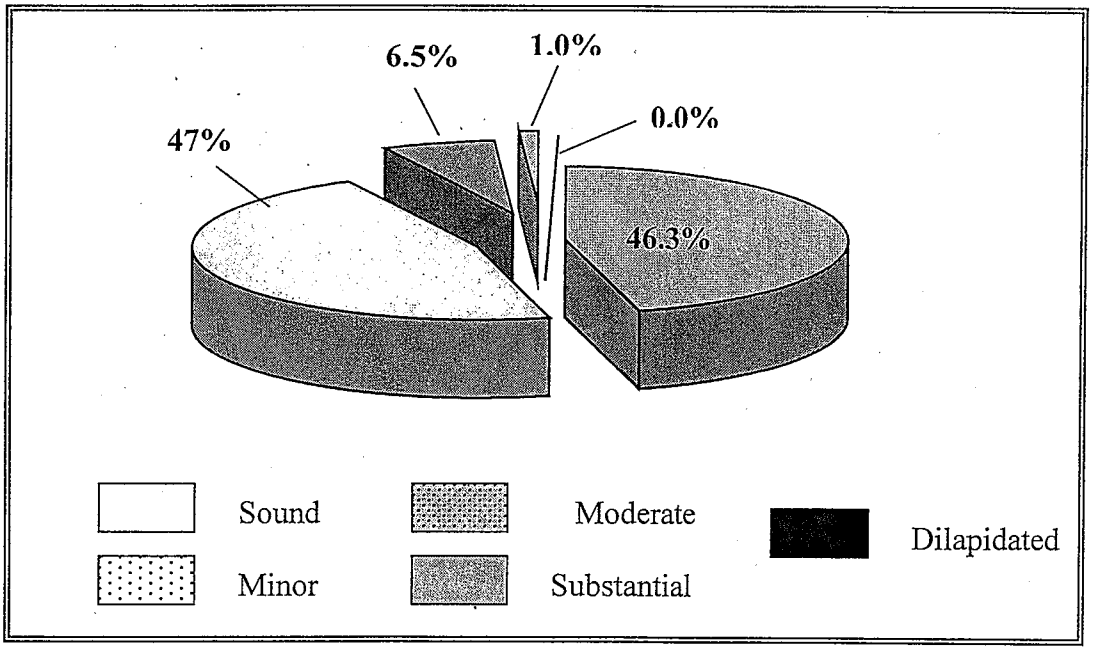
A total of 86.9 percent of the surveyed units are single-family units, 8.8 percent are classified as multifamily units; 2.5 percent are duplexes, and 1.8 percent are mobile homes. A total of seven duplex were found in the area, for a total of fourteen housing units, and thirteen multifamily complexes were found, for a total of 53 housing units

FIGURE 2-2
HOUSING UNIT PERCENTAGES



Of all units, 46.3 percent are in sound condition, no repairs needed, while 47.0 percent need minor repairs, and an additional 6.5 percent need moderate repairs. Less than one percent of the units surveyed need substantial repair, and no dilapidated units were found in the Neighborhood.

FIGURE 2-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

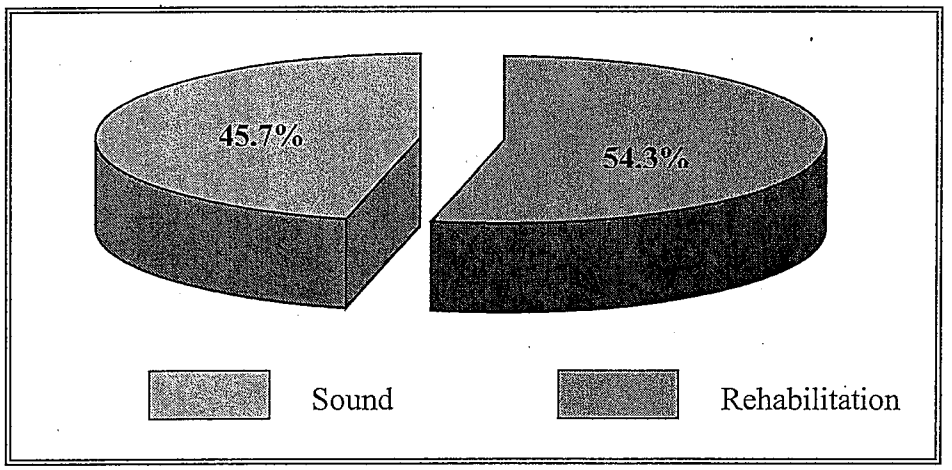
TABLE 2-1
AIRPORT NEIGHBORHOOD HOUSING UNIT CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	234	48.3%	4	28.6%	15	28.3%	5	50.0%	258
Minor	215	44.4%	8	0.0%	38	71.7%	5	50.0%	266
Moderate	34	7.0%	2	0.0%	0	0.0%	0	0.0%	36
Substantial	1	0.2%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	484	100%	14	29%	53	100%	10	100%	561

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Airport Neighborhood a total of 54.3 percent, or 303 of the 561 housing units are in need of some form of rehabilitation.

FIGURE 2-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 303

The primary repair needed in the Neighborhood is repainting of the external structure, with 66.2 percent of the units requiring this, followed by 53.0 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and no units were observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

TABLE 2-2
AIRPORT NEIGHBORHOOD NEEDED REPAIRS

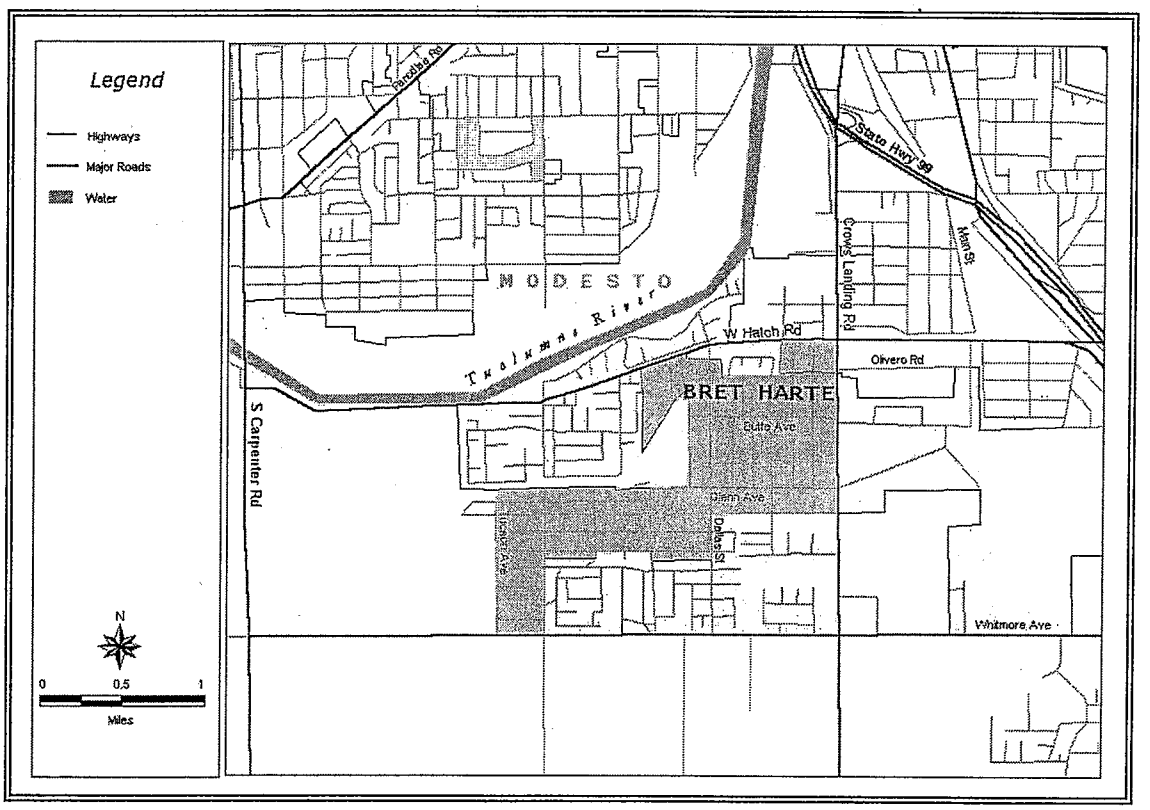
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	7	Re-painting	284
Partial Foundation	0	Patching/ Painting	78
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	7
Roofing		**Windows**	
Shingles Missing	3	Broken Pane	12
Re-roofing	273	Repair	5
Roof Structure Replacement	19	Replacement	12
Electrical		**Frontage Improvements**	
Minor Repair	0	Sidewalks	452
Replace Main Panel	0	Curbs and Gutters	452
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 48.3 percent are in sound condition and 51.7 percent are in need of rehabilitation. No housing units are considered dilapidated. A total of 28.6 percent of individual housing units configured as duplexes are in sound condition, with 42.9 percent in need of rehabilitation. The survey showed that 28.3 percent of multifamily units are in sound condition, with 71.7 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

SECTION 3
BRET HARTE NEIGHBORHOOD

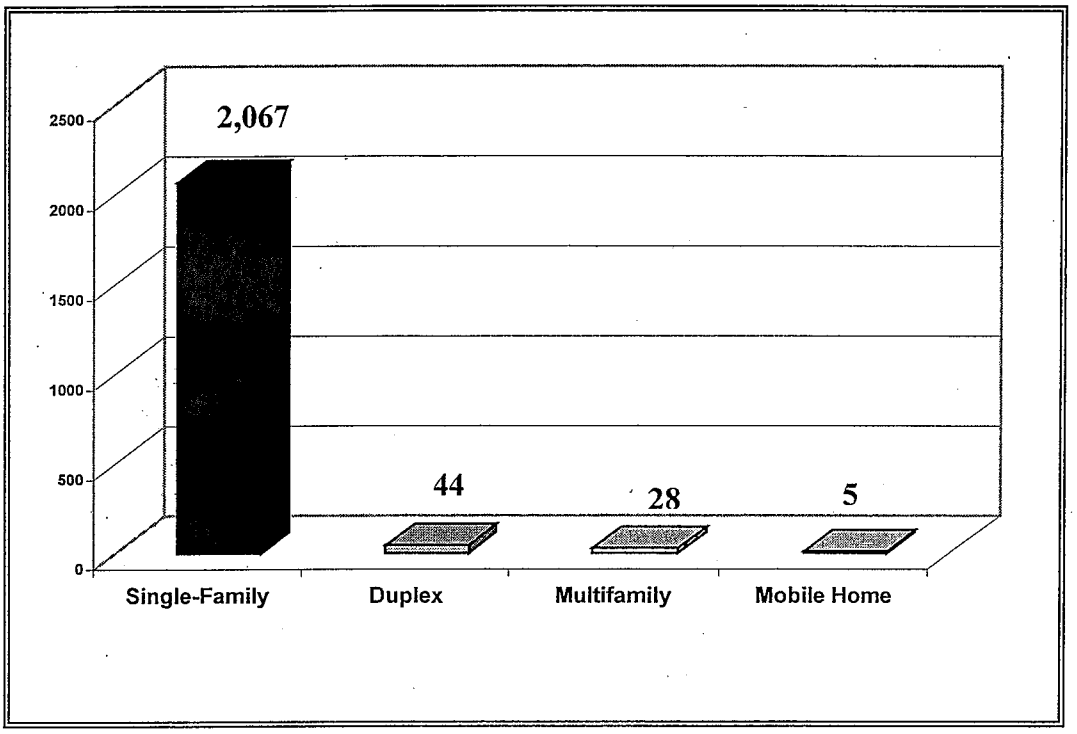
The Bret Harte Neighborhood is located in central Stanislaus County, approximately two miles west of the City of Ceres. The Neighborhood is defined by Hatch Road on the north, Tucson Avenue on the west, Whitmore Avenue on the south and Crows Landing Road on the east.

EXHIBIT 3-1
BRET HARTE NEIGHBORHOOD



A total of 2,144 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

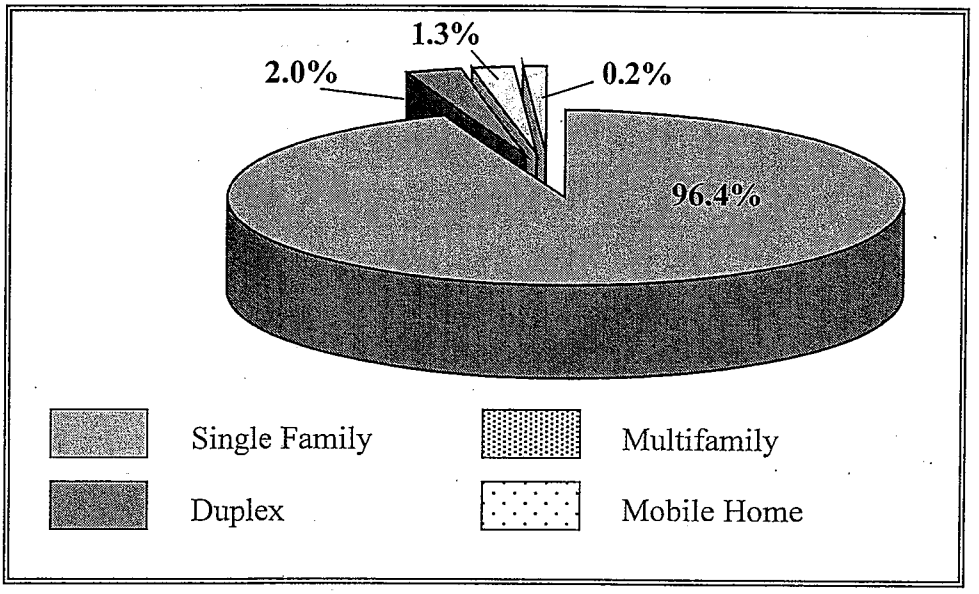
FIGURE 3-1
BRET HARTE NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

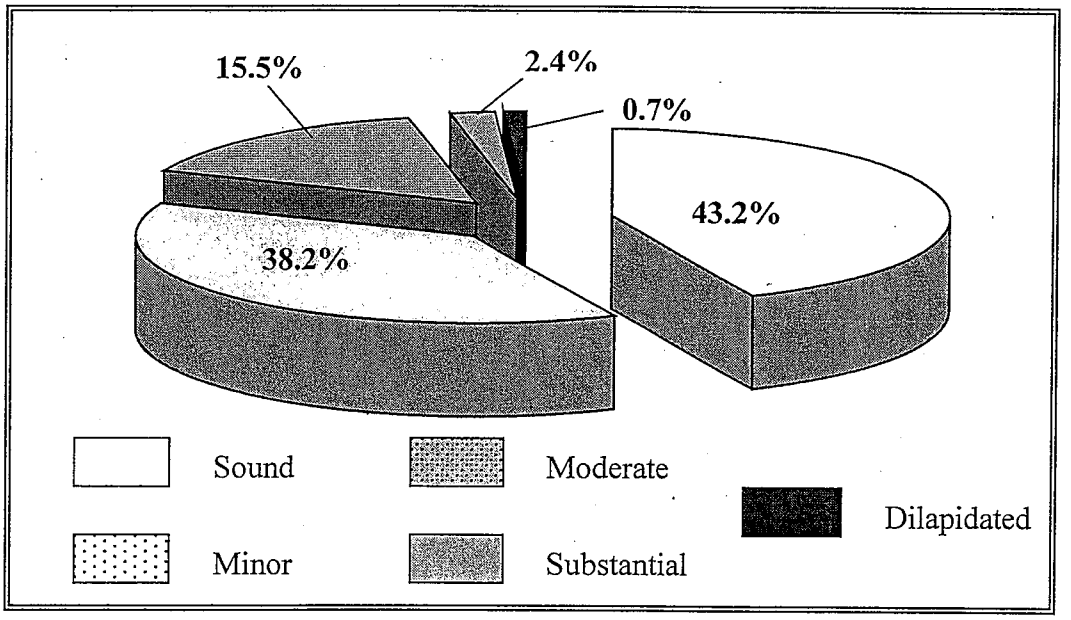
A total of 98.2 percent of the surveyed units are single-family units, 0.3 percent are classified as multifamily units; 1.3 percent are duplexes, and 0.2 are mobile homes. There was a total of 22 duplexes containing 44 housing units, and six multifamily complexes containing a total of 28 housing units.

FIGURE 3-2
HOUSING UNIT PERCENTAGES



Of all units, 43.2 are in sound condition, no repairs needed, while 38.2 percent need minor repairs, and an additional 15.5 percent need moderate repairs. Only 2.4 percent of the units surveyed need substantial repair, and 0.7 percent of the housing units are dilapidated.

FIGURE 3-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

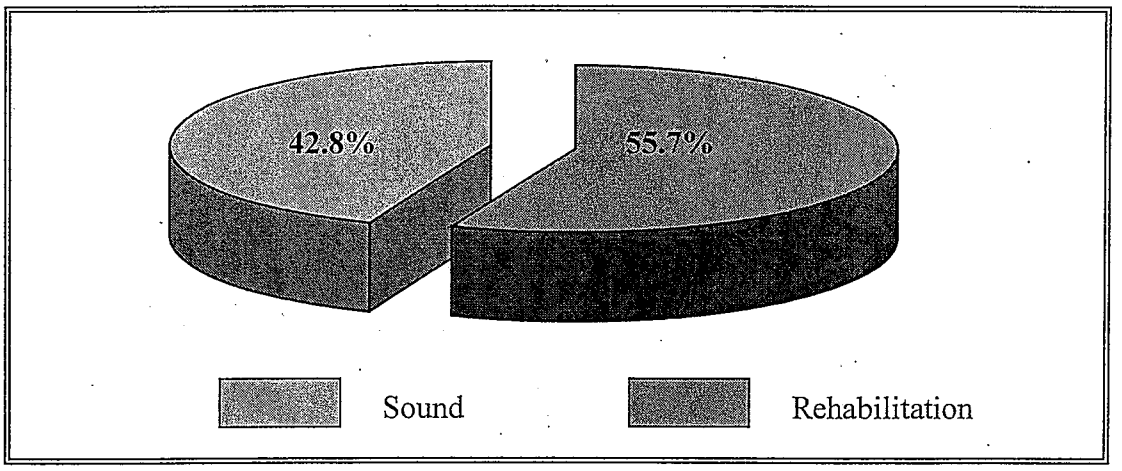
TABLE 3-1
BRET HARTE NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	894	43.3%	38	86.3%	0	0.0%	4	80.0%	936
Minor	787	38.1%	6	13.7%	26	92.8%	0	0.0%	819
Moderate	321	16.5%	0	0.0%	2	7.2%	1	20.0%	324
Substantial	51	2.5%	0	0.0%	0	0%	0	0.0%	51
Dilapidated	14	0.1%	0	0.0%	0	0%	0	0.0%	14
Total	2,067	100%	44	100%	28	100%	5	100%	2,144

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of Bret Harte a total of 55.7 percent, or 1,194 of the 2,144 housing units are in need of some form of rehabilitation.

FIGURE 3-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 1,194

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 87.7 percent of the units requiring this repair. A total of 51.2 percent of the housing units require re-roofing or roof repair. Only 1.4 percent of the units require foundation repair, and 14.6 percent need window repair or replacement. Only thirteen units (0.6 percent) were found to require electrical repairs. A total of 97.0 percent of the housing units have no sidewalks, curbs or gutters.

TABLE 3-2
BRET HARTE NEIGHBORHOOD NEEDED REPAIRS

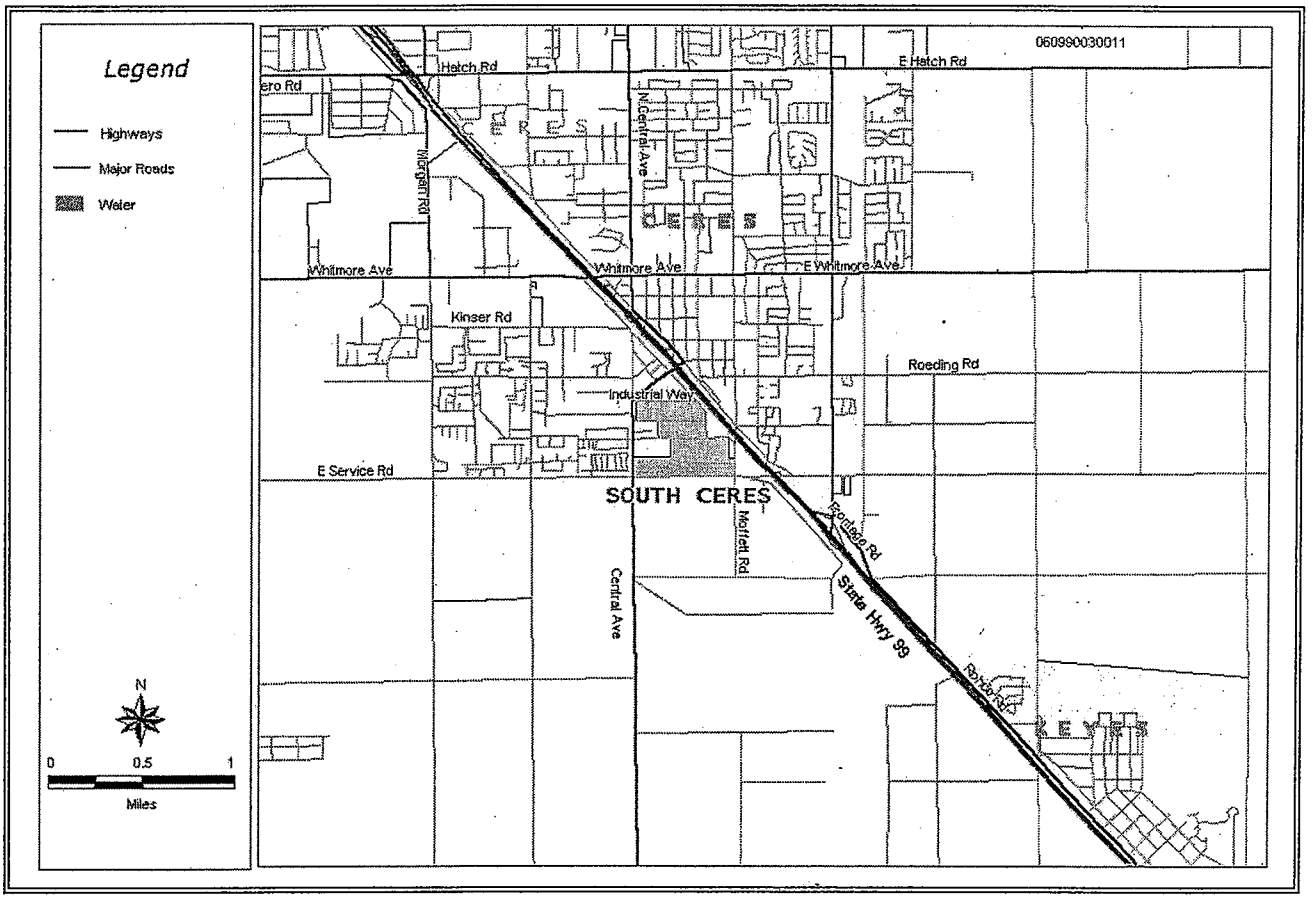
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	24	Re-painting	662
Partial Foundation	0	Patching/ Painting	997
No or Needs Foundation	5	Replacement/ Painting &/or Lead – Based Paint	222
Roofing		**Windows**	
Shingles Missing	18	Broken Pane	3
Re-roofing	915	Repair	187
Roof Structure Replacement	165	Replacement	122
Electrical		**Frontage Improvements**	
Minor Repair	4	Sidewalks	2,079
Replace Main Panel	9	Curbs and Gutters	2,079
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 43.3 percent are in sound condition and 56.1 percent are in need of rehabilitation. Fourteen single family homes (0.6 percent) are considered dilapidated. A total of 63.6 percent of individual housing units configured as duplexes are in sound condition, with 36.4 percent in need of rehabilitation. The survey showed all of multifamily units are in need of rehabilitation. Finally, a total of 80.0 percent of the mobile homes are in sound condition, and 20.0 percent are in need of rehabilitation.

SECTION 4
SOUTH CERES NEIGHBORHOOD

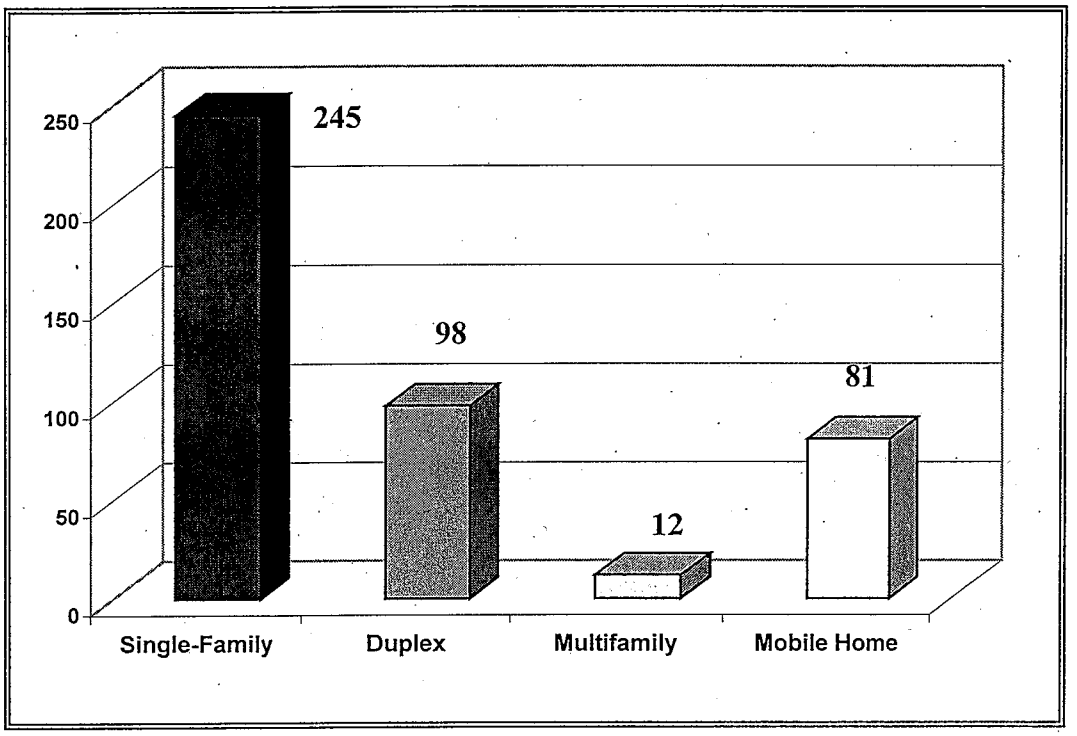
The South Ceres Neighborhood is located in central Stanislaus County, immediately south of the City of Ceres. The Neighborhood is defined by Industrial Way on the north, Central Avenue on the west, Service Road on the south and Moffett Road on the east.

EXHIBIT 4-1
SOUTH CERES NEIGHBORHOOD, STANISLAUS COUNTY



A total of 436 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

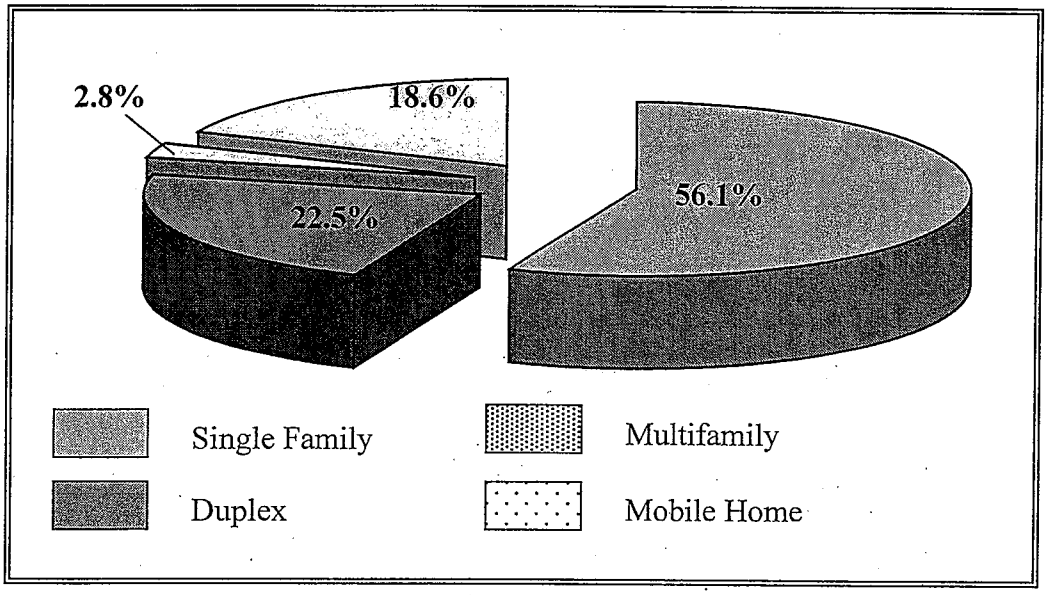
FIGURE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

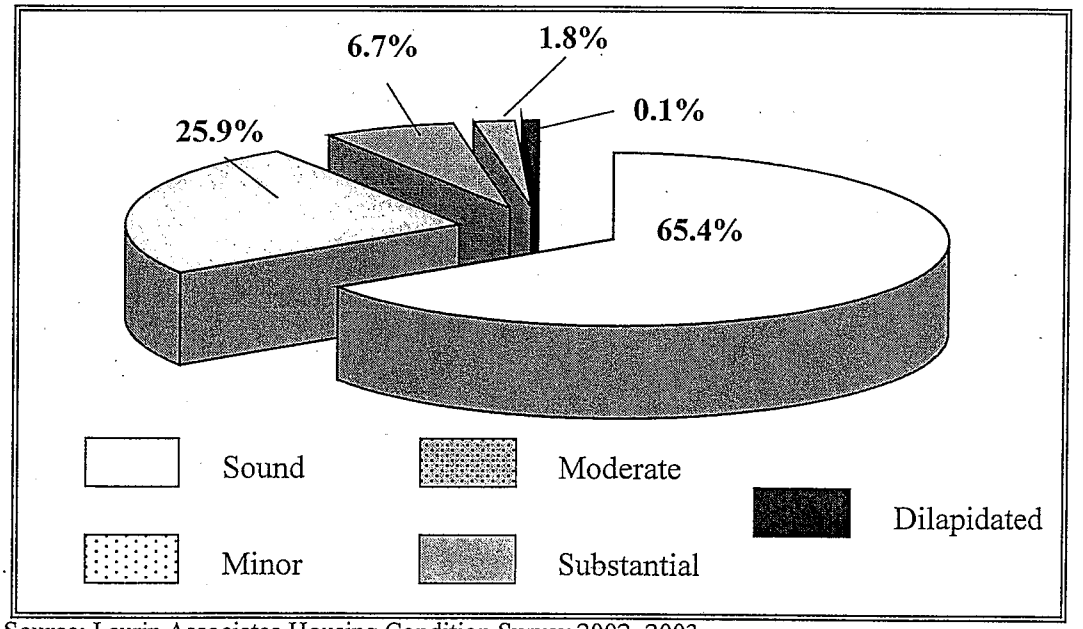
A total of 56.1 percent of the surveyed units are single-family units, 2.8 percent are classified as multifamily units; 22.5 percent are duplexes, and 18.6 percent are mobile homes. There were a total of 49 duplexes found in the Neighborhood, for a total of 98 housing units, and only three multifamily complexes, for a total of 12 housing units

FIGURE 4-2
HOUSING UNIT PERCENTAGES



Of all units, 65.4 percent are in sound condition, no repairs needed, while 25.9 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.8 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

FIGURE 4-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

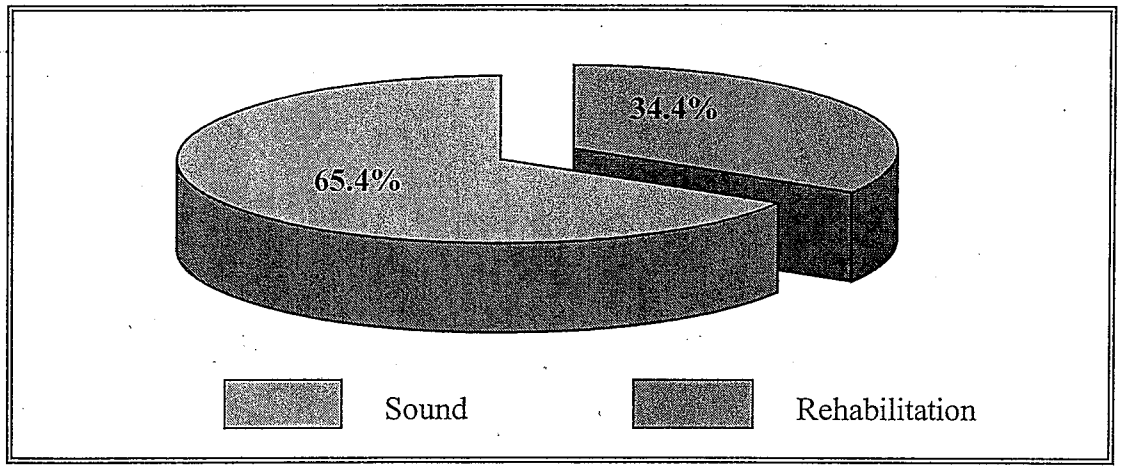
TABLE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	134	54.7%	84	85.7%	8	66.7%	59	72.9%	285
Minor	75	30.6%	14	14.3%	4	33.3%	20	24.7%	113
Moderate	28	11.4%	0	0.0%	0	0.0%	1	1.2%	29
Substantial	7	2.9%	0	0.0%	0	0.0%	1	1.2%	8
Dilapidated	1	0.4%	0	0.0%	0	0.0%	0	0.0%	1
Total	245	100%	98	100%	12	100%	81	100%	436

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the South Ceres Neighborhood a total of 34.4 percent, or 150 of the 436 housing units are in need of some form of rehabilitation.

FIGURE 4-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 150

TABLE 4-2
SOUTH CERES NEIGHBORHOOD NEEDED REPAIRS

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	0	Re-painting	154
Partial Foundation	22	Patching/ Painting	51
No or Needs Foundation	4	Replacement/ Painting &/or Lead – Based Paint	11
Roofing		**Windows**	
Shingles Missing	4	Broken Pane	2
Re-roofing	109	Repair	10
Roof Structure Replacement	14	Replacement	19
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	270
Replace Main Panel	1	Curbs and Gutters	270
Source: Laurin Associates Housing Condition Survey 2002, 2003			

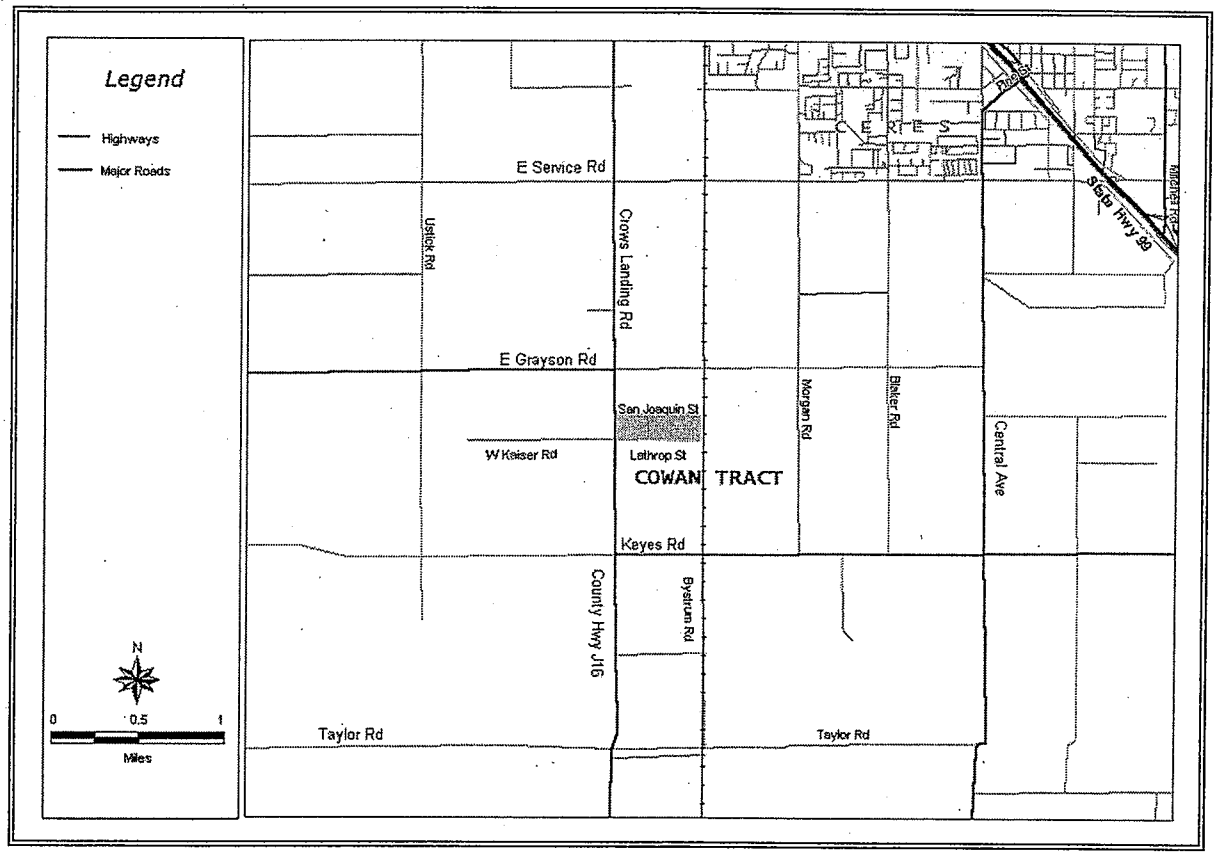
The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 49.5 percent of the units requiring this repair. A total of 29.1 percent of the housing units require re-roofing or roof repair. A total of 6.0 percent of the units require foundation repair, and 7.1 percent need window repair or replacement. Only two units were found to require electrical repairs. Over half of the housing units (61.9 percent) have no sidewalks, curbs or gutters.

In summary, of the single-family housing units, 54.7 percent are in sound condition and 44.9 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 85.7 percent of individual housing units configured as duplexes are in sound condition, with 14.3 percent in need of rehabilitation. The survey showed that 67.7 percent of multifamily units are in sound condition, with 33.3 percent in need of rehabilitation. Finally, a total of 72.9 percent of the mobile homes in the Neighborhood are in sound condition, and 27.2 percent are in need of rehabilitation.

SECTION 5
COWAN TRACT NEIGHBORHOOD

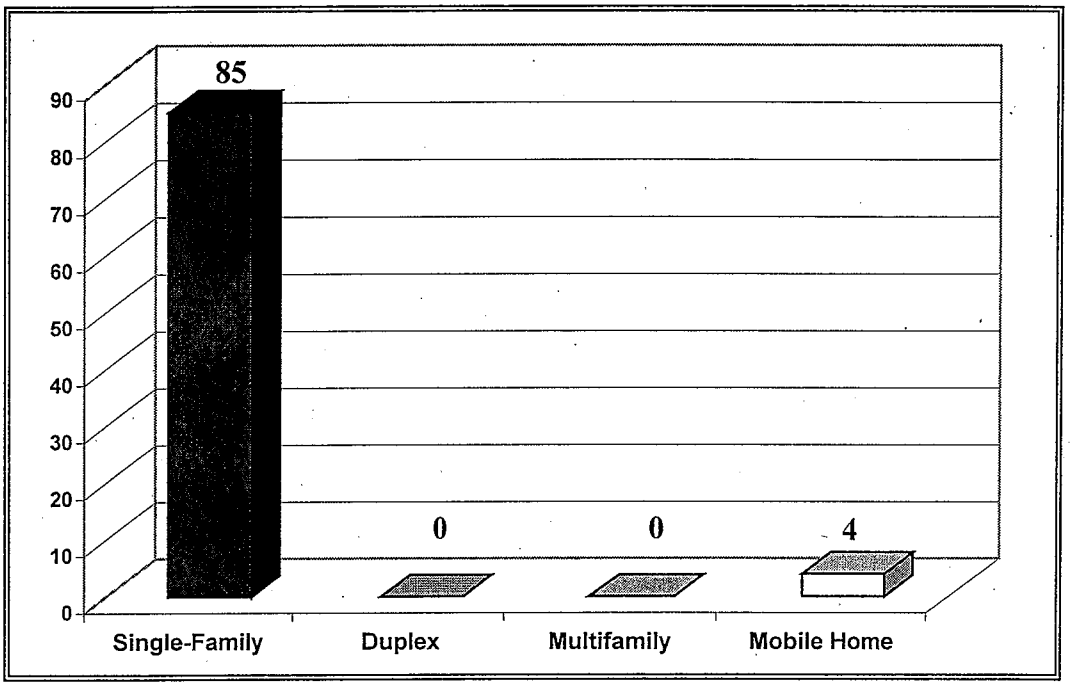
The Cowan Tract Neighborhood is located in central Stanislaus County, approximately one mile southwest of the City of Ceres. The neighborhood is defined by San Joaquin Street on the north, Crows Landing Road on the west, Lathrop Street on the south and the Union Pacific Railroad tracks on the east.

EXHIBIT 5-1
COWAN TRACT NEIGHBORHOOD, STANISLAUS COUNTY



A total of 89 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

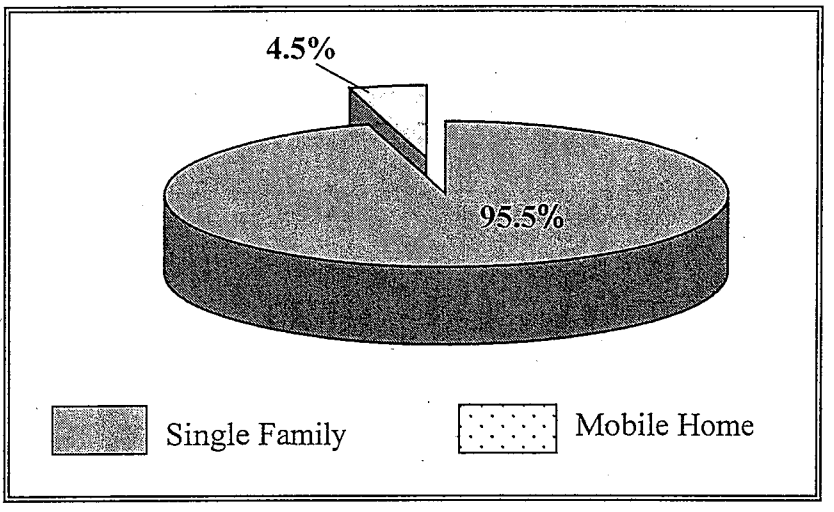
FIGURE 5-1
COWAN TRACT HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

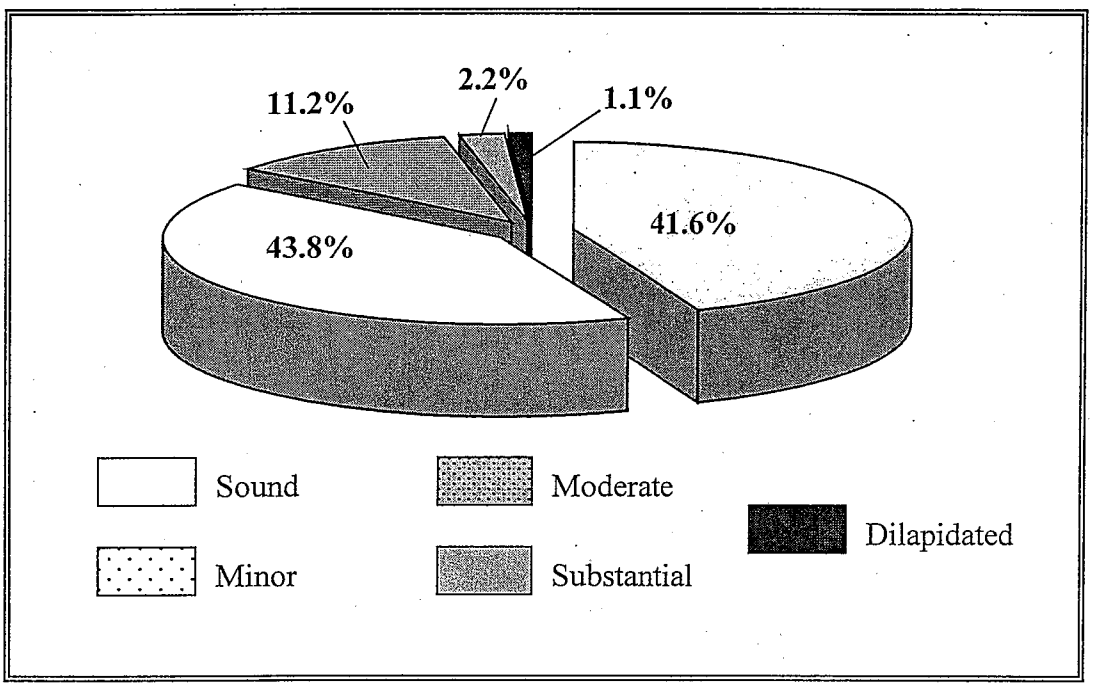
A total of 95.5 percent of the surveyed units are single-family units and 4.5 percent are mobile homes. There were no duplexes or multifamily units found in the neighborhood.

FIGURE 5-2
HOUSING UNIT PERCENTAGES



Of all units, 43.8 percent are in sound condition, no repairs needed, while 41.6 percent need minor repairs, and an additional 11.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and one single-family unit is dilapidated.

FIGURE 5-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

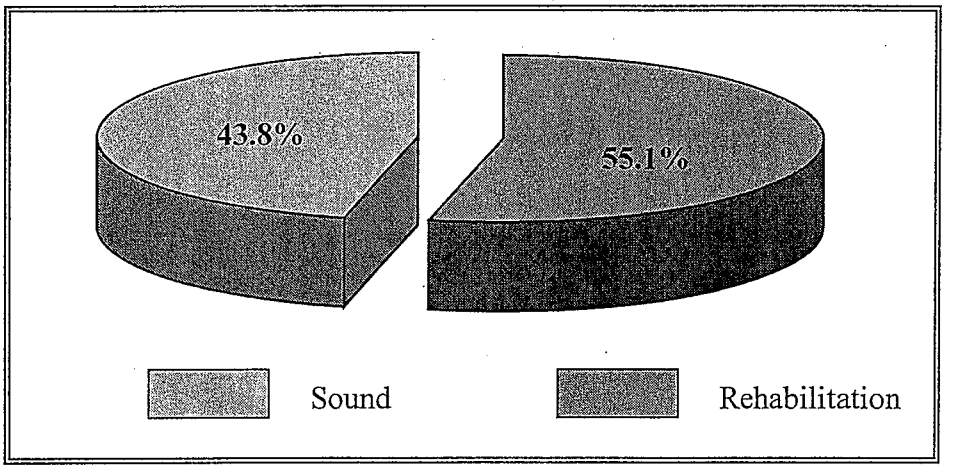
TABLE 5-1
COWAN TRACT NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	39	45.9%	0	0.0%	0	0.0%	0	0.0%	39
Minor	34	40.0%	0	0.0%	0	0.0%	3	75.0%	37
Moderate	9	10.6%	0	0.0%	0	0.0%	1	25.0%	10
Substantial	2	2.4%	0	0.0%	0	0.0%	0	0.0%	2
Dilapidated	1	1.2%	0	0.0%	0	0.0%	0	0.0%	1
Total	85	100%	0	0.0%	0	0.0%	4	100%	89

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Cowan Tract Neighborhood a total of 55.1 percent, or 49 of the 89 housing units are in need of some form of rehabilitation.

FIGURE 5-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 49

TABLE 5-2
COWAN TRACT NEIGHBORHOOD NEEDED REPAIRS

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	0	Re-painting	21
Partial Foundation	2	Patching/ Painting	14
No or Needs Foundation	0	Replacement Siding/ &/or Lead –Based Paint	12
Roofing		**Windows**	
Shingles Missing	1	Broken Pane	0
Re-roofing	37	Repair	5
Roof Structure Replacement	7	Replacement	3
Electrical		**Frontage Improvements**	
Minor Repair	0	Sidewalks	89
Replace Main Panel	1	Curbs and Gutters	89
Source: Laurin Associates Housing Condition Survey 2002, 2003			

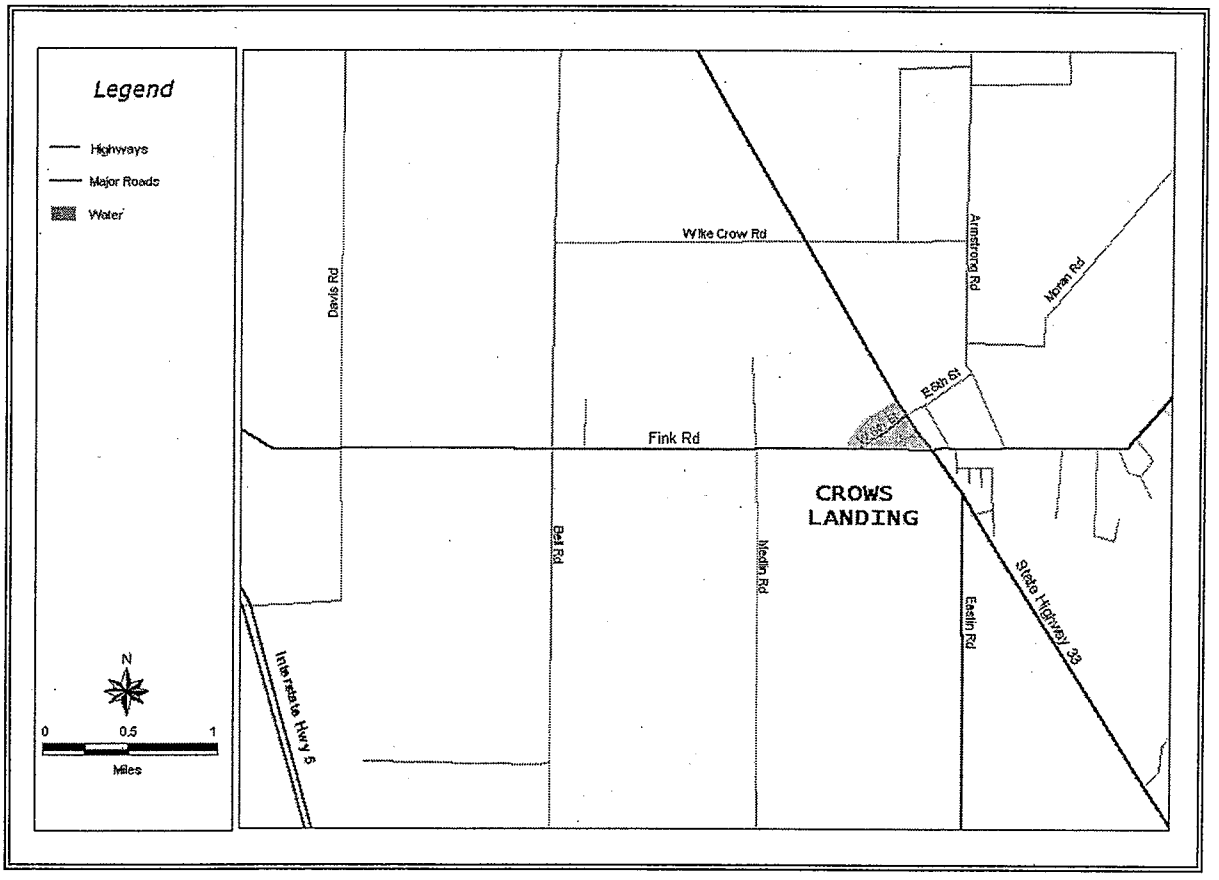
The primary repair needed in the Neighborhood is repainting or patching and repainting of the external structure, where a total of 52.8 percent of the units need this improvement. The next most common need is re-roofing or roof repair, where 51.7 percent of the units are in need of this repair. . Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

In summary, of the single-family housing units, 45.9 percent are in sound condition and 50.6 percent are in need of rehabilitation. One single-family home was considered dilapidated. All four mobile homes are in need of at least minor rehabilitation.

SECTION 6
COMMUNITY OF CROWS LANDING

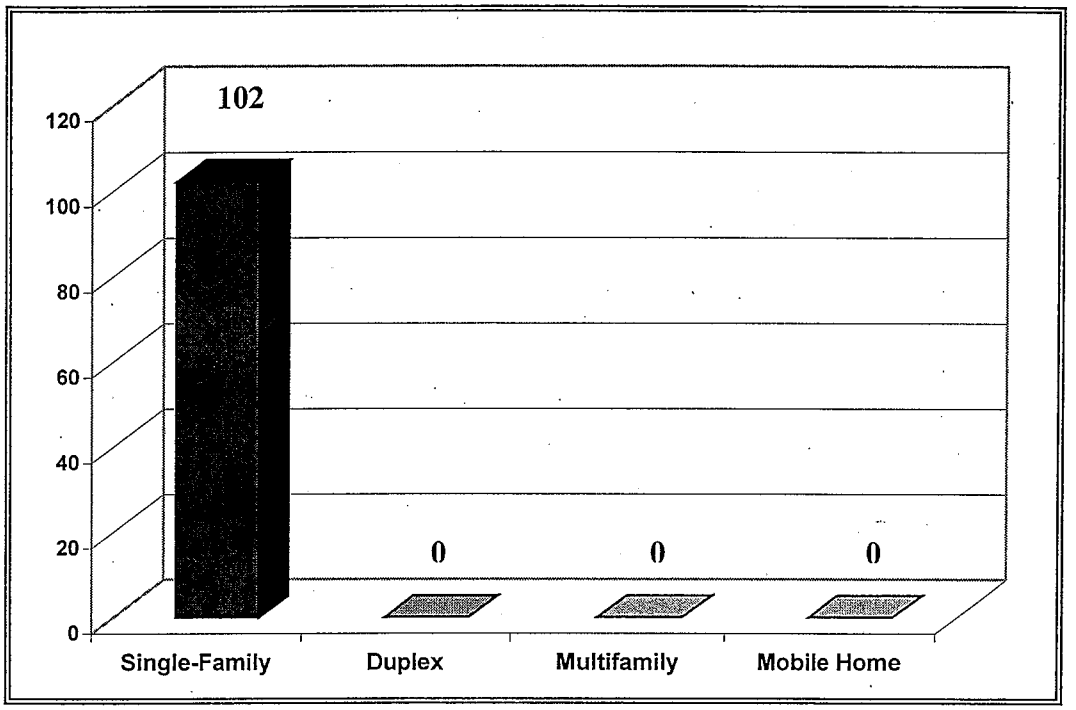
The Community of Crows Landing is located in southwestern Stanislaus County, approximately 13 miles southwest of the City of Turlock. It is defined by 4th Street on the northwest, Bonita Avenue on the west, Fink Road on the south and Highway 33 on the northeast.

EXHIBIT 6-1
COMMUNITY OF CROWS LANDING, STANISLAUS COUNTY



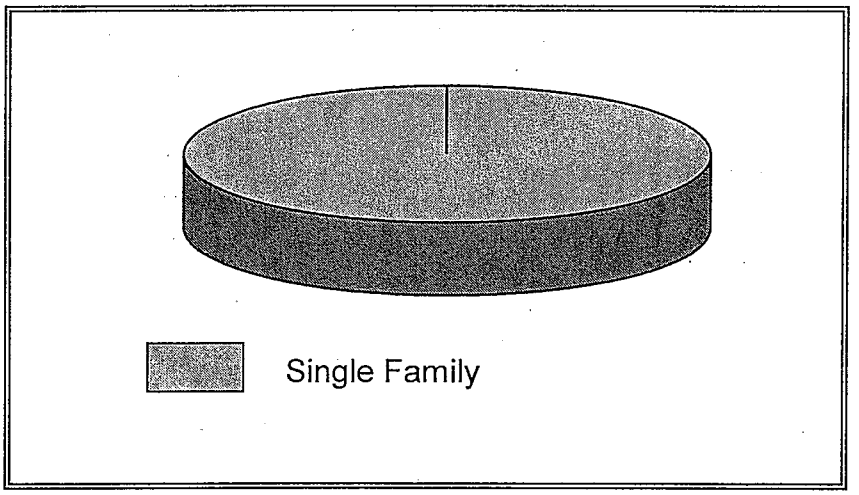
A total of 102 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, with the majority being in sound condition.

FIGURE 6-1
COMMUNITY OF CROWS LANDING HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

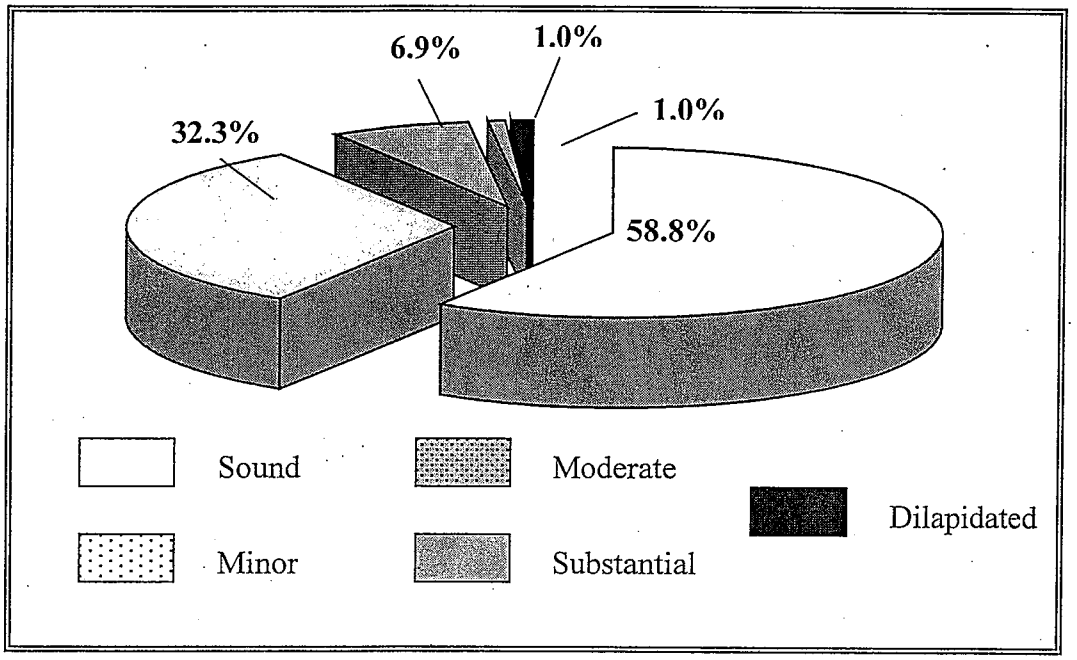
FIGURE 6-2
HOUSING UNIT PERCENTAGE



Of all units, 58.8 percent are in sound condition, no repairs needed, while 32.3 percent need minor repairs, and an additional 6.9 percent need moderate repairs. Only one percent of the units surveyed need substantial repair, and one percent of the housing units were dilapidated.

FIGURE 6-3

HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

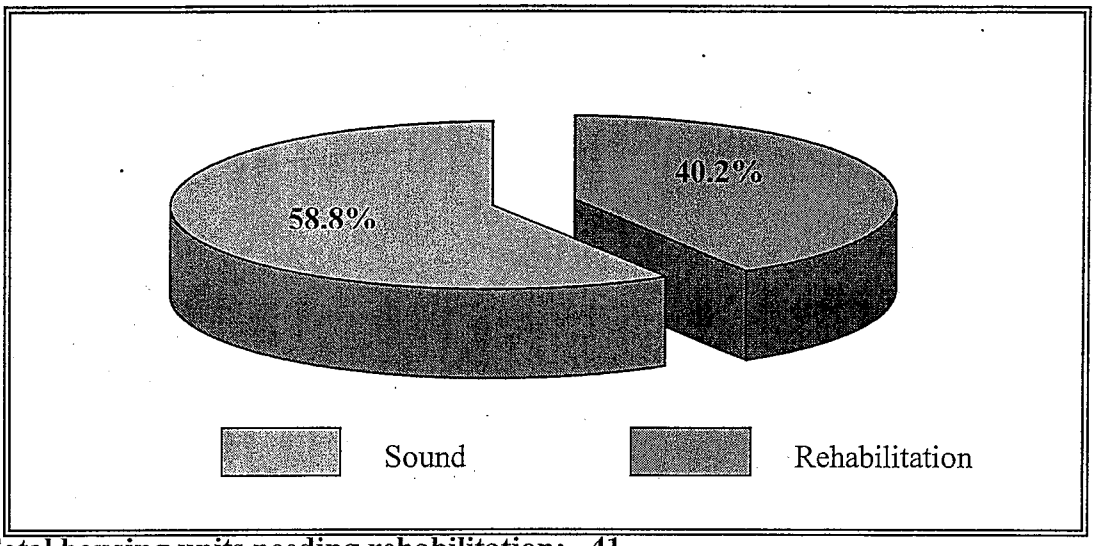
TABLE 6-1
COMMUNITY OF CROWS LANDING HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	60	58.8%	0	0.0%	0	0.0%	0	0.0%	60
Minor	33	32.4%	0	0.0%	0	0.0%	0	0.0%	33
Moderate	7	6.9%	0	0.0%	0	0.0%	0	0.0%	7
Substantial	1	1.0%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	1	1.0%	0	0.0%	0	0.0%	0	0.0%	1
Total	102	100%	0	0.0%	0	0.0%	0	0.0%	102

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Crows Landing a total of 40.2 percent, or 41 of the 102 housing units are in need of some form of rehabilitation.

FIGURE 6-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 41

The primary repair needed in the Community is repainting of the external structure, with 41 percent of the units requiring this, and 32 percent of the units in need of re-roofing. Very few units require foundation or electrical repair and less than eight percent need window repair or replacement. Sidewalks, curbs and gutters are entirely absent in the Community.

TABLE 6-2
COMMUNITY OF CROWS LANDING NEEDED REPAIRS

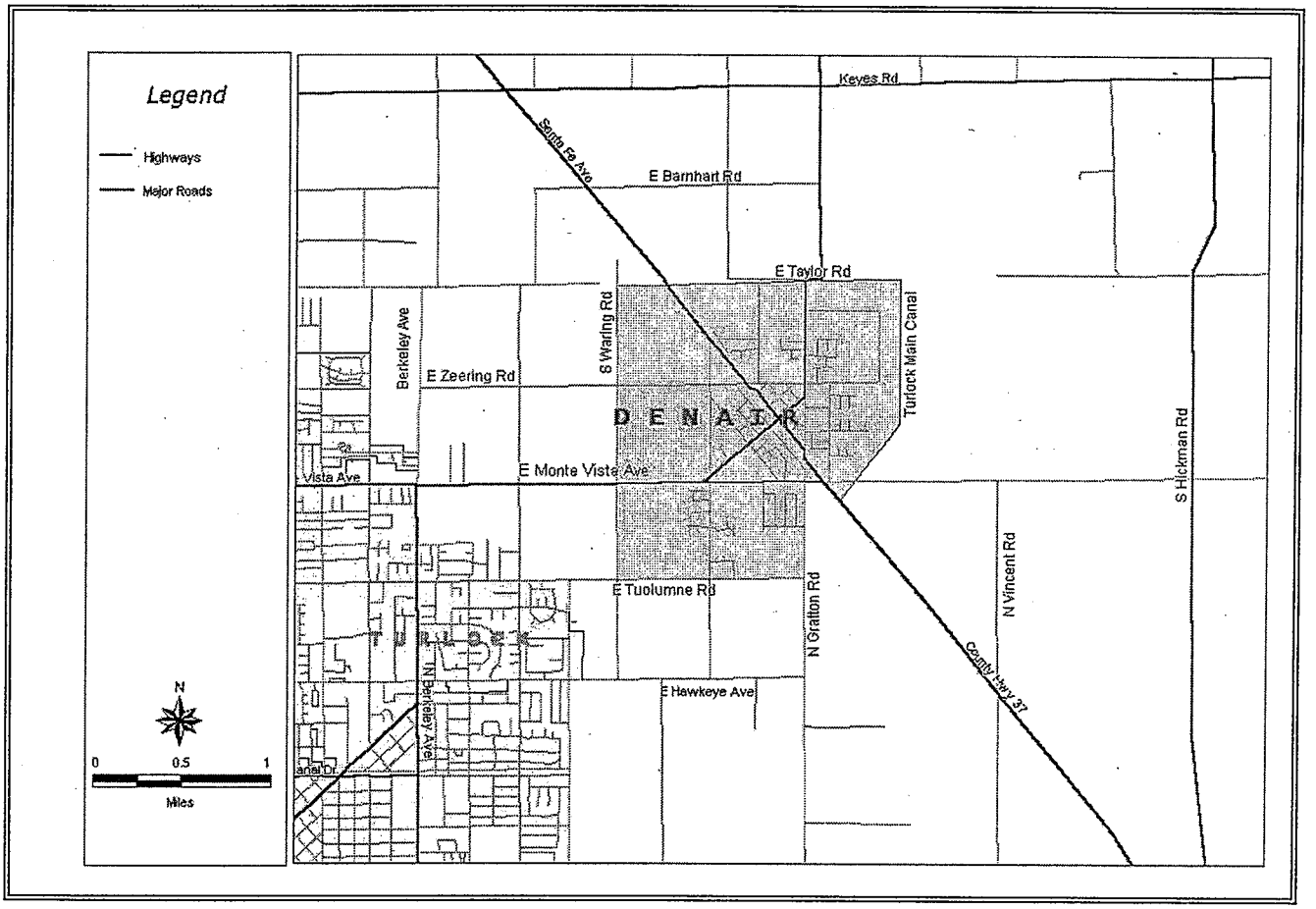
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	2	Re-painting	42
Partial Foundation	0	Patching/ Painting	23
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	3
Roofing		**Windows**	
Shingles Missing	3	Broken Pane	0
Re-roofing	33	Repair	2
Roof Structure Replacement	4	Replacement	6
Electrical		**Frontage Improvements**	
Minor Repair	0	Sidewalks	102
Replace Main Panel	1	Curbs and Gutters	102
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 58.8 percent are in sound condition and 40.2 percent are in need of rehabilitation. Of the housing needs in need of rehabilitation, the majority, or 80.5 percent, require only minor repairs or repainting. The remaining 19.5 percent need moderate to substantial repair. Only one housing unit is considered dilapidated.

SECTION 7
COMMUNITY OF DENAIR

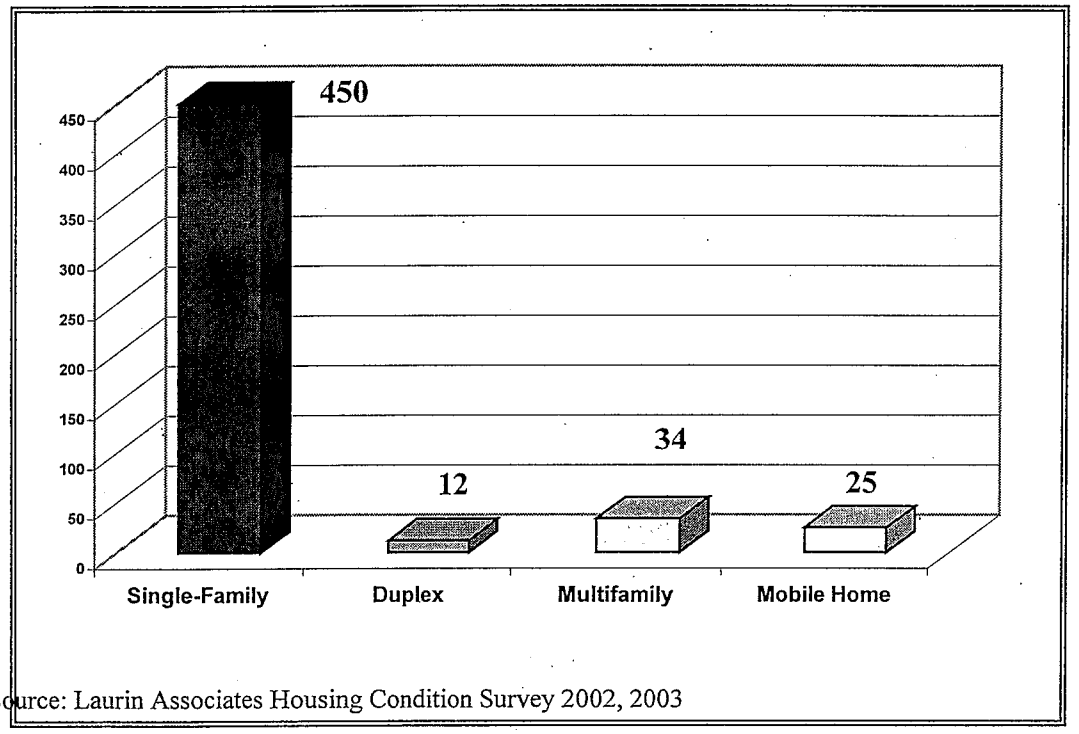
The Community of Denair is located in central Stanislaus County, immediately east of the City of Turlock. It is generally defined by Taylor Road on the north, Waring Road on the west, Tuolumne Road on the south and the Turlock Main Canal on the east.

EXHIBIT 7-1
COMMUNITY OF DENAIR



The US Census reports 1,553 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 521 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

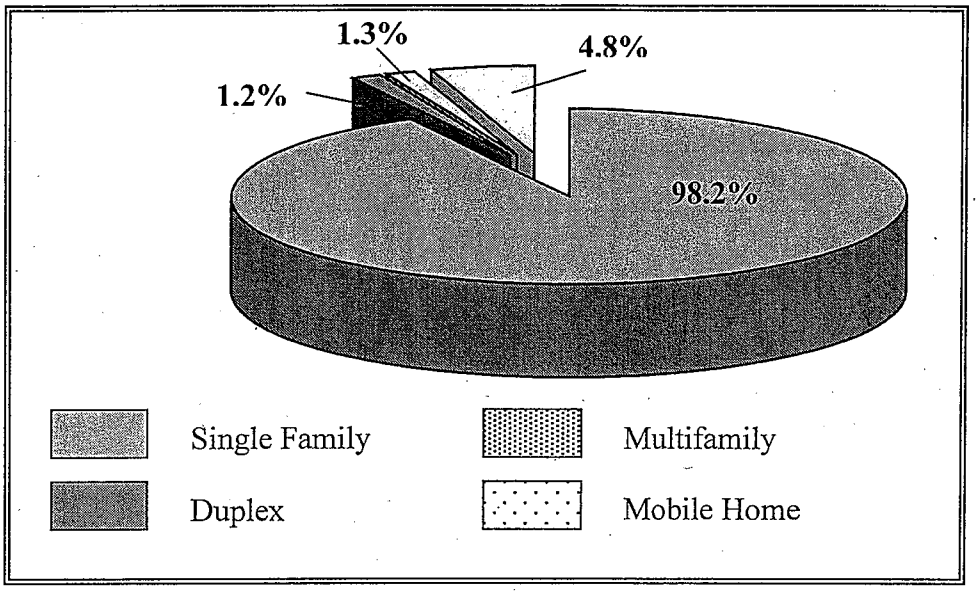
FIGURE 7-1
COMMUNITY OF DENAIR HOUSING TYPES (33% sample)



Source: Laurin Associates Housing Condition Survey 2002, 2003

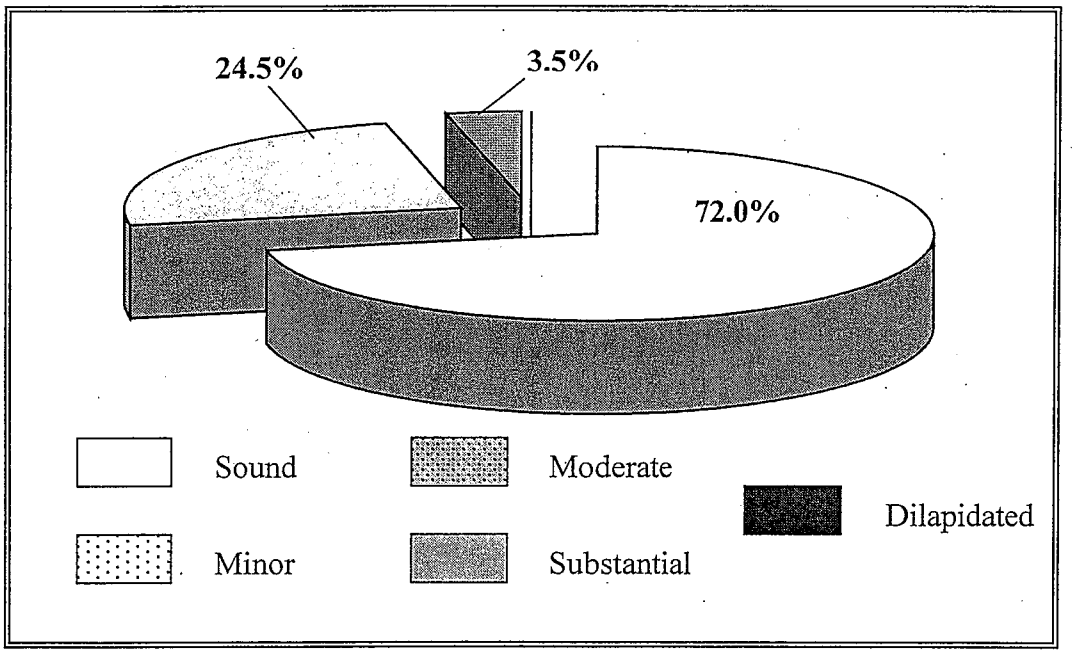
A total of 86.3 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.2 percent are duplexes, and 4.8 are mobile homes. There were a total of six duplexes found, for a total of 12 housing units, and seven multifamily complexes, for a total of 34 housing units.

FIGURE 7-2
HOUSING UNIT PERCENTAGES



Of all units, 72.0 are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 3.5 percent need moderate repairs. None of the units surveyed need substantial repair, and no dilapidated housing units were found.

FIGURE 7-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

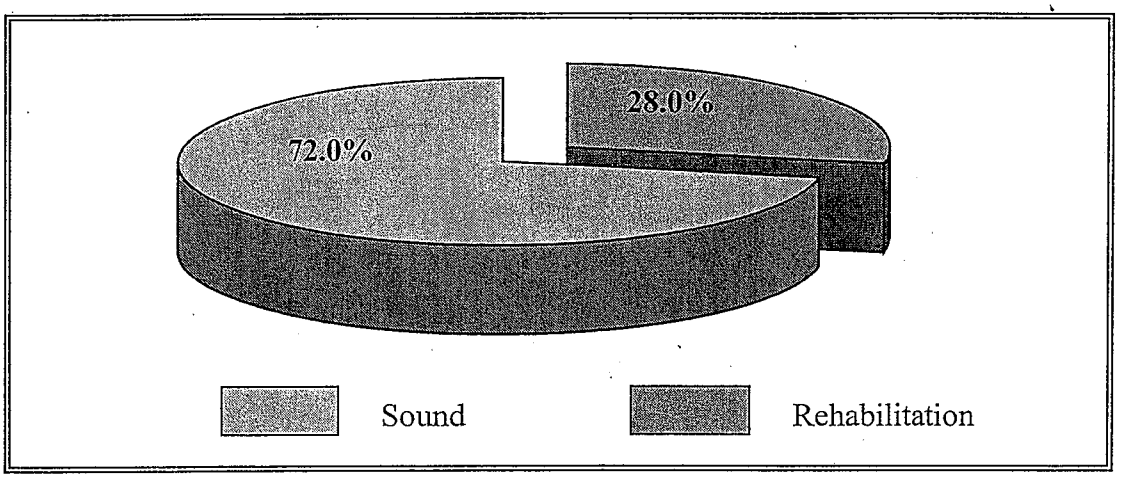
TABLE 7-1
COMMUNITY OF DENAIR HOUSING TYPES HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	329	%	12	100.0%	34	100.0%	0	0.0%	375
Minor	103	%	0	0.0%	0	60.7%	25	100.0%	128
Moderate	18	%	0	0.0%	0	39.3%	0	0.0%	18
Substantial	0	0.0%	0	0.0%	0	0%	0	0.0%	0
Dilapidated	0	0.0%	0	0.0%	0	0%	0	0.0%	0
Total	450	100%	12	100%	34	100%	25	100%	521

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Denair a total of 56.2 percent, or 146 of the 521 housing units are in need of some form of rehabilitation.

FIGURE 7-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 146

The primary repair needed in the Community is re-roofing or roof repair, where 40.3 percent of the units require this repair. A total of 35.1 percent require painting and/or patching or siding replacement of the external structure. Only 1.7 percent of the units require window repair or replacement, and only two units require foundation repair. No units were found to be in need of electrical repairs. A total of 35.5 percent of the housing units have no sidewalks, curbs or gutters.

TABLE 7-2
COMMUNITY OF DENAIR HOUSING TYPES NEEDED REPAIRS

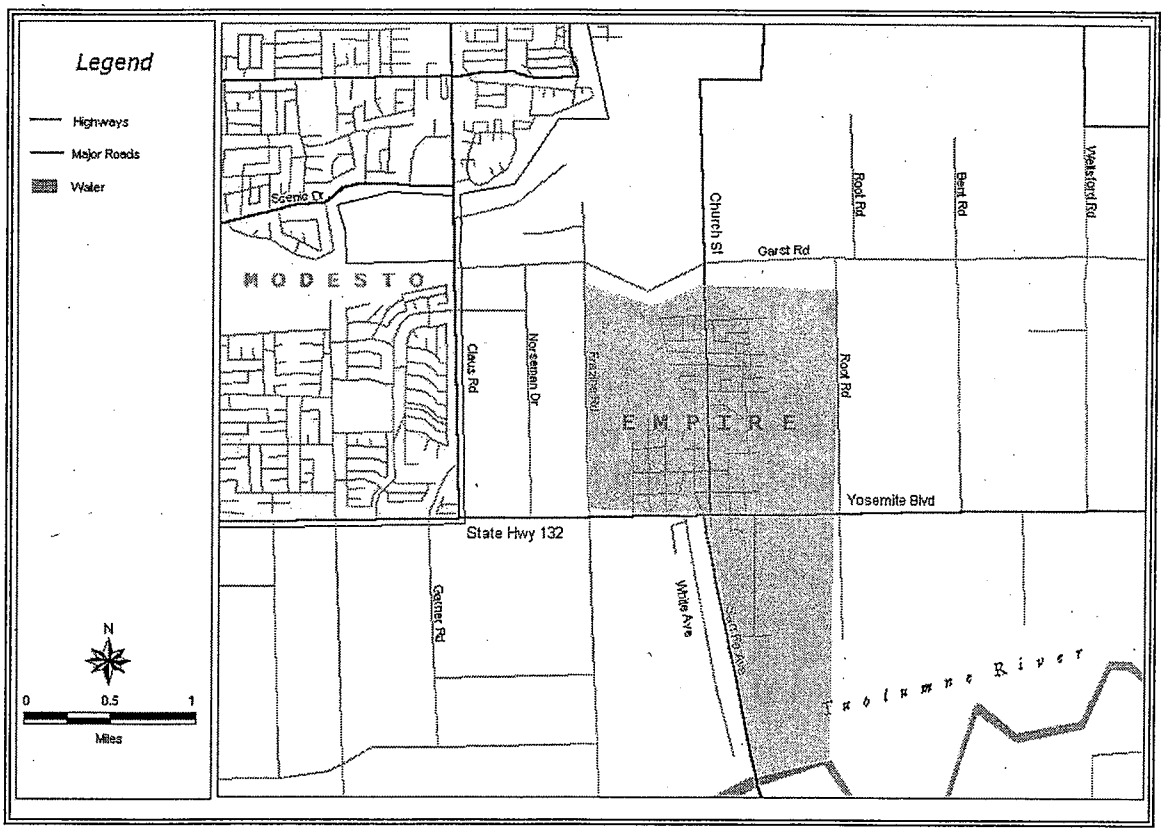
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	2	Re-painting	89
Partial Foundation	0	Patching/ Painting	75
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	19
Roofing		**Windows**	
Shingles Missing	87	Broken Pane	3
Re-roofing	114	Repair	3
Roof Structure Replacement	9	Replacement	6
Electrical		**Frontage Improvements**	
Minor Repair	0	Sidewalks	185
Replace Main Panel	9	Curbs and Gutters	185
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 73.1 percent are in sound condition and 26.9 percent are in need of rehabilitation. All of the individual housing units configured as duplexes are in sound condition. The survey showed all of multifamily units are also in sound condition. Finally, 100 percent of the mobile homes are in need of minor rehabilitation.

SECTION 8
COMMUNITY OF EMPIRE

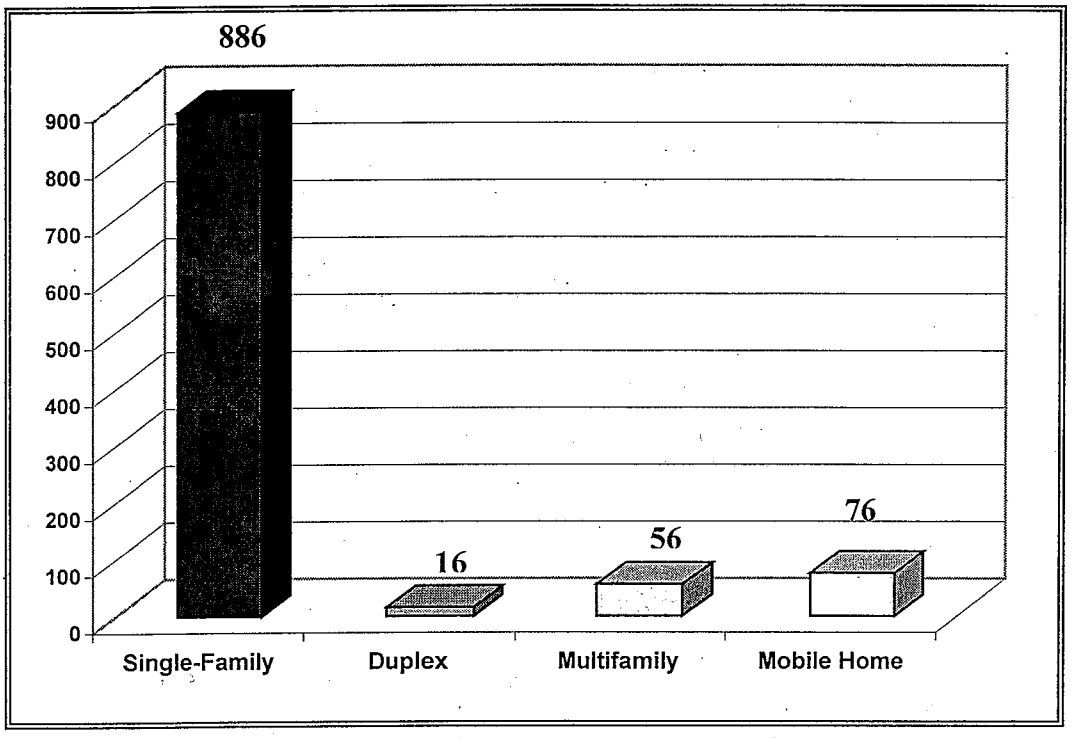
The Community of Empire is located in central Stanislaus County, approximately 3 miles southeast of the City of Modesto. The Community is defined by Garst Road on the north, Frazine Road on the west, the Tuolumne River on the south and Root Road on the east.

EXHIBIT 8-1
COMMUNITY OF EMPIRE, STANISLAUS COUNTY



A total of 1,034 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

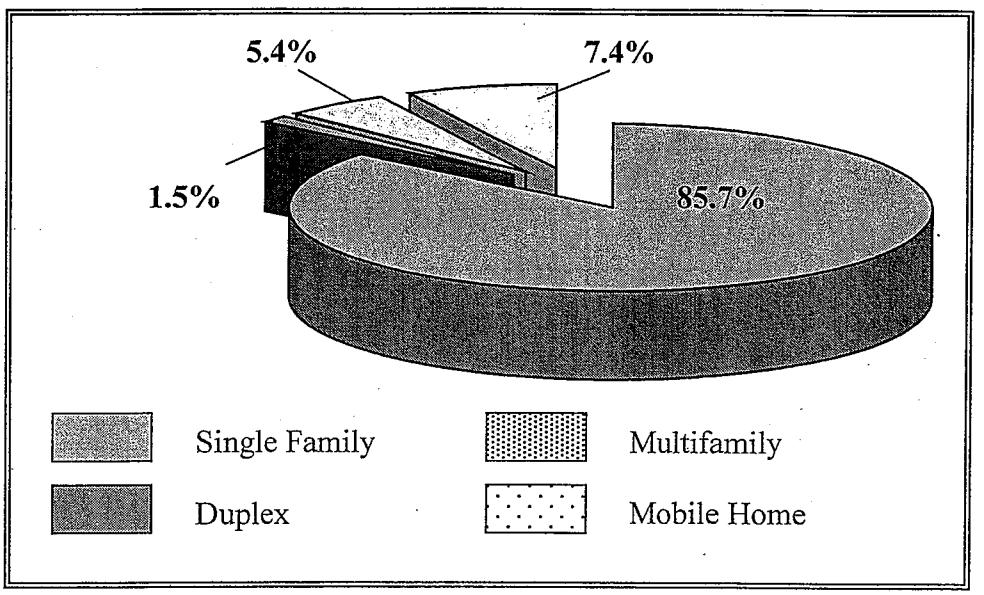
FIGURE 8-1
COMMUNITY OF EMPIRE HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

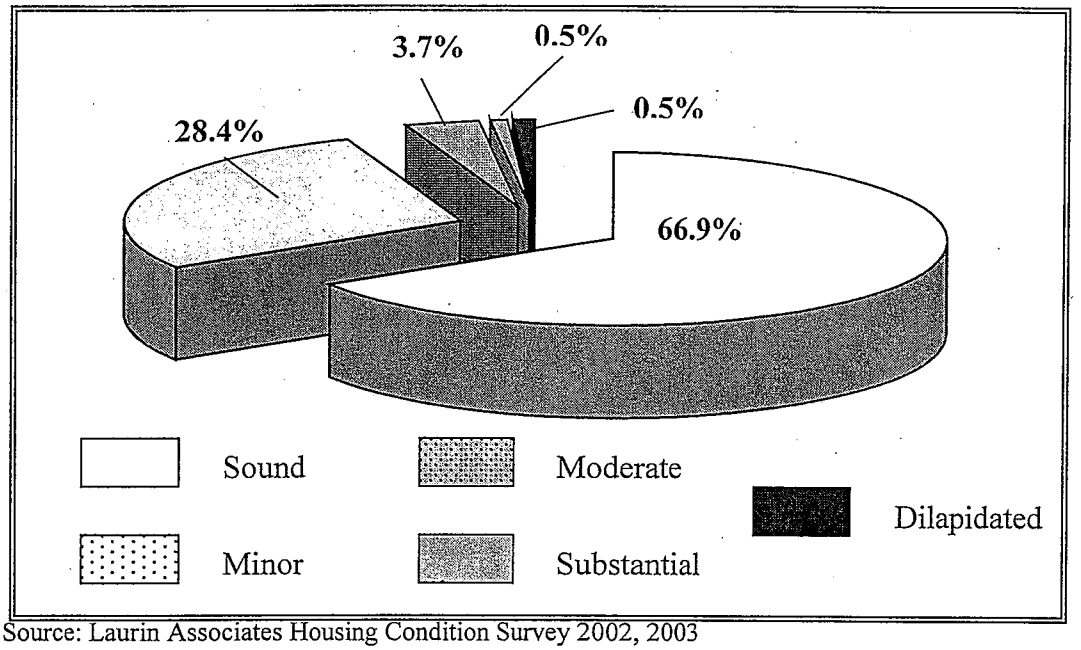
A total of 85.7 percent of the surveyed units are single-family units, 5.4 percent are classified as multifamily units; 1.5 percent are duplexes, and 7.4 percent are mobile homes. There were a total of eight duplexes found in the Community, for a total of 16 housing units, and three multifamily complexes, for a total of 56 housing units.

FIGURE 8-2
HOUSING UNIT PERCENTAGES



Of all units, 66.9 percent are in sound condition, no repairs needed, while 28.4 percent need minor repairs, and an additional 3.7 percent need moderate repairs. Only 0.5 percent of the units surveyed need substantial repair, and 0.5 percent of the housing units are dilapidated.

FIGURE 8-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

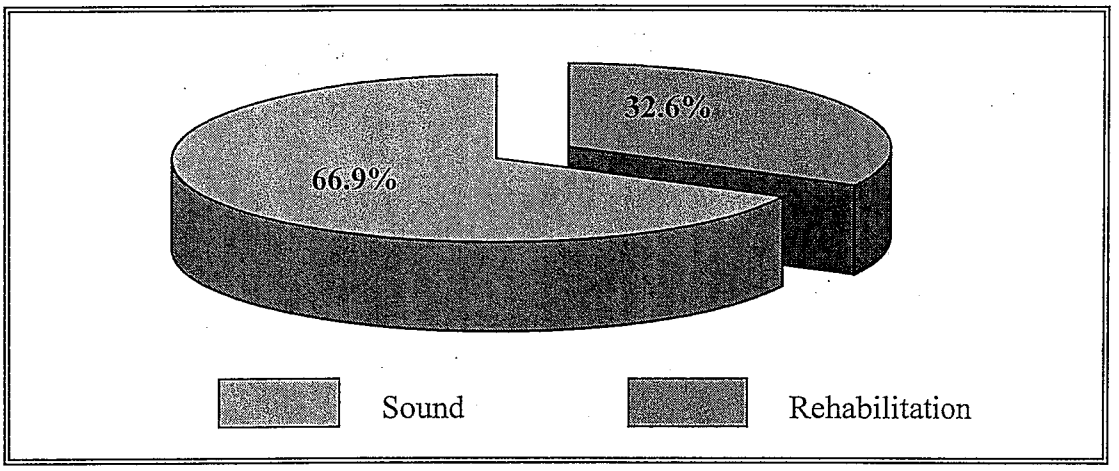
TABLE 8-1
COMMUNITY OF EMPIRE HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	563	63.5%	10	62.5%	46	82.1%	73	96.1%	692
Minor	277	31.3%	4	25.0	10	17.9%	3	3.9%	294
Moderate	38	4.3%	0	0	0	0.0%	0	0.0%	38
Substantial	5	0.6%	0	0	0	0.0%	0	0.0%	5
Dilapidated	3	0.3%	2	12.5	0	0.0%	0	0.0%	5
Total	886	100%	16	100%	56	100%	76	100%	1,034

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Empire a total of 32.6 percent, or 337 of the 1,034 housing units are in need of some form of rehabilitation.

FIGURE 8-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 337

The primary repair needed in the Community is re-roofing of the housing unit, with 30.2 percent of the units requiring this, followed by 25.3 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and less than six percent need window repair or replacement. Nearly half of the housing units (48.4 percent) have no sidewalks, curbs or gutters.

TABLE 8-2
COMMUNITY OF EMPIRE NEEDED REPAIRS

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	12	Re-painting	262
Partial Foundation	1	Patching/ Painting	98
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	30
Roofing		**Windows**	
Shingles Missing	2	Broken Pane	0
Re-roofing	297	Repair	31
Roof Structure Replacement	15	Replacement	26
Electrical		**Frontage Improvements**	
Minor Repair	8	Sidewalks	507
Replace Main Panel	3	Curbs and Gutters	500
Source: Laurin Associates Housing Condition Survey 2002, 2003			

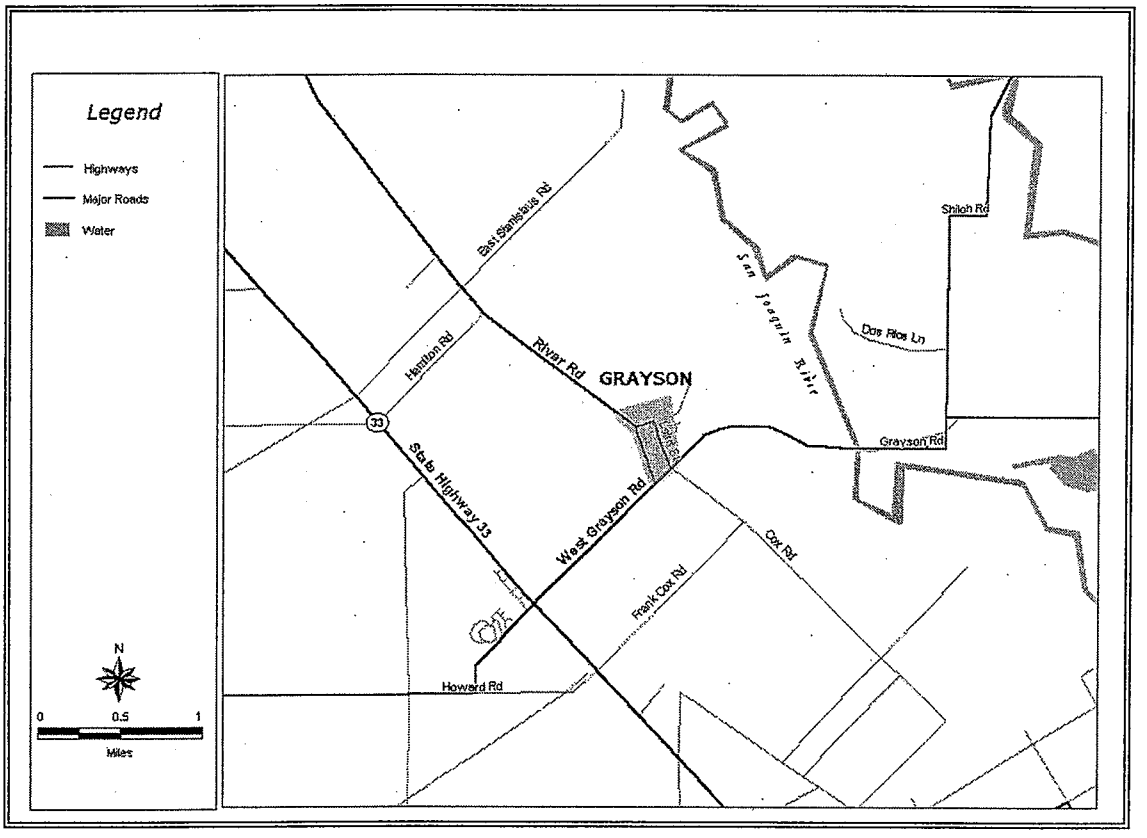
In summary, of the single-family housing units, 63.5 percent are in sound condition and 36.1 percent are in need of rehabilitation. Three housing units are considered dilapidated. A total of 62.5 percent of individual housing units configured as duplexes are in sound condition, with 25.0 percent in need of rehabilitation. One duplex (two housing units) is considered dilapidated. The survey showed that 82.1 percent of multifamily units are in sound condition, with 17.9 percent in need of rehabilitation. Finally, a total of 96.1 percent of the mobile homes in the Community are in sound condition, and 3.9 percent are in need of rehabilitation.

SECTION 9
COMMUNITY OF GRAYSON

The Community of Grayson is a small neighborhood located approximately eleven miles southwest of the City of Modesto. Grayson is generally defined by Hito Drive on the north, River Road on the west, Grayson Road on the south and the San Joaquin River on the east.

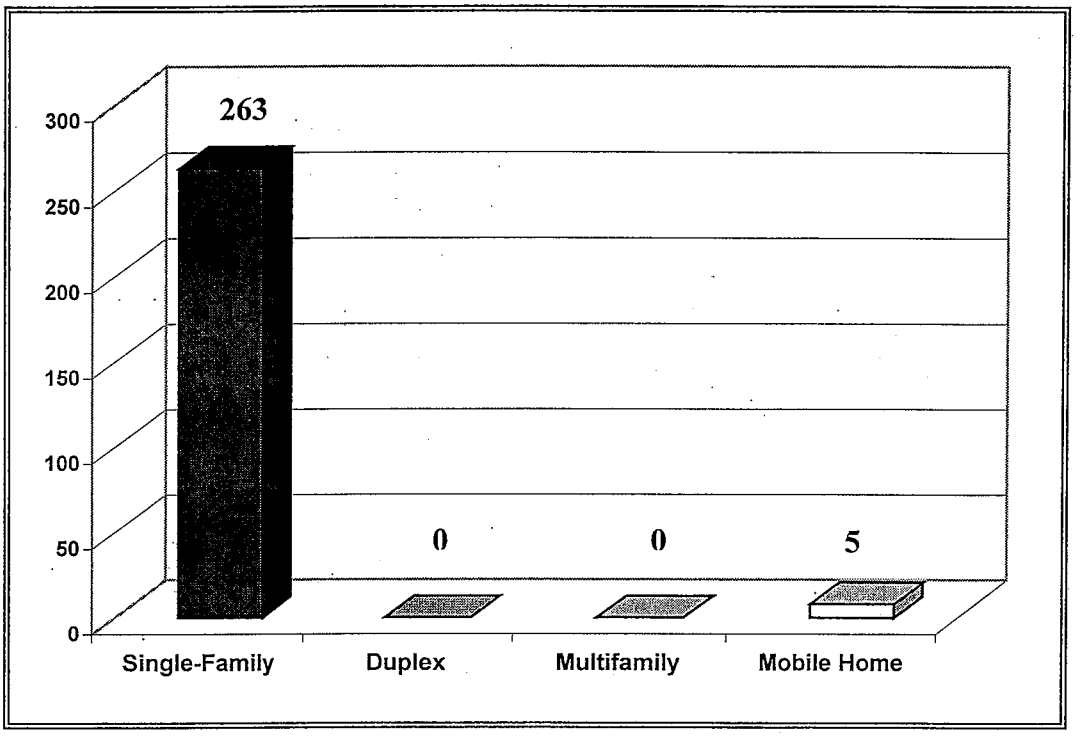
EXHIBIT 9-1

COMMUNITY OF GRAYSON, STANISLAUS COUNTY



A total of 268 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

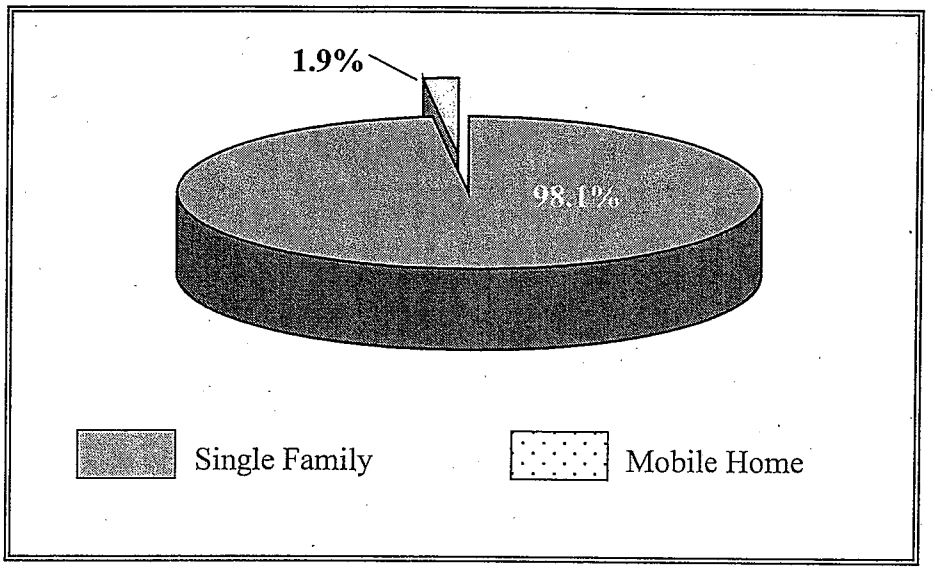
FIGURE 9-1
COMMUNITY OF GRAYSON HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

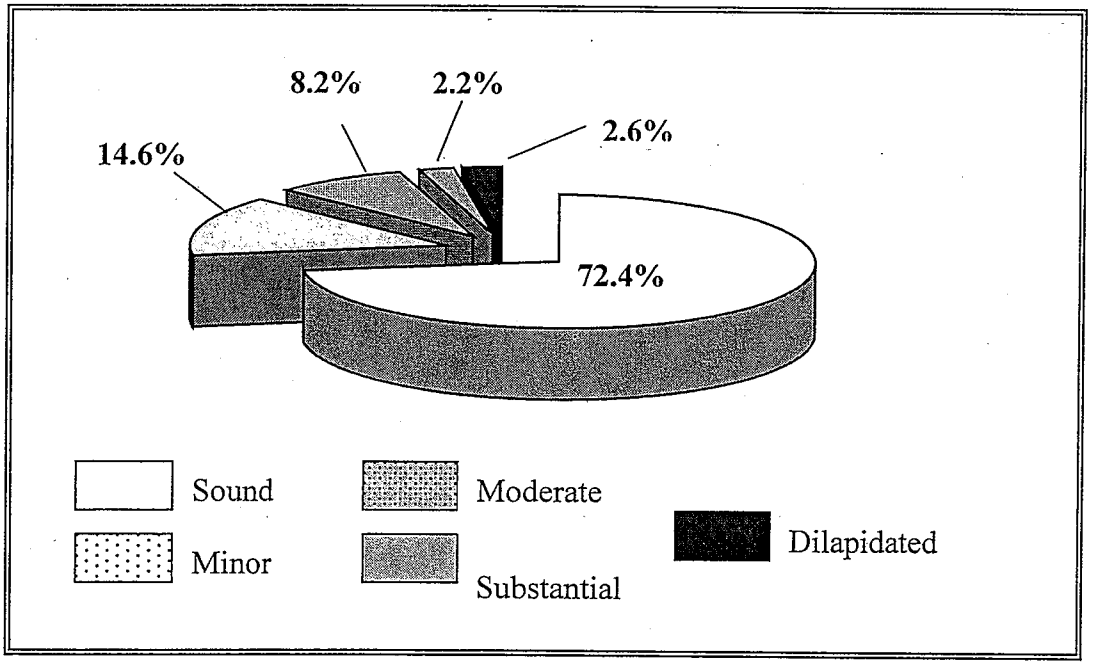
A total of 98.1 percent of the surveyed units are single-family units, and 1.9 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 9-2
HOUSING UNIT PERCENTAGES



Of all units, 72.4 percent are in sound condition, no repairs needed, while 14.6 percent need minor repairs, and an additional 8.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and 2.6 percent of the units were found to be dilapidated.

FIGURE 9-3
HOUSING UNITS CONDITIONS



Source: Laurin Associates Housing Condition Survey 2002, 2003

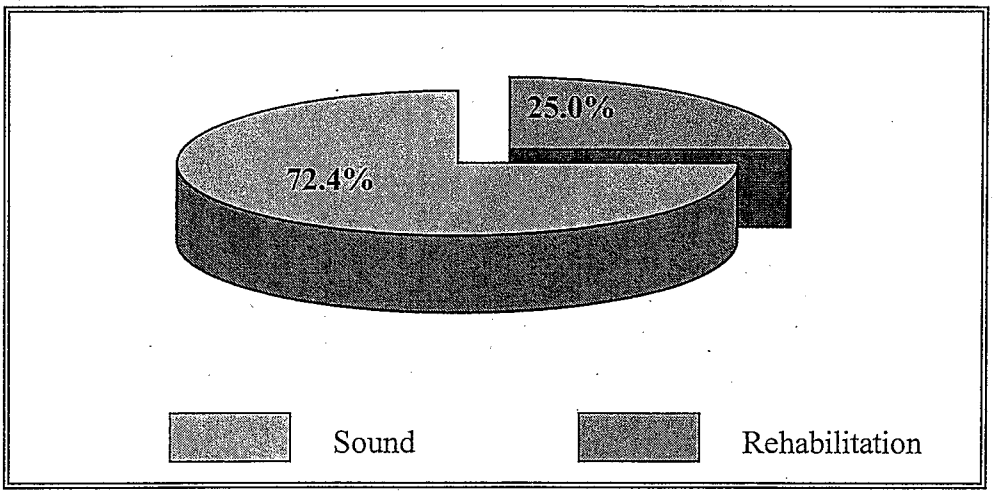
TABLE 9-1
COMMUNITY OF GRAYSON HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	190	72.2%	0	0.0%	0	0.0%	4	80.0%	194
Minor	38	14.4%	0	0.0%	0	0.0%	1	20.0%	39
Moderate	22	8.4%	0	0.0%	0	0.0%	0	0.0%	22
Substantial	6	2.3%	0	0.0%	0	0.0%	0	0.0%	6
Dilapidated	7	2.7%	0	0.0%	0	0.0%	0	0.0%	7
Total	263	100%	0	0.0%	0	0.0%	5	100%	268

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Grayson a total of 25.0 percent, or 67 of the 268 housing units are in need of some form of rehabilitation.

FIGURE 9-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 67

The primary improvements needed in the Community are repainting of the external structure, where 22.4 percent of the units show need for paint. An additional 20.1 percent of the housing units require re-roofing of the main housing unit, with an additional 5.6 percent requiring roof structure replacement as well as re-roofing. A total of 5.6 percent of the units are in need of foundation repair, and 8.2 percent of the units require window repair or replacement. Sidewalks are absent in front of 37.3 percent of the housing units.

TABLE 9-2
COMMUNITY OF GRAYSON NEEDED REPAIRS

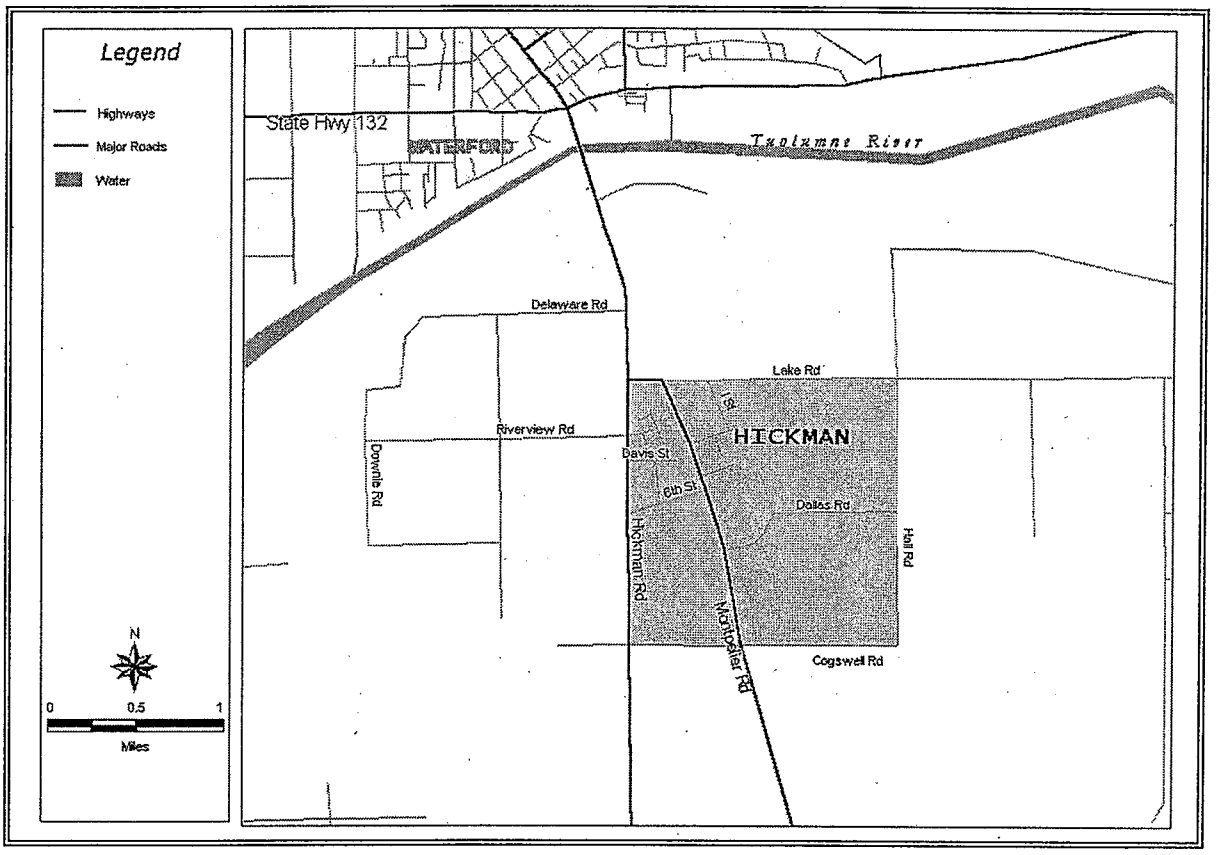
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	11	Re-painting	60
Partial Foundation	0	Patching/ Painting	26
No or Needs Foundation	4	Replacement/ Painting &/or Lead – Based Paint	29
Roofing		**Windows**	
Shingles Missing	4	Broken Pane	0
Re-roofing	54	Repair	4
Roof Structure Replacement	15	Replacement	18
Electrical		**Frontage Improvements**	
Minor Repair	8	Sidewalks	114
Replace Main Panel	4	Curbs and Gutters	1
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 72.2 percent are in sound condition and 25.1 percent are in need of rehabilitation. Seven single-family housing units are considered dilapidated. Four of the five mobile homes found in the Community are in sound condition and one needs only minor repair.

SECTION 10
COMMUNITY OF HICKMAN

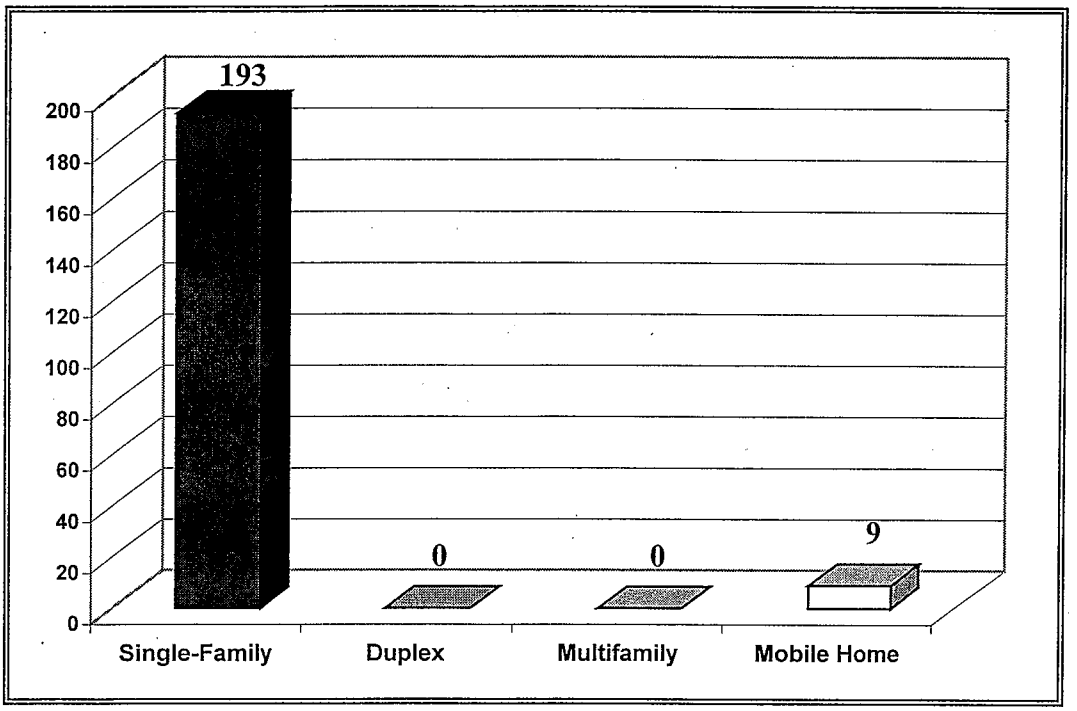
The Community of Hickman is located in southeastern Stanislaus County, approximately eleven miles east of the City of Modesto. It is defined by Lake Road on the north, Hickman Road on the west, Cogswell Road on the south and Hall Road on the east.

EXHIBIT 10-1
COMMUNITY OF HICKMAN, STANISLAUS COUNTY



A total of 202 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

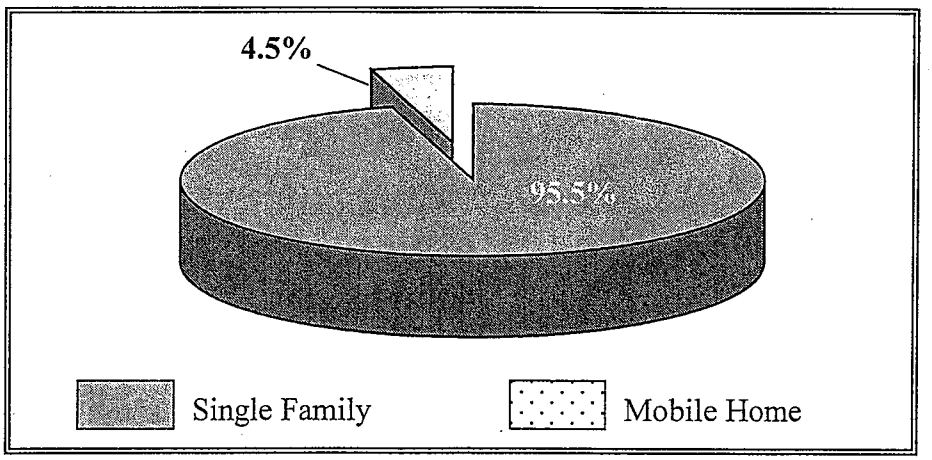
FIGURE 10-1
COMMUNITY OF HICKMAN HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

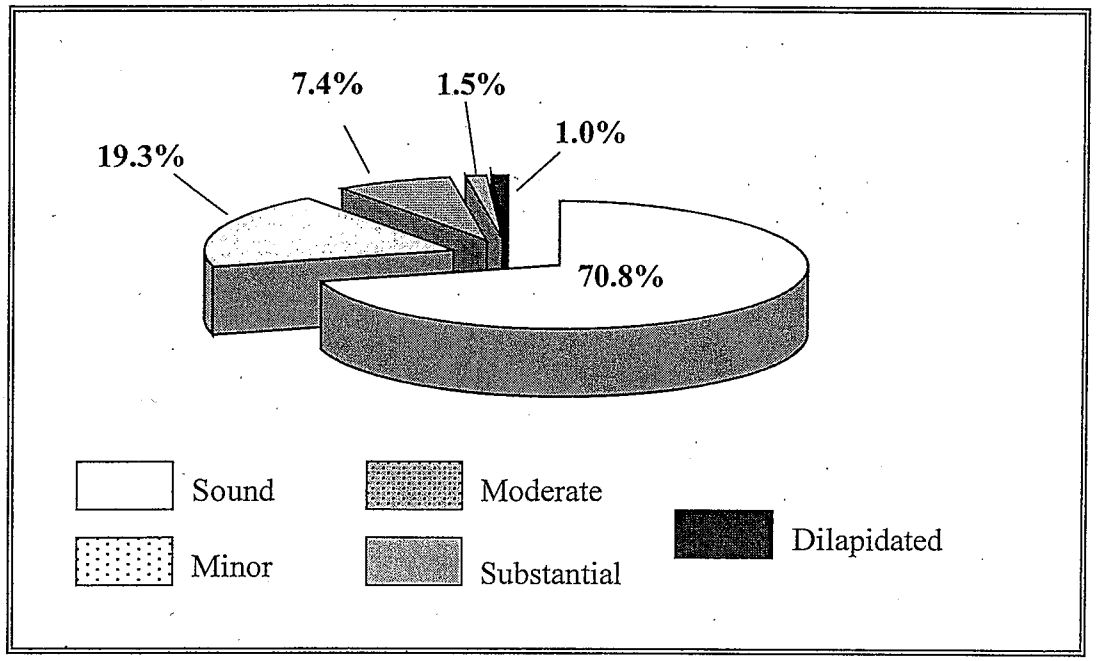
A total of 95.5 percent of the surveyed units are single-family units, and 4.5 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 10-2
HOUSING UNIT PERCENTAGES



Of all units, 70.8 percent are in sound condition, no repairs needed, while 19.3 percent need minor repairs, and an additional 7.4 percent need moderate repairs. A total of 1.5 percent of the units surveyed need substantial repair, and two housing units were found to be dilapidated in the Community.

FIGURE 10-3
HOUSING UNITS CONDITIONS



Source: Laurin Associates Housing Condition Survey 2002, 2003

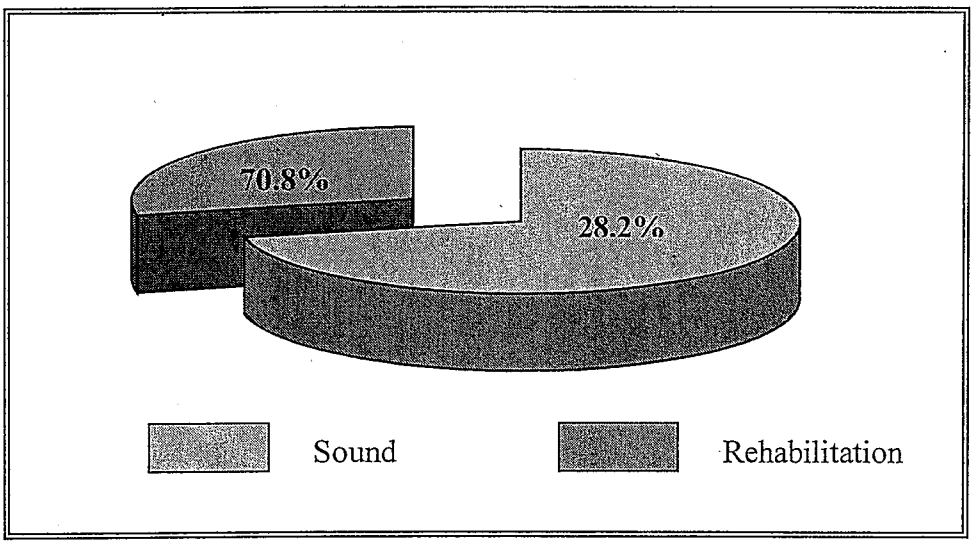
TABLE 10-1
COMMUNITY OF HICKMAN HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	137	71.0%	0	0.0%	0	0.0%	6	66.7%	143
Minor	37	19.2%	0	0.0%	0	0.0%	2	22.2%	39
Moderate	15	7.8%	0	0.0%	0	0.0%	0	0.0%	15
Substantial	2	1.0%	0	0.0%	0	0.0%	1	11.1%	3
Dilapidated	2	1.0%	0	0.0%	0	0.0%	0	0.0%	2
Total	193	100%	0	0.0%	0	0.0%	9	100%	202

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Hickman a total of 28.2 percent, or 57 of the 202 housing units are in need of some form of rehabilitation.

FIGURE 10-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 57

The primary repair needed in the Community is repainting of the external structure, with 27.2 percent of the units requiring this, and 23.8 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters were absent in front of 69.8 percent of the housing units in the Community.

TABLE 10-1
COMMUNITY OF HICKMAN NEEDED REPAIRS

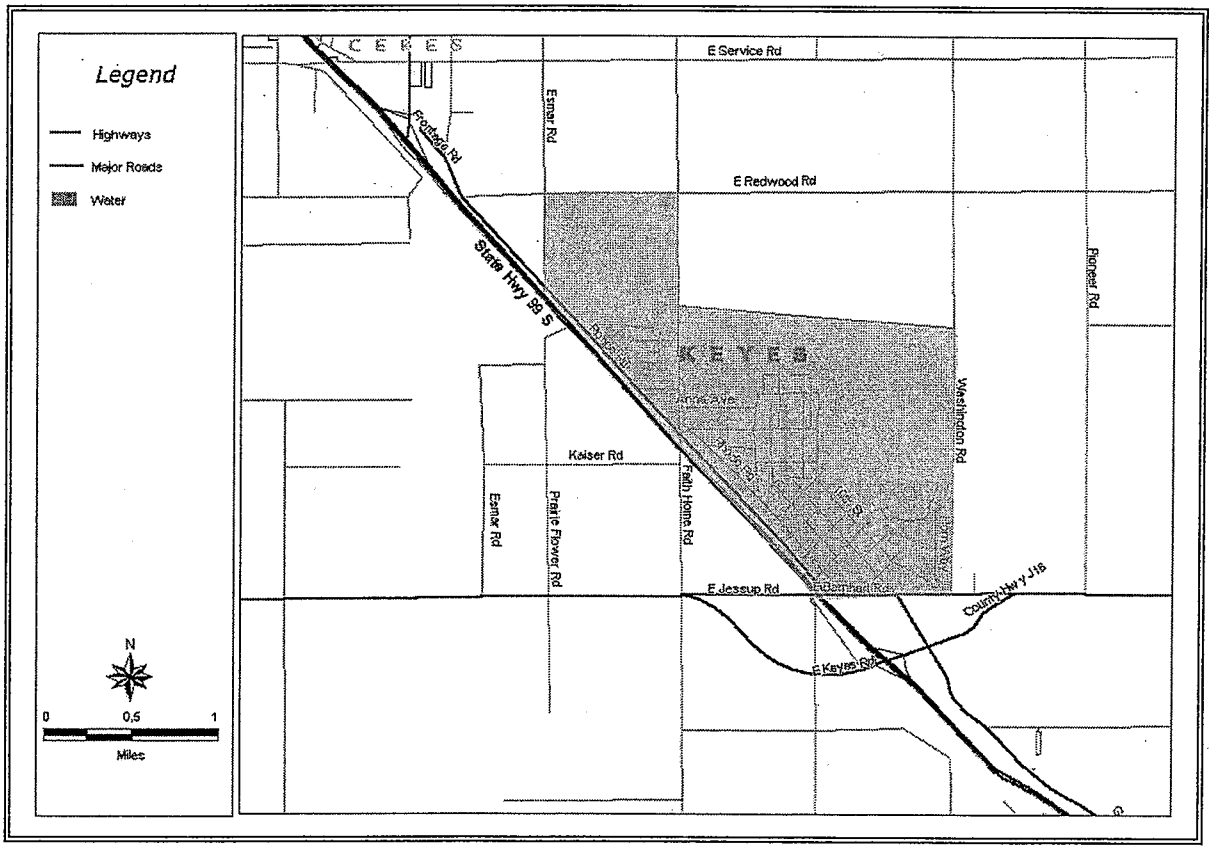
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	4	Re-painting	55
Partial Foundation	0	Patching/ Painting	28
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	15
Roofing		**Windows**	
Shingles Missing	1	Broken Pane	0
Re-roofing	48	Repair	8
Roof Structure Replacement	5	Replacement	6
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	150
Replace Main Panel	1	Curbs and Gutters	141
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 71.0 percent are in sound condition and 28.0 percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. Six of the nine mobile homes found in the Community are in sound condition, two need only minor repair, and one needs substantial repair.

SECTION 11
COMMUNITY OF KEYES

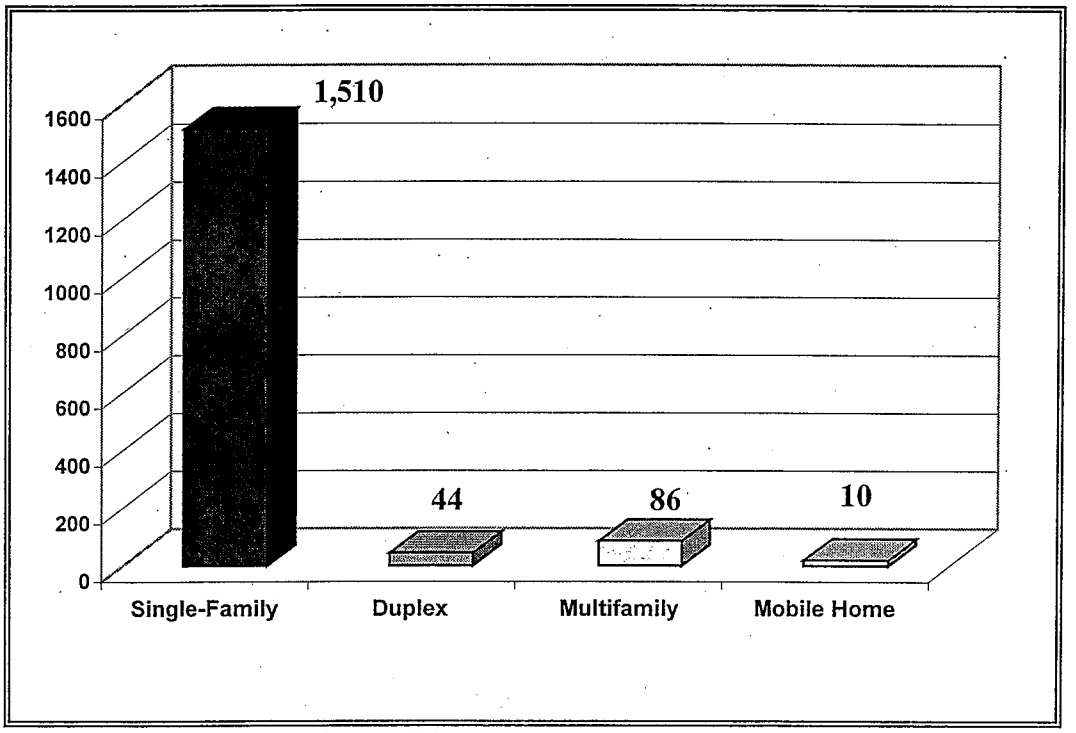
The Community of Keyes is located in central Stanislaus County, approximately half way between the cities of Ceres and Turlock along State Highway 99. The Community is defined by the Redwood Road on the north, State Highway 99 on the west, Keyes Road on the south and Washington Road on the east.

EXHIBIT 11-1
COMMUNITY OF KEYES, STANISLAUS COUNTY



A total of 1,650 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

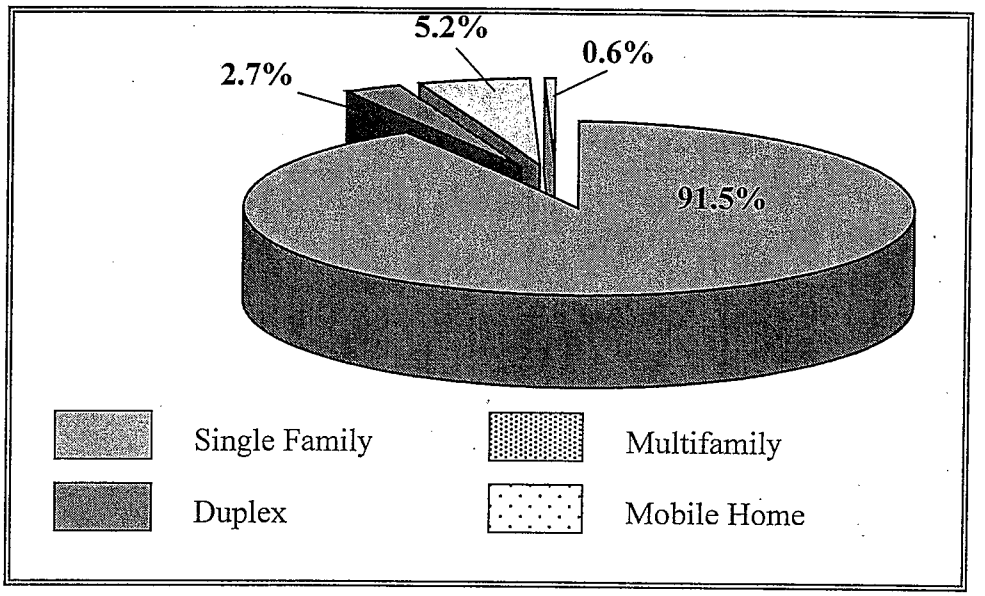
FIGURE 11-1
COMMUNITY OF KEYES HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

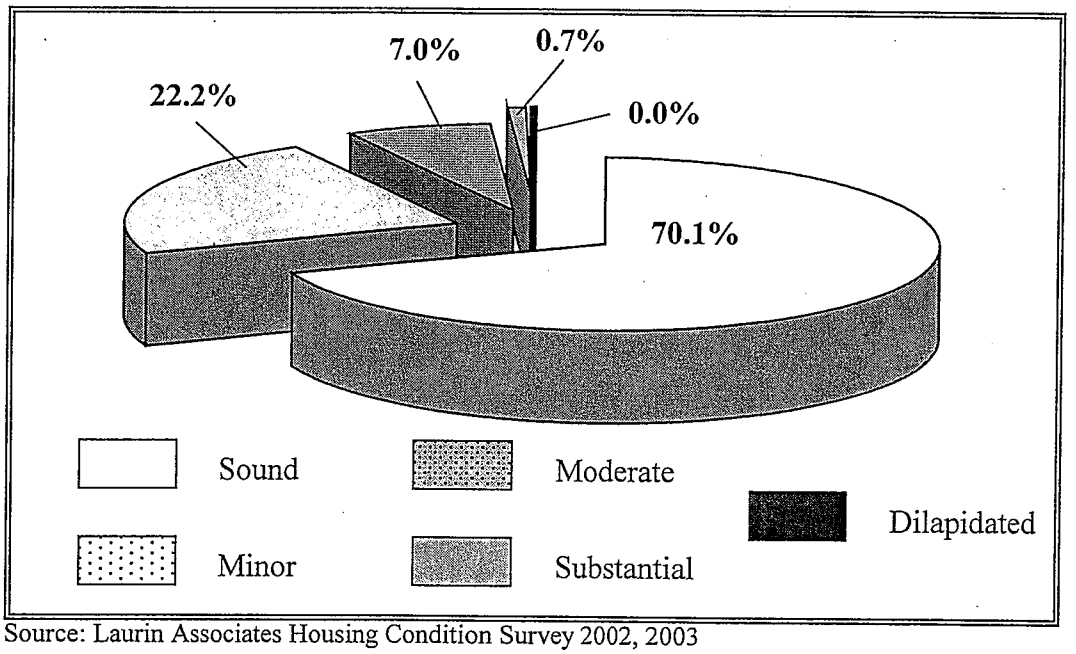
A total of 91.5 percent of the surveyed units are single-family units, 5.2 percent are classified as multifamily units; 2.7 percent are duplexes, and 0.6 percent are mobile homes. There were 22 duplexes found in the Community, for a total of 44 housing units, and 17 multifamily complexes, for a total of 86 housing units.

FIGURE 11-2
HOUSING UNITS BY TYPE



Of all units, 69.5 percent are in sound condition, no repairs needed, while 22.7 percent need minor repairs, and an additional 7.2 percent need moderate repairs. Only 0.7 percent of the units surveyed need substantial repair, and none of the housing units are dilapidated.

FIGURE 11-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

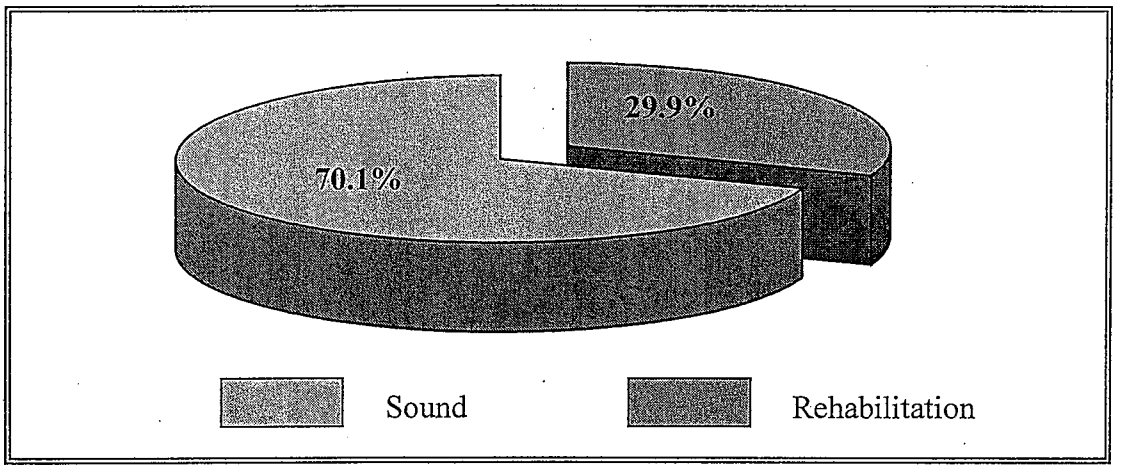
TABLE 11-1
COMMUNITY OF KEYES HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,098	72.7%	18	40.9%	41	47.7%	0	0.0%	1,157
Minor	304	20.1%	20	45.5%	32	37.2%	10	100.0%	366
Moderate	97	6.4%	6	13.6%	13	15.1%	0	0.0%	116
Substantial	11	0.7%	0	0.0%	0	0.0%	0	0.0%	11
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	1,510	100%	44	100%	86	100%	10	100%	1,650

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Keyes a total of 29.9 percent, or 493 of the 1,650 housing units are in need of some form of rehabilitation.

FIGURE 11-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 493

The primary repair needed in the Community is repainting, or patching or replacing of the exterior housing surface, with 70.9 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 27.0 percent of the units requiring this repair. Only 5.2 percent of the housing units need window repair or replacement. Very few units require foundation repair, and no electrical repairs were noted in the Community. Over half of the housing units (55.3 percent) have no sidewalks, curbs or gutters.

TABLE 11-2
COMMUNITY OF KEYES NEEDED REPAIRS

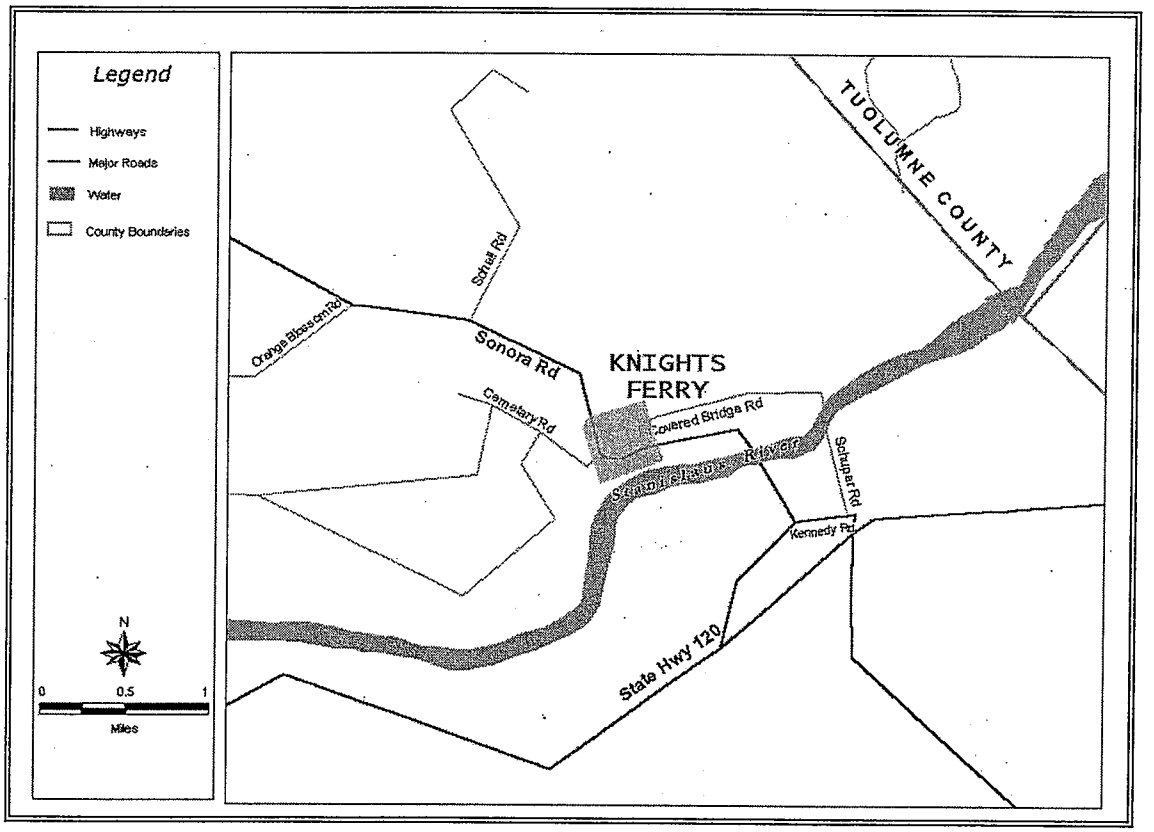
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	4	Re-painting	814
Partial Foundation	0	Patching/ Painting	301
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	55
Roofing		**Windows**	
Shingles Missing	14	Broken Pane	0
Re-roofing	390	Repair	51
Roof Structure Replacement	43	Replacement	35
Electrical		**Frontage Improvements**	
Minor Repair	0	Sidewalks	912
Replace Main Panel	0	Curbs and Gutters	912
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 72.7 percent are in sound condition and 27.3 percent are in need of rehabilitation. A total of 40.9 percent of individual housing units configured as duplexes are in sound condition, with 59.1 percent in need of rehabilitation. The survey showed that 47.7percent of multifamily units are in sound condition, with 52.3 percent in need of rehabilitation. Finally, all the mobile homes in the Community were found to be in need of rehabilitation.

SECTION 12
COMMUNITY OF KNIGHTS FERRY

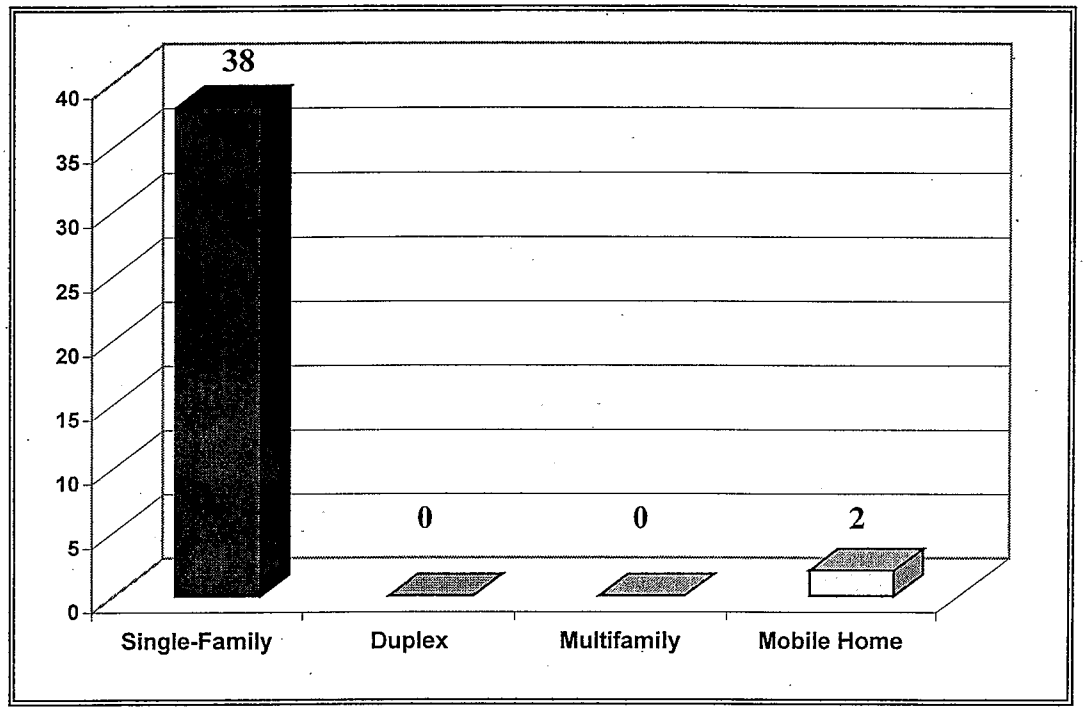
The Community of Knights Ferry is located in northeastern Stanislaus County, approximately eighteen miles northeast of the City of Modesto. The Community is defined by Vantine and Fisher streets on the north, Sonora Road on the west, the Stanislaus River on the south and the Knights Ferry Recreation Area on the east.

EXHIBIT 12-1
COMMUNITY OF KNIGHTS FERRY, STANISLAUS COUNTY



A total of 40 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

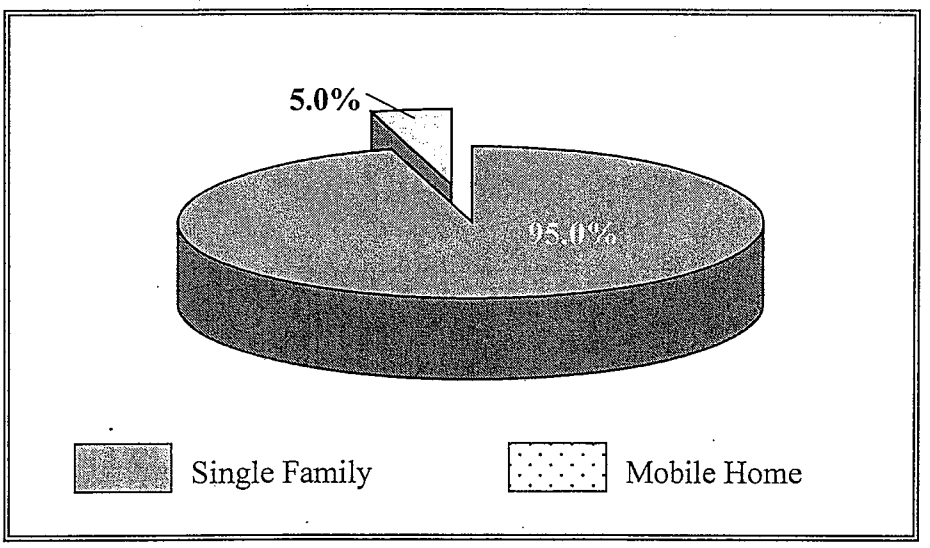
FIGURE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

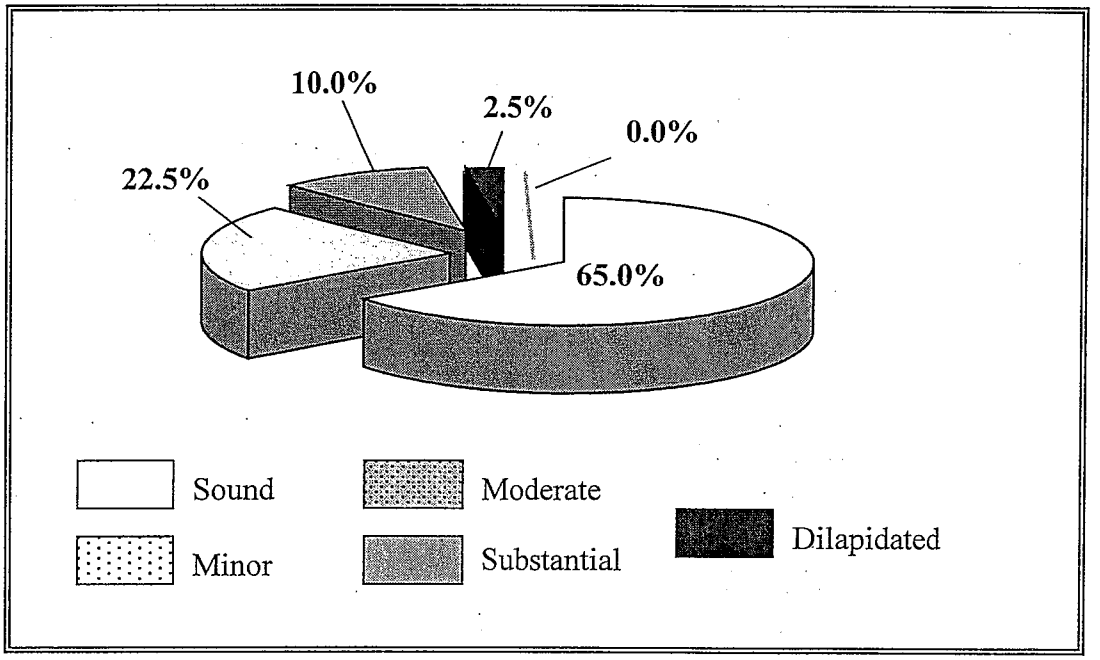
A total of 95.0 percent of the surveyed units are single-family units, and 5.0 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 12-2
HOUSING UNIT PERCENTAGES



Of all units, 65.0 percent are in sound condition, no repairs needed, while 22.5 percent need minor repairs, and an additional 10.0 percent need moderate repairs. A total of 2.5 percent of the units surveyed need substantial repair, and no housing units were found to be dilapidated in the Community.

FIGURE 12-3
HOUSING UNITS CONDITIONS



Source: Laurin Associates Housing Condition Survey 2002, 2003

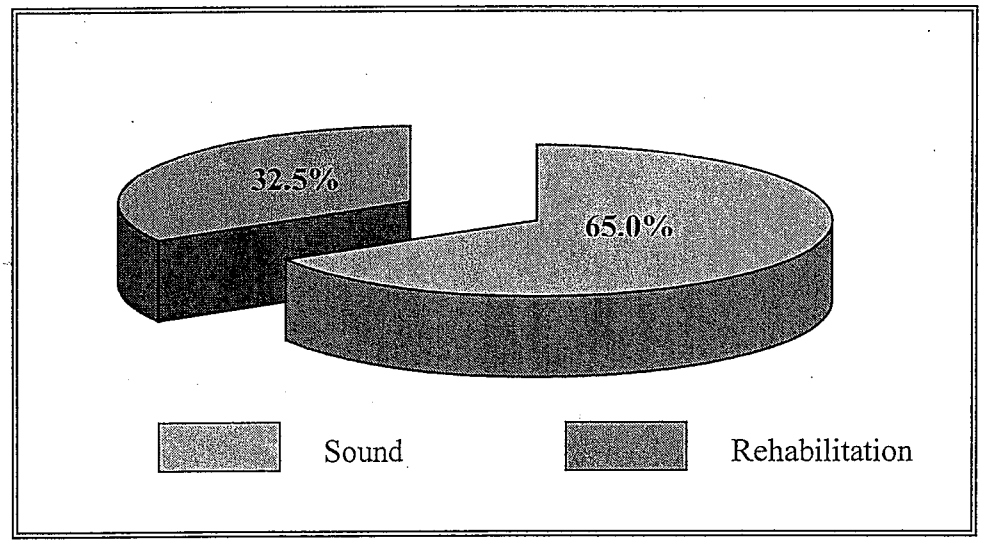
TABLE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	25	65.8%	0	0.0%	0	0.0%	1	50.0%	26
Minor	8	21.1%	0	0.0%	0	0.0%	1	50.0%	9
Moderate	4	10.5%	0	0.0%	0	0.0%	0	0.0%	4
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	1	2.6%	0	0.0%	0	0.0%	0	0.0%	1
Total	38	100%	0	0.0%	0	0.0%	2	100%	40

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Knights Ferry a total of 32.5 percent, or 13 of the 40 housing units are in need of some form of rehabilitation.

FIGURE 12-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 13

The primary repair needed in the Community is repainting, patching or siding replacement of the external structure, with 55.0 percent of the units requiring this improvement, and 22.5 percent of the units in need of re-roofing or roof repair. A total of 22.5 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

TABLE 12-2
COMMUNITY OF KNIGHTS FERRY NEEDED REPAIRS

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	2	Re-painting	8
Partial Foundation	0	Patching/ Painting	11
No or Needs Foundation	1	Replacement/ Painting &/or Lead – Based Paint	3
Roofing		**Windows**	
Shingles Missing	2	Broken Pane	0
Re-roofing	6	Repair	5
Roof Structure Replacement	1	Replacement	4
Electrical		**Frontage Improvements**	
Minor Repair	2	Sidewalks	40
Replace Main Panel	1	Curbs and Gutters	40
Source: Laurin Associates Housing Condition Survey 2002, 2003			

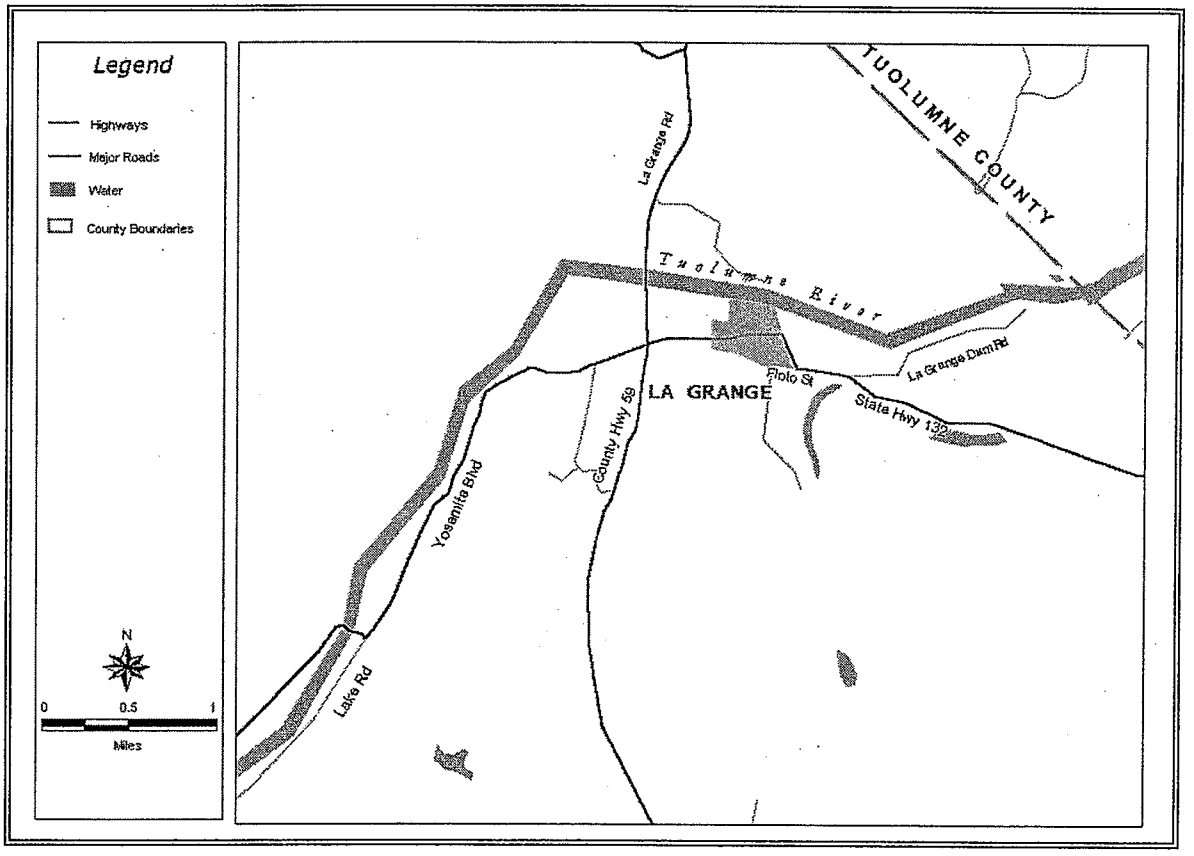
In summary, of the single-family housing units, 65.8 percent are in sound condition and 31.6 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. One of the two mobile homes found in the Community is in sound condition, and one needs only minor repair.

SECTION 13
COMMUNITY OF LA GRANGE

The Community of La Grange is at the extreme eastern end of Stanislaus County, approximately 28 miles east of the City of Modesto. The neighborhood is defined by the Tuolumne River on the north, La Grange Road on the west, Floto Street on the south and Yosemite Boulevard on the east.

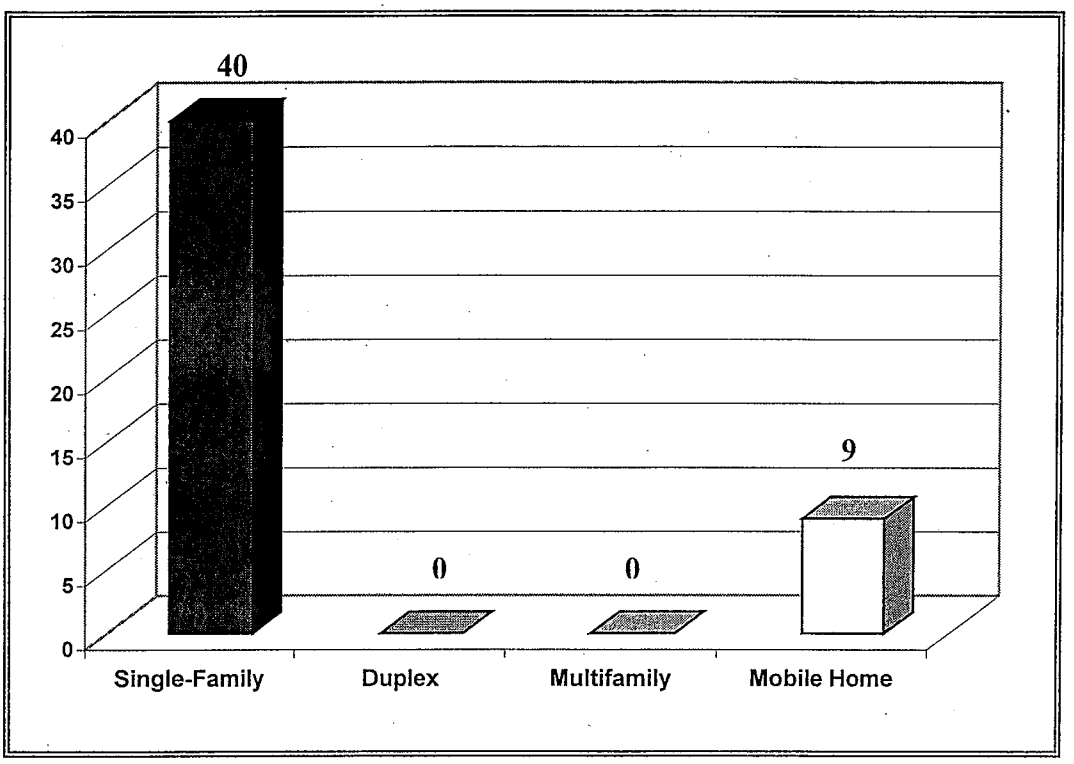
EXHIBIT 13-1

COMMUNITY OF LA GRANGE, STANISLAUS COUNTY



A total of 49 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

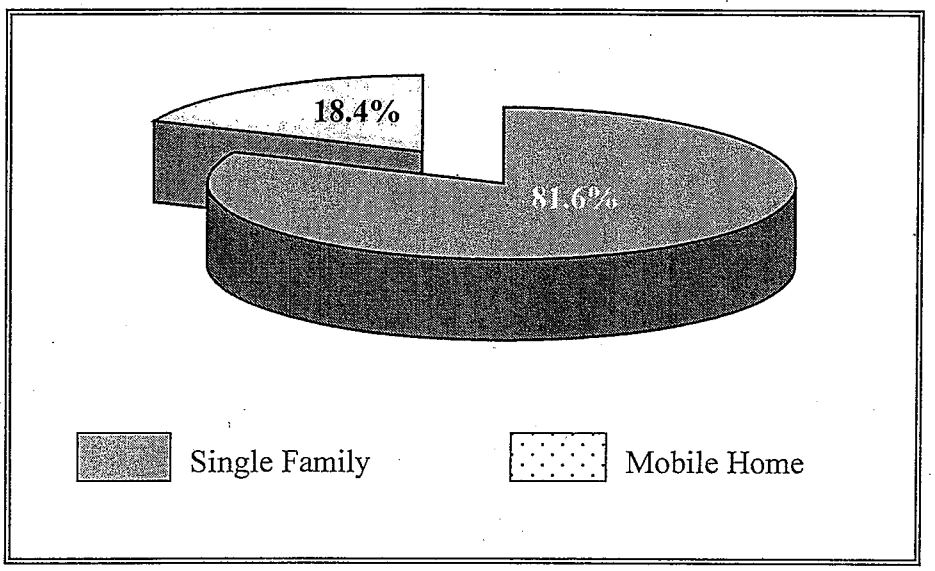
FIGURE 13-1
COMMUNITY OF LA GRANGE HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

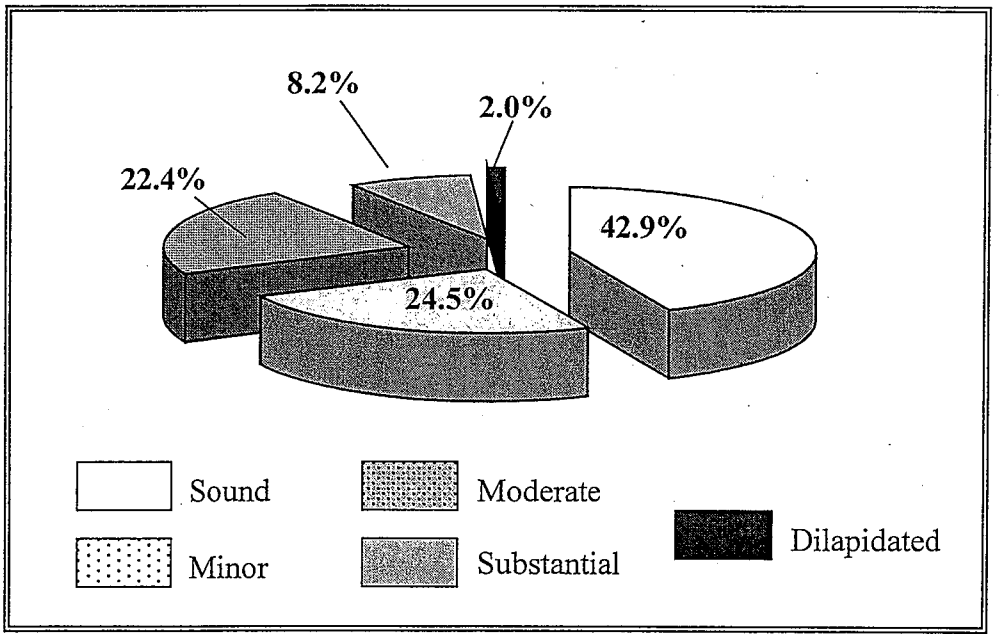
A total of 81.6 percent of the surveyed units are single-family units, and 18.4 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 13-2
HOUSING UNIT PERCENTAGES



Of all units, 42.9 percent are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 22.5 percent need moderate repairs. A total of 8.2 percent of the units surveyed need substantial repair, and one housing unit was found to be dilapidated in the Community.

FIGURE 13-3
HOUSING UNITS CONDITIONS



Source: Laurin Associates Housing Condition Survey 2002, 2003

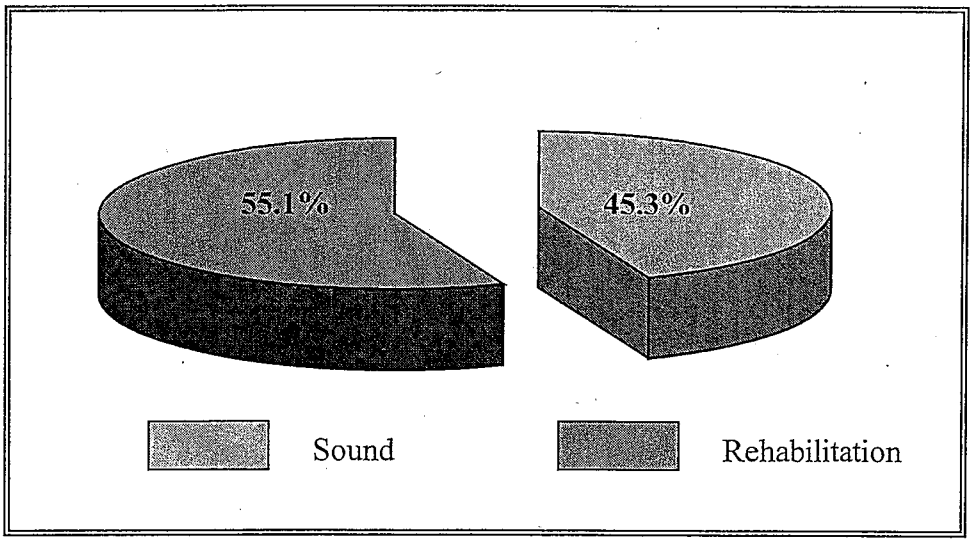
TABLE 13-1
COMMUNITY OF LA GRANGE HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	19	47.5%	0	0.0%	0	0.0%	2	22.2%	21
Minor	7	17.5%	0	0.0%	0	0.0%	5	55.6%	12
Moderate	10	25.0%	0	0.0%	0	0.0%	1	11.1%	11
Substantial	3	7.5%	0	0.0%	0	0.0%	1	11.1%	4
Dilapidated	1	2.5%	0	0.0%	0	0.0%	0	0.0%	1
Total	40	100%	0	0.0%	0	0.0%	9	100%	49

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of La Grange a total of 55.1 percent, or 27 of the 49 housing units are in need of some form of rehabilitation.

FIGURE 13-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 27

The primary repair needed in the Community is re-roofing or roof structure replacement and re-roofing, with 46.9 percent of the units in need of this repair. A total of 44.9 percent of the units require repainting or patching and repainting of the external structure. A total of 28.6 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

TABLE 13-2
COMMUNITY OF LA GRANGE NEEDED REPAIRS

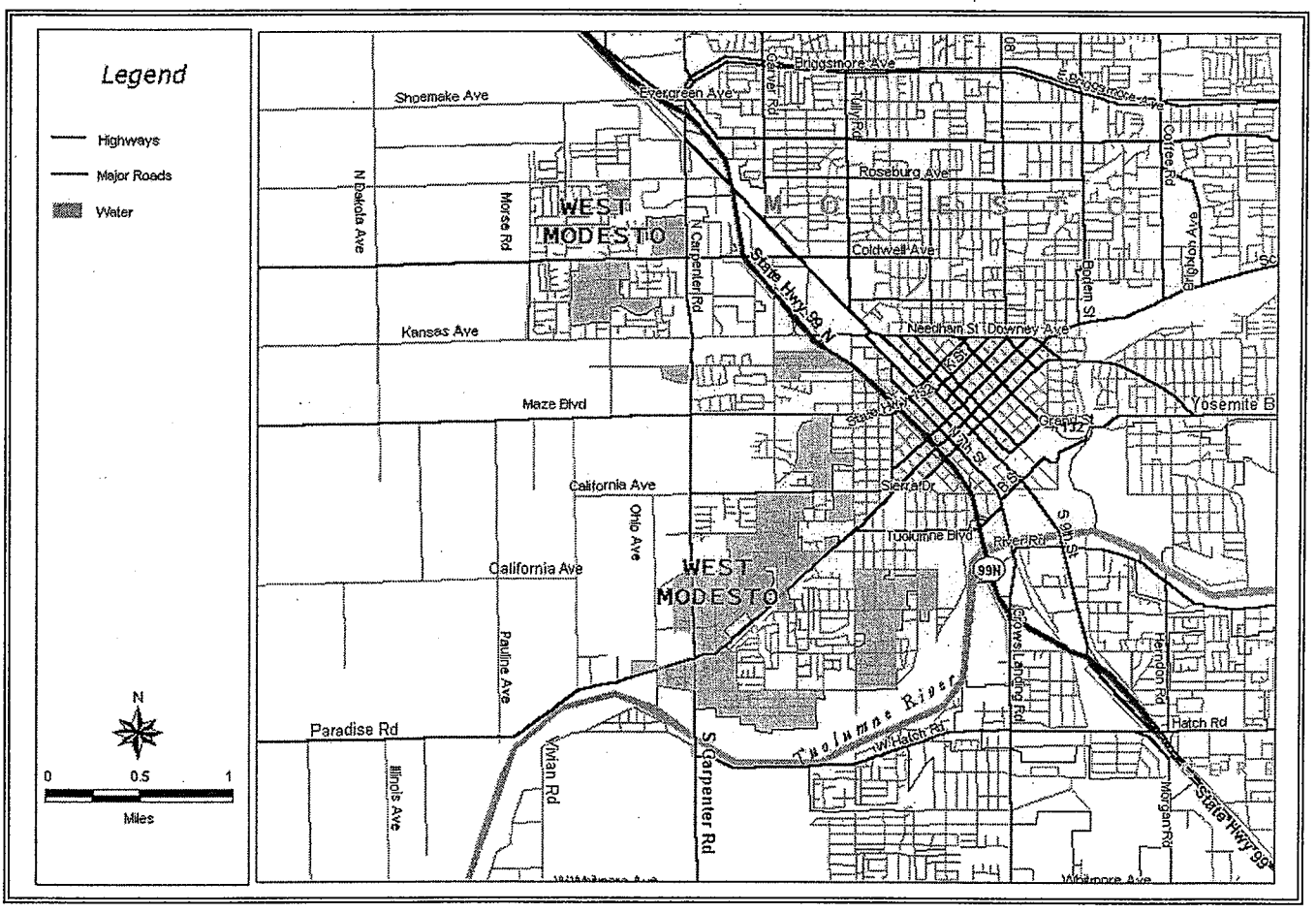
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	2	Re-painting	14
Partial Foundation	0	Patching/ Painting	8
No or Needs Foundation	2	Siding Replacement/ &/or Lead –Based Paint	12
Roofing		**Windows**	
Shingles Missing	1	Broken Pane	0
Re-roofing	19	Repair	2
Roof Structure Replacement	4	Replacement	12
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	49
Replace Main Panel	1	Curbs and Gutters	49
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 47.5 percent are in sound condition and 50.0 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. Two of the nine mobile homes found in the Community are in sound condition, and seven are in need of rehabilitation.

SECTION 14
WEST MODESTO NEIGHBORHOODS

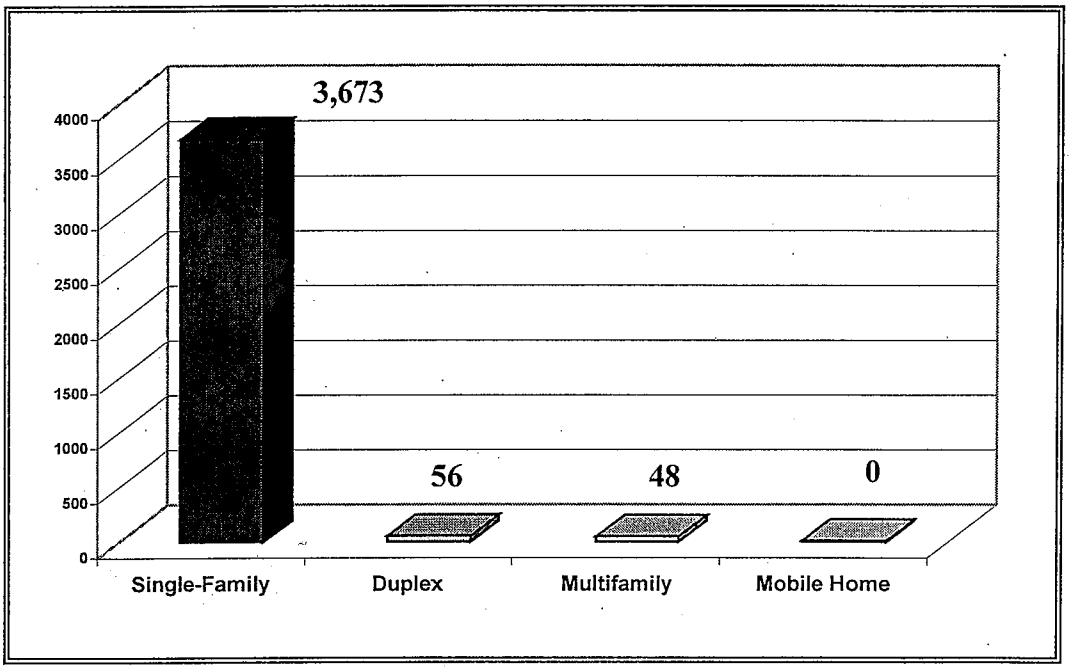
The West Modesto Neighborhoods are located in central Stanislaus County, immediately west of, and in some cases surrounded by, the western City of Modesto. The Neighborhoods are generally defined by Blue Gum Avenue on the north, Mercy Avenue and Ohio Avenues on the west, Robertson Road on the south, and Sutter Avenue and Martin Luther King Drive on the east.

EXHIBIT 14-1
WEST MODESTO NEIGHBORHOODS, STANISLAUS COUNTY



A total of 3,777 housing units were surveyed in the Neighborhoods. The Neighborhoods are made up primarily of single-family residences, with the majority being in sound condition.

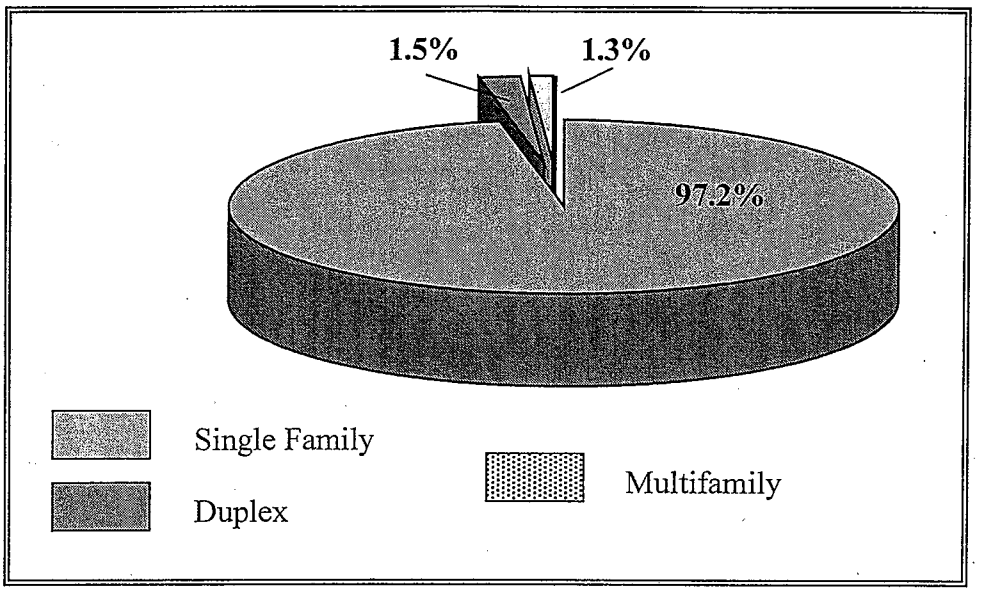
FIGURE 14-1
WEST MODESTO NEIGHBORHOODS HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

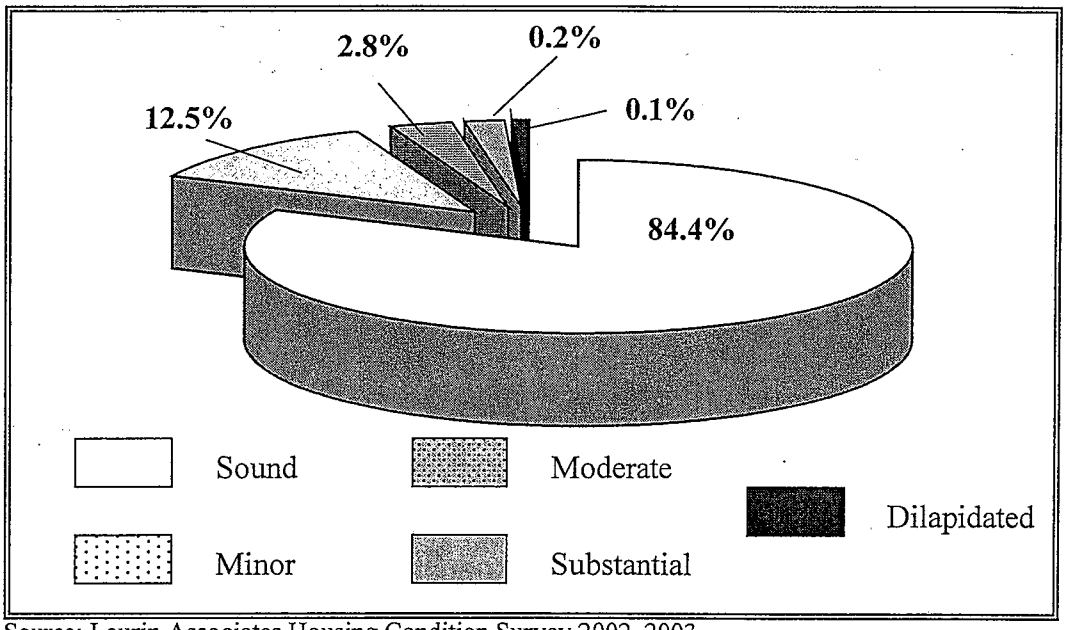
A total of 97.2 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.5 percent are duplexes, and no mobile homes were found. There were 28 duplexes, for a total of 56 housing units, and 10 multifamily complexes with a total of 48 housing units.

FIGURE 14-2
HOUSING UNIT PERCENTAGES



Of all units, 84.4 percent are in sound condition, no repairs needed, while 12.5 percent need minor repairs, and an additional 2.8 percent need moderate repairs. Only 0.2 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

FIGURE 14-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

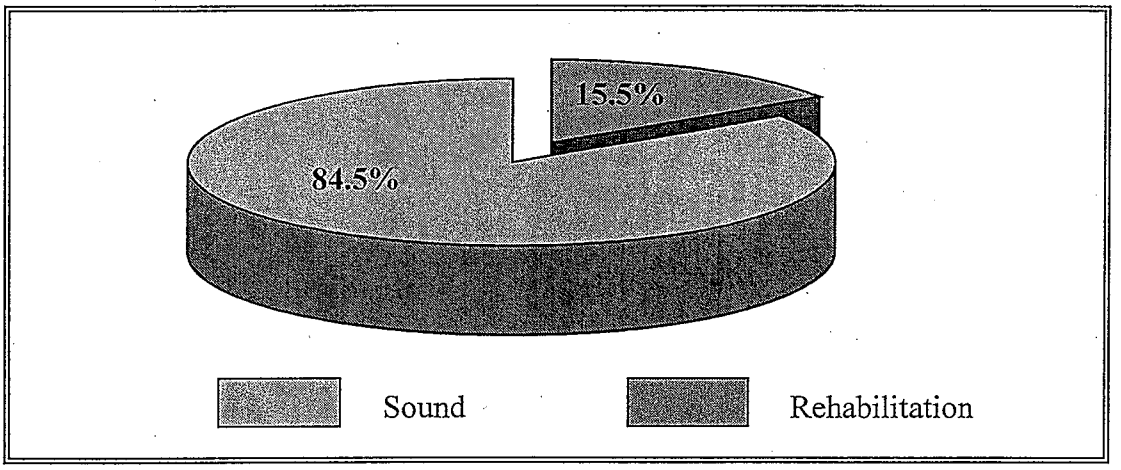
TABLE 14-1
WEST MODESTO NEIGHBORHOODS HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	3,118	84.9%	44	78.6%	30	62.5%	0	0.0%	3,192
Minor	445	12.1%	12	21.4%	14	29.2%	0	0.0%	471
Moderate	100	2.7%	0	0.0%	4	8.3%	0	0.0%	104
Substantial	9	0.2%	0	0.0%	0	0.0%	0	0.0%	9
Dilapidated	1	0.1%	0	0.0%	0	0.0%	0	0.0%	1
Total	3,673	100%	56	100%	48	100%	0	0.0%	3,777

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhoods of West Modesto a total of 15.5 percent, or 584 of the 3,777 housing units are in need of some form of rehabilitation.

FIGURE 14-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 584

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 34.1 percent of the units requiring this repair. A total of 31.4 percent of the housing units require re-roofing or roof repair. Only 0.5 percent of the units require foundation repair, and 2.9 percent need window repair or replacement. Only three units were found to require electrical repairs. Over 90 percent of the housing units have no sidewalks, and 87.6 percent lack curbs and gutters.

TABLE 14-2
WEST MODESTO NEIGHBORHOODS NEEDED REPAIRS

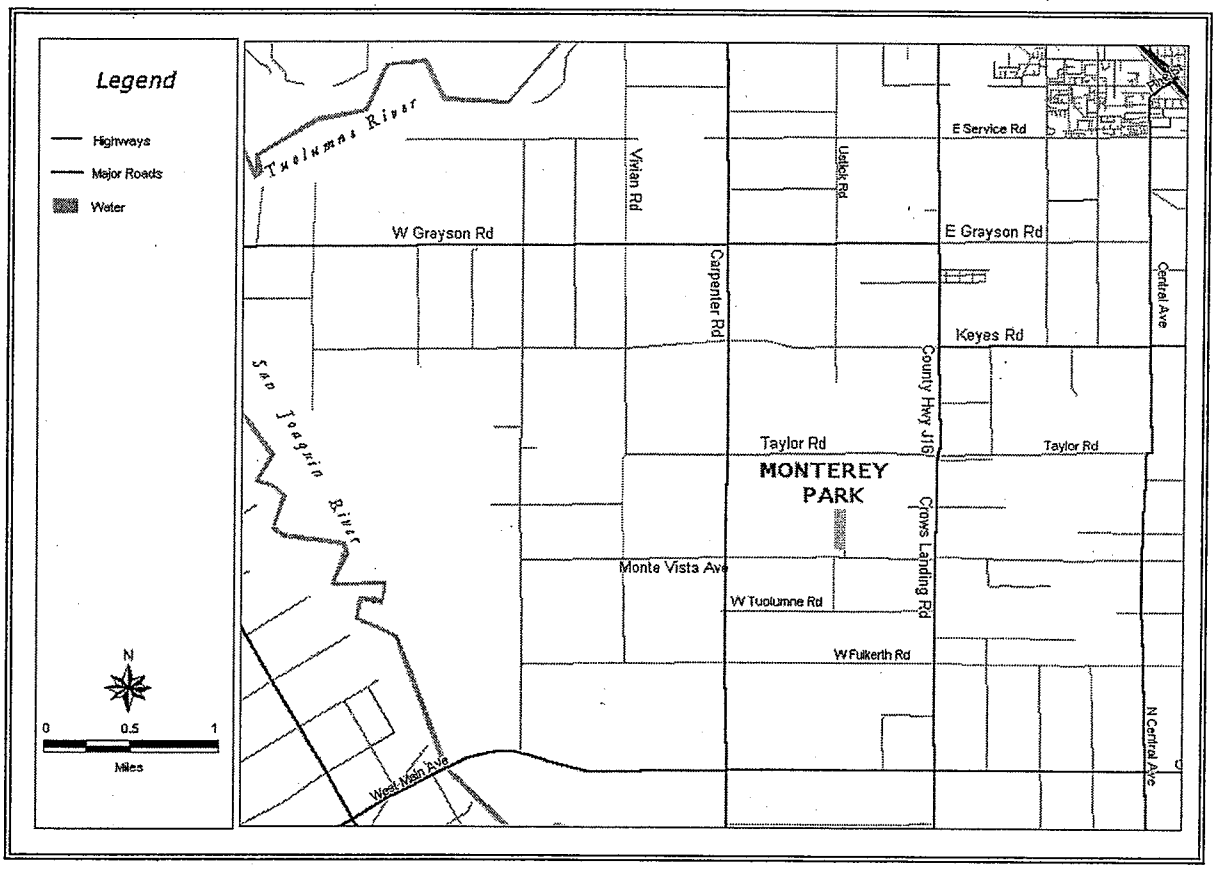
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	19	Re-painting	749
Partial Foundation	1	Patching/ Painting	404
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	134
Roofing		**Windows**	
Shingles Missing	844	Broken Pane	37
Re-roofing	301	Repair	41
Roof Structure Replacement	42	Replacement	31
Electrical		**Frontage Improvements**	
Minor Repair	3	Sidewalks	3,432
Replace Main Panel	0	Curbs and Gutters	3,308
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 84.9 percent are in sound condition and 15.1 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 78.6 percent of individual housing units configured as duplexes are in sound condition, with 21.4 percent in need of rehabilitation. The survey showed that 62.5 percent of multifamily units are in sound condition, with 37.5 percent in need of rehabilitation.

SECTION 15
MONTEREY PARK NEIGHBORHOOD

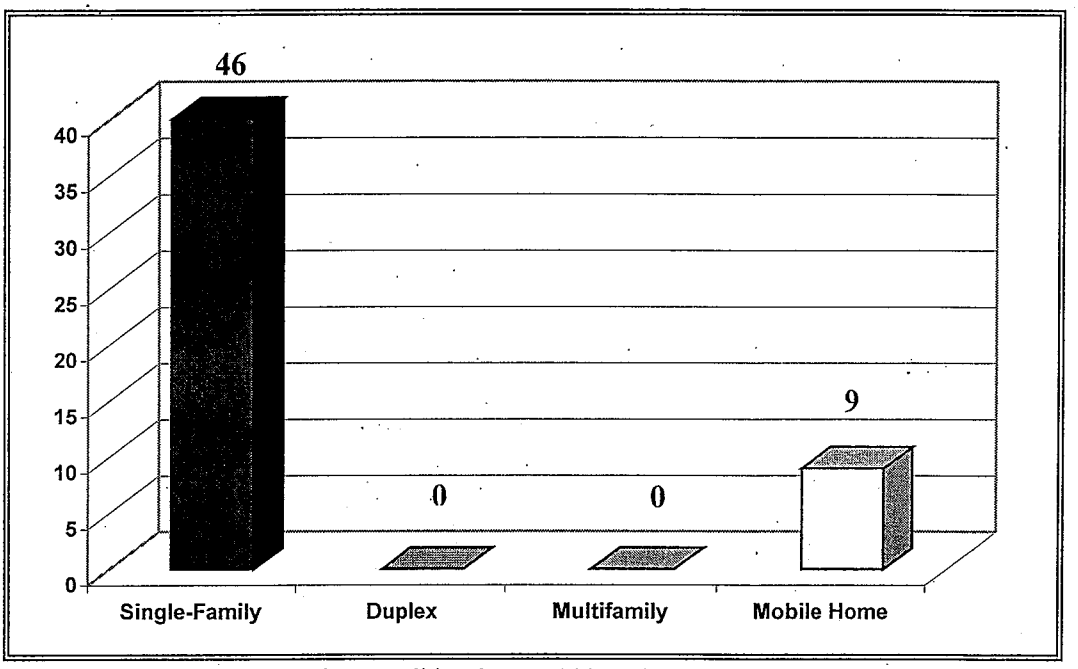
The Monterey Park Neighborhood is located almost in the direct center of Stanislaus County, approximately 8 miles west of the City of Turlock. The Neighborhood is defined by the Durango Avenue on the north, Monterey Avenue on the west, La Siesta Avenue on the south and Foy Avenue on the east. The closest major cross streets are Crows Landing Road and Monte Vista Avenue.

EXHIBIT 15-1
MONTEREY PARK NEIGHBORHOOD



A total of 55 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

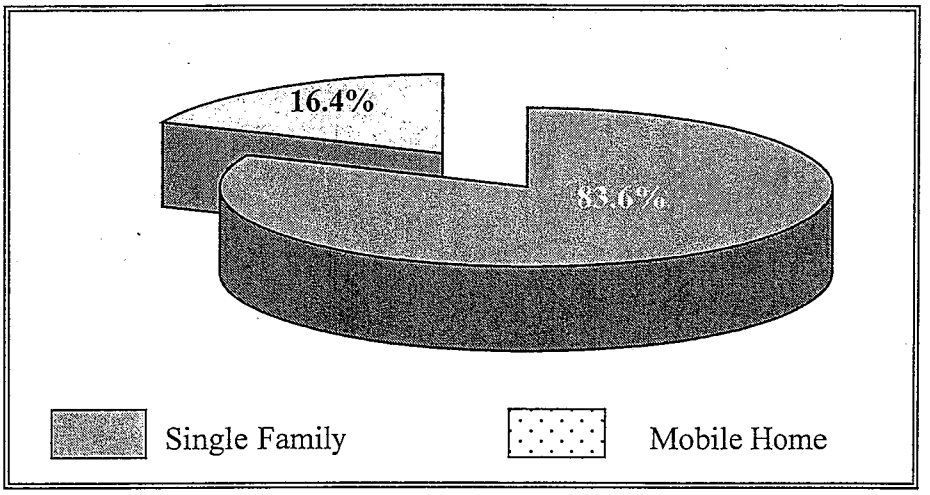
FIGURE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

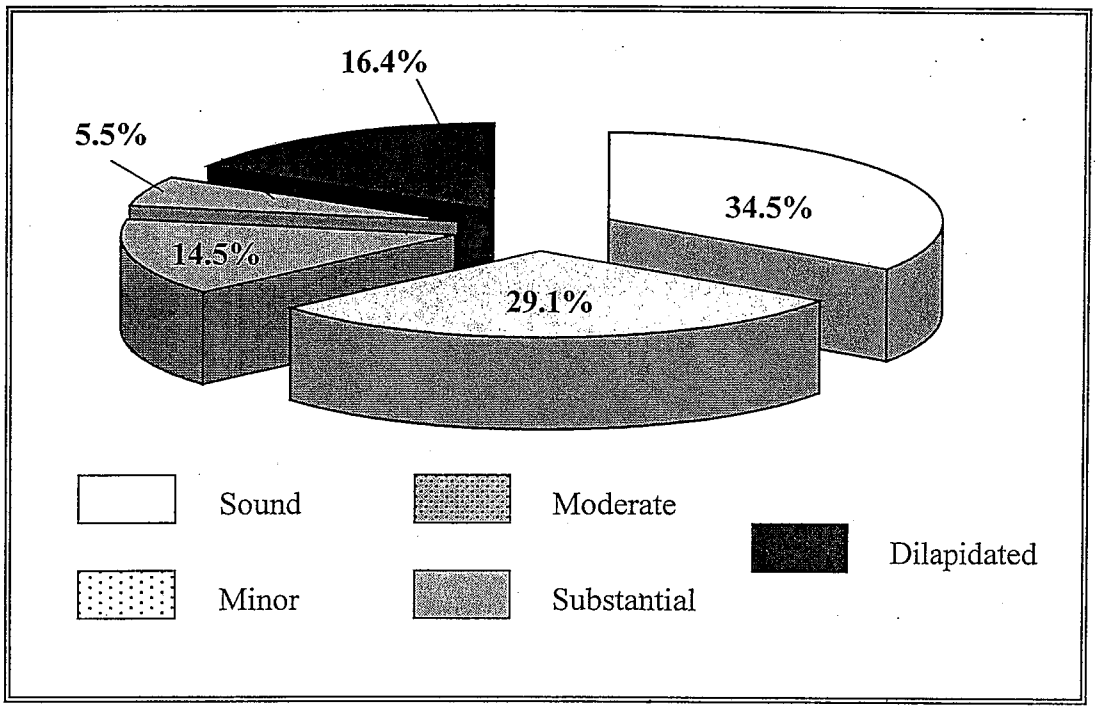
A total of 83.6 percent of the surveyed units are single-family units and 16.4 percent are mobile homes. No multifamily or duplex units were found in the Neighborhood.

FIGURE 15-2
HOUSING UNIT PERCENTAGES



Of all units, 34.5 percent are in sound condition, no repairs needed, while 29.1 percent need minor repairs, and an additional 14.5 percent need moderate repairs. An additional 5.5 percent of the units surveyed need substantial repair, and 16.4 percent of the housing units were dilapidated. The dilapidated units include six single-family homes and three mobile homes.

FIGURE 15-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

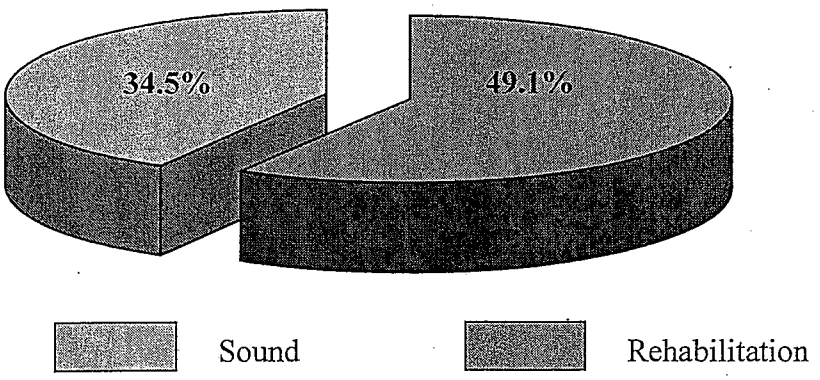
TABLE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	19	41.3%	0	0.0%	0	0.0%	0	0.0%	19
Minor	16	34.8%	0	0.0%	0	0.0%	0	0.0%	16
Moderate	4	8.7%	0	0.0%	0	0.0%	4	44.4%	8
Substantial	1	2.2%	0	0.0%	0	0.0%	2	22.2%	3
Dilapidated	6	13.0%	0	0.0%	0	0.0%	3	33.3%	9
Total	46	100%	0	0.0%	0	0.0%	9	100%	55

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Monterey Park Neighborhood a total of 41.2 percent, or 27 of the 55 housing units are in need of some form of rehabilitation.

FIGURE 15-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 27

A total of 87.3 percent of the units require repainting or patching and repainting of the external structure and 56.3 percent of the housing units need either re-roofing or roof structure replacement and re-roofing. Additionally, 27.3 percent of the units need new foundations or foundation repair, and 29.9 percent need window repair or replacement. Finally, 25.5 percent of the housing units need electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

TABLE 15-2
MONTEREY PARK NEIGHBORHOOD NEEDED REPAIRS

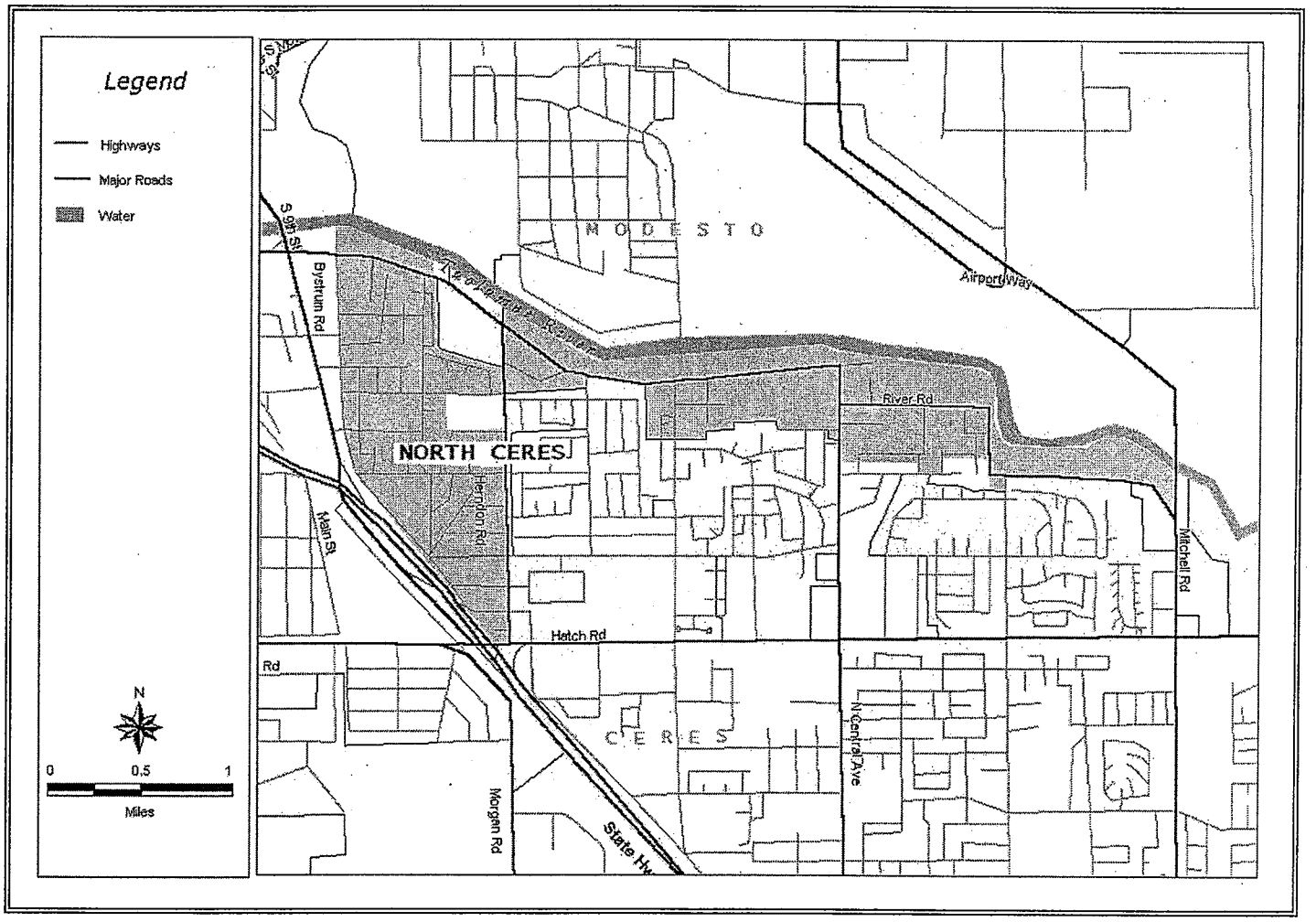
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	3	Re-painting	13
Partial Foundation	0	Patching/ Painting	21
No or Needs Foundation	12	Replacement/ Painting &/or Lead – Based Paint	14
Roofing		**Windows**	
Shingles Missing	3	Broken Pane	0
Re-roofing	17	Repair	1
Roof Structure Replacement	11	Replacement	16
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	55
Replace Main Panel	13	Curbs and Gutters	55
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 41.3 percent are in sound condition and 45.7 percent are in need of rehabilitation. Six single-family housing units are considered dilapidated. A total of six of the nine mobile homes in the Neighborhood are in need of rehabilitation and three mobile homes are dilapidated.

SECTION 16
NORTH CERES NEIGHBORHOOD

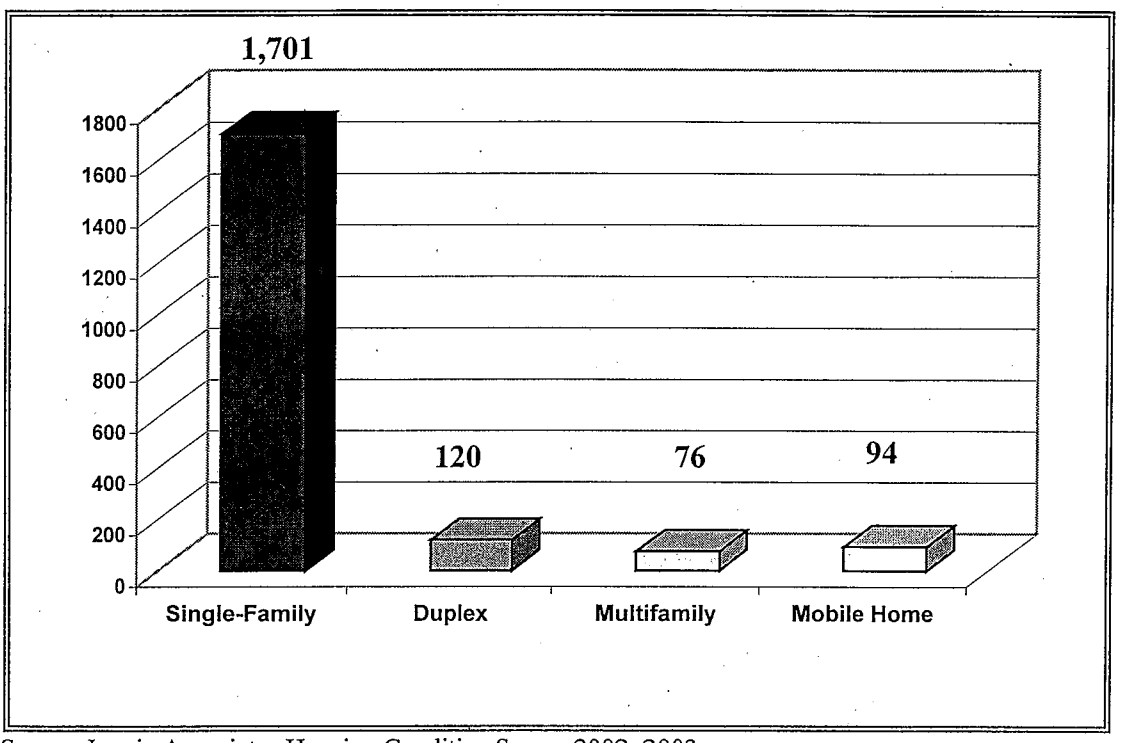
The North Ceres Neighborhood is located in central Stanislaus County, approximately one mile south of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Bystrum Road on the west, Hatch Road on the south and Mitchell Road on the east.

EXHIBIT 16-1
NORTH CERES NEIGHBORHOOD, STANISLAUS COUNTY



A total of 1,991 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

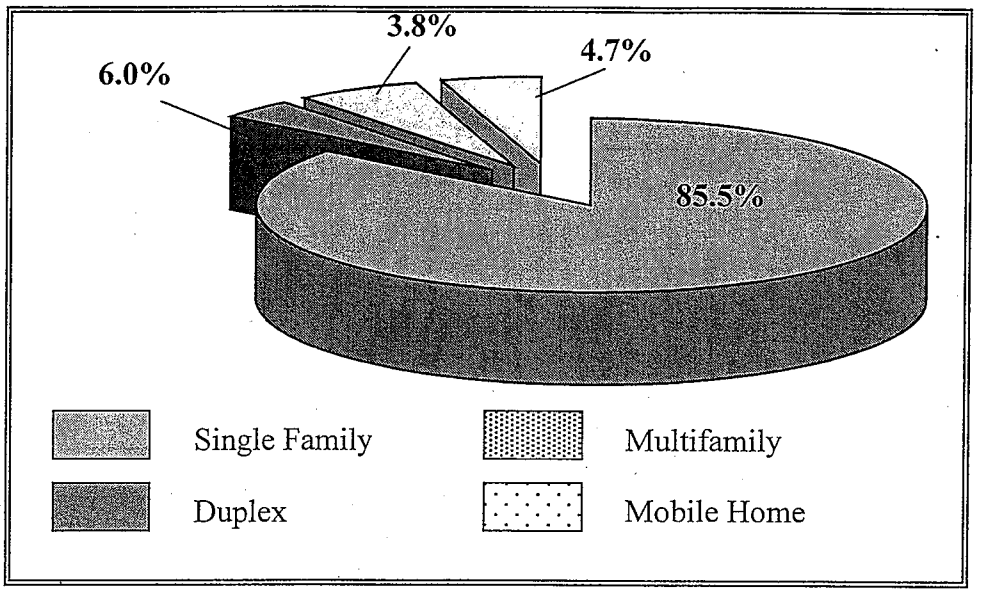
FIGURE 16-1
NORTH CERES NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

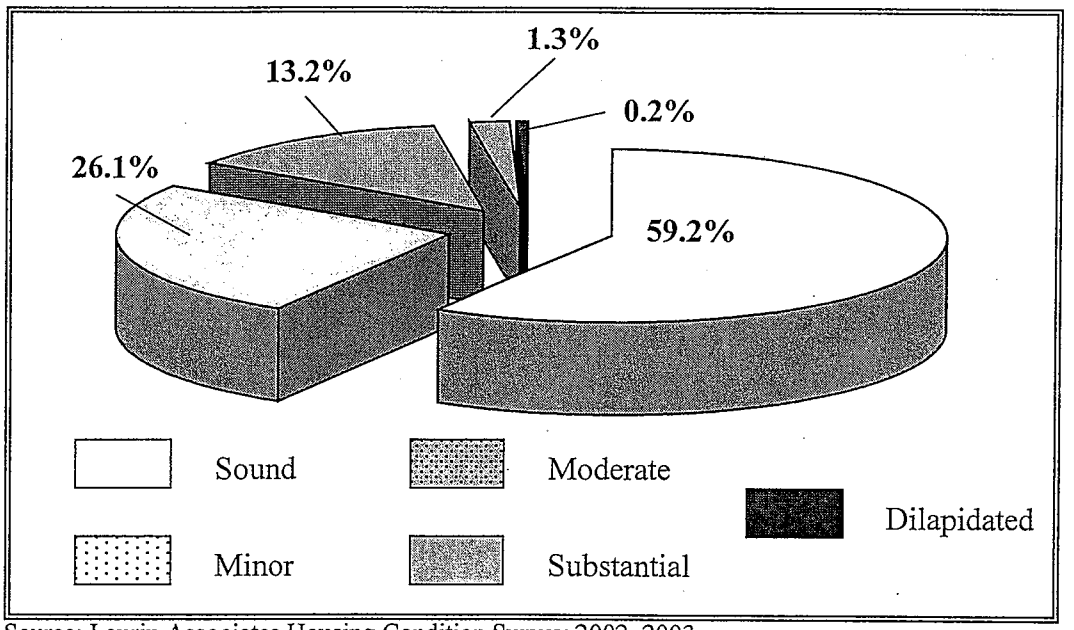
A total of 85.4 percent of the surveyed units are single-family units, 3.8 percent are classified as multifamily units; 6.0 percent are duplexes, and 4.7 percent are mobile homes. There were 60 duplexes found in the Neighborhood, for a total of 120 housing units, and 14 multifamily complexes, for a total of 76 housing units.

FIGURE 16-2
HOUSING UNIT PERCENTAGES



Of all units, 59.2 percent are in sound condition, no repairs needed, while 26.1 percent need minor repairs, and an additional 13.2 percent need moderate repairs. Only 1.3 percent of the units surveyed need substantial repair, and 0.2 percent of the housing units are dilapidated.

FIGURE 16-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

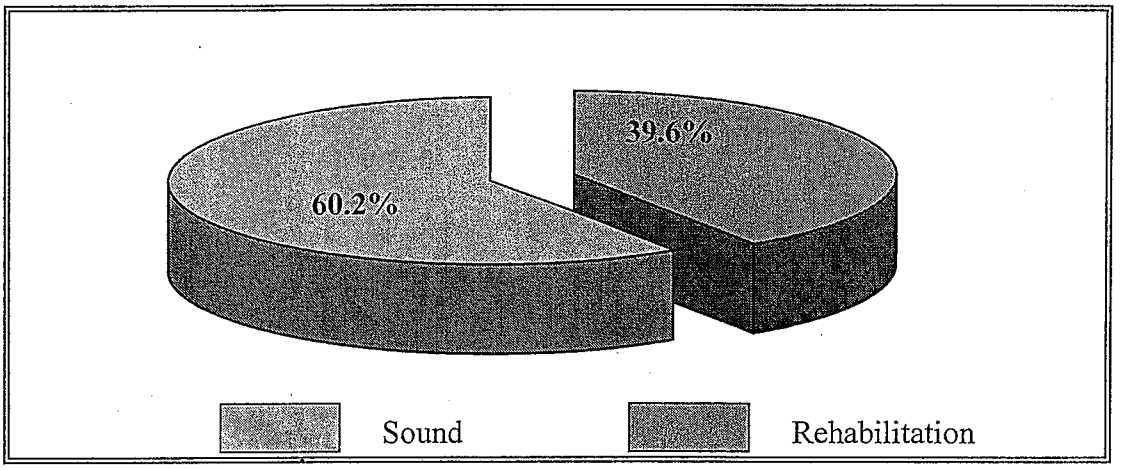
TABLE 16-1
NORTH CERES NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,018	59.8%	66	55.0%	67	88.2%	47	50.0%	1,198
Minor	446	26.2%	32	26.7%	3	3.9%	26	27.7%	507
Moderate	207	12.2%	22	18.3%	6	7.9%	21	22.3%	256
Substantial	26	15.3%	0	0.0%	0	0.0%	0	0.0%	26
Dilapidated	4	0.2%	0	0.0%	0	0.0%	0	0.0%	4
Total	1,701	100%	120	100%	76	100%	94	100%	1,991

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the North Ceres Neighborhood a total of 40.6 percent, or 789 of the 1,943 housing units are in need of some form of rehabilitation.

FIGURE 16-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 789

The primary repair needed in the Neighborhood is repainting, or patching or replacing of the exterior housing surface, with 77.3 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 39.9 percent of the units requiring this repair. A total of 16.8 percent of the housing units need window repair or replacement. Very few units require foundation repair, and only six units were found to be in need of electrical repairs. Just under half of the housing units (49.7 percent) have no sidewalks, curbs or gutters.

TABLE 16-2
NORTH CERES NEIGHBORHOOD NEEDED REPAIRS

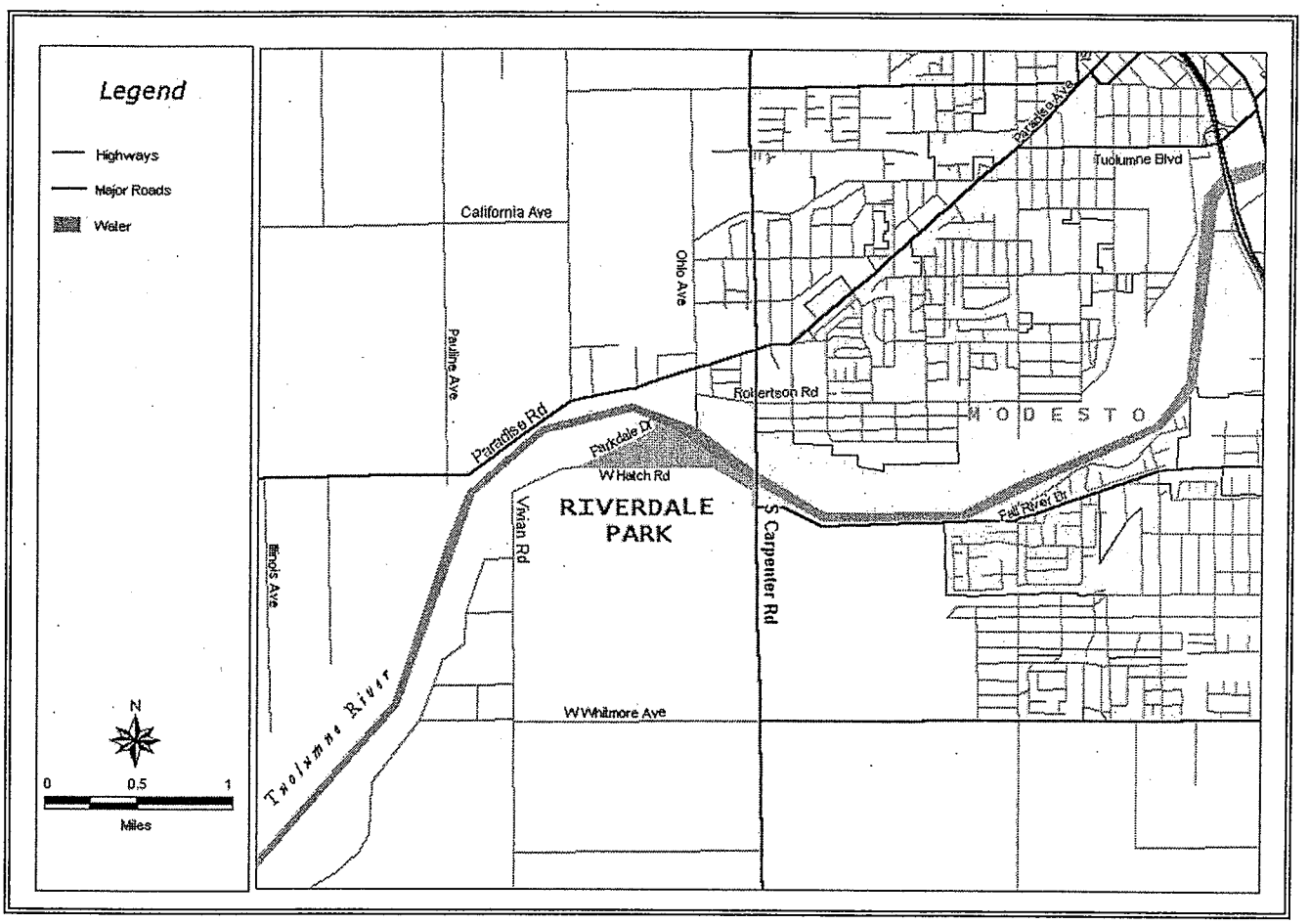
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	20	Re-painting	792
Partial Foundation	4	Patching/ Painting	645
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	103
Roofing		**Windows**	
Shingles Missing	137	Broken Pane	1
Re-roofing	559	Repair	251
Roof Structure Replacement	98	Replacement	82
Electrical		**Frontage Improvements**	
Minor Repair	2	Sidewalks	989
Replace Main Panel	4	Curbs and Gutters	989
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 59.8 percent are in sound condition and 39.9 percent are in need of rehabilitation. Four housing units are considered dilapidated. A total of 55.0 percent of individual housing units configured as duplexes are in sound condition, with 45.0 percent in need of rehabilitation. The survey showed that 88.2 percent of multifamily units are in sound condition, with 11.8 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

SECTION 17
RIVERDALE PARK NEIGHBORHOOD

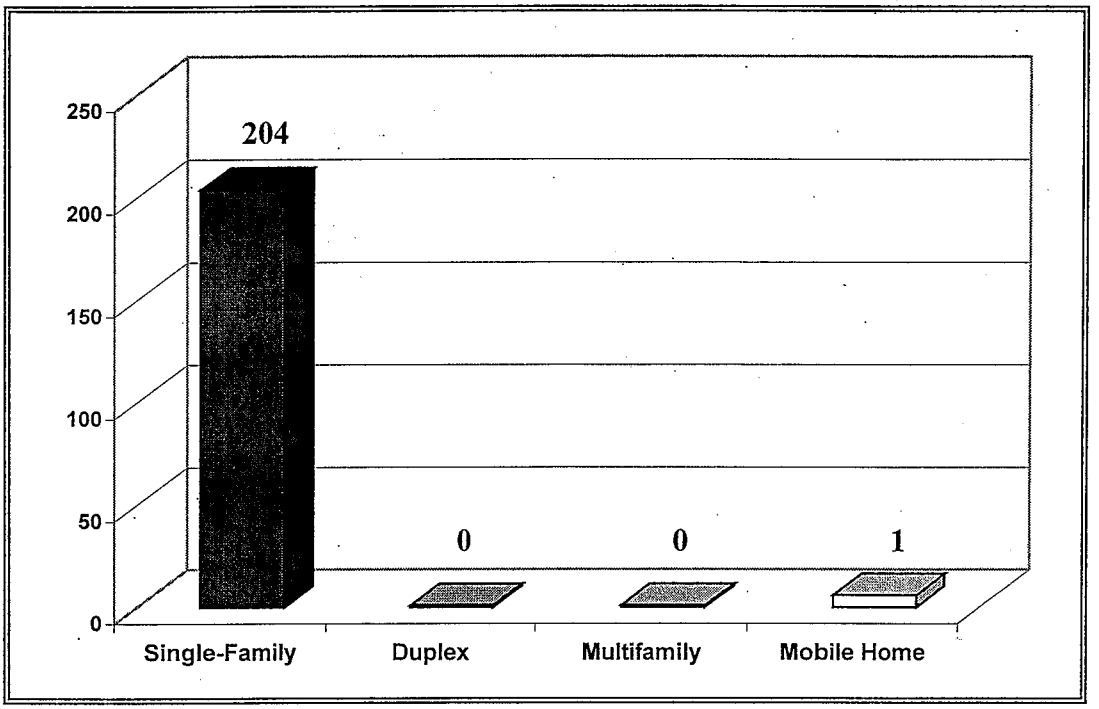
The Riverdale Park Neighborhood is located in central Stanislaus County, immediately southwest of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Parkdale Drive on the west, Hatch Road on the south and Carpenter Road on the east.

EXHIBIT 17-1
RIVERDALE PARK NEIGHBORHOOD



A total of 205 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, with approximately one third in need of rehabilitation.

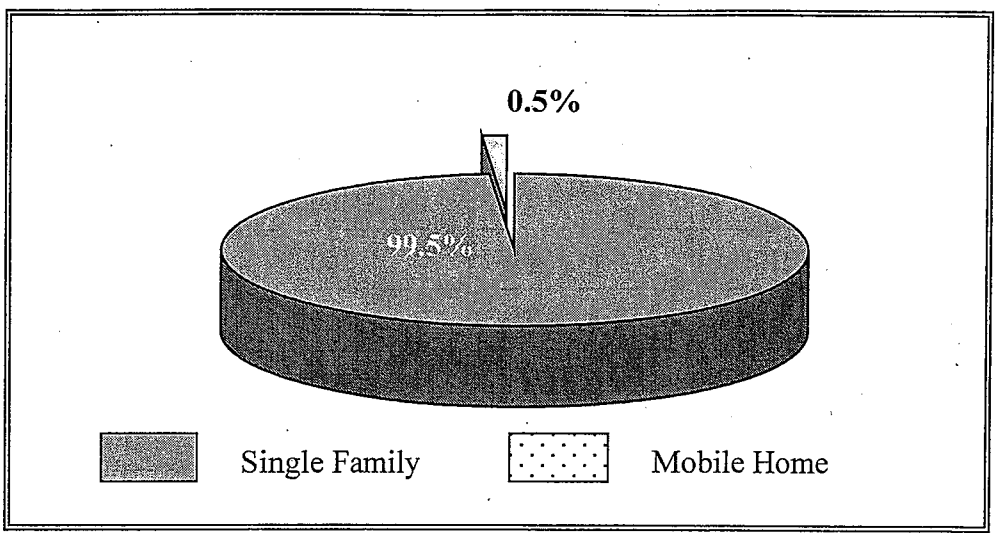
FIGURE 17-1
COMMUNITY OF RIVERDALE PARK HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

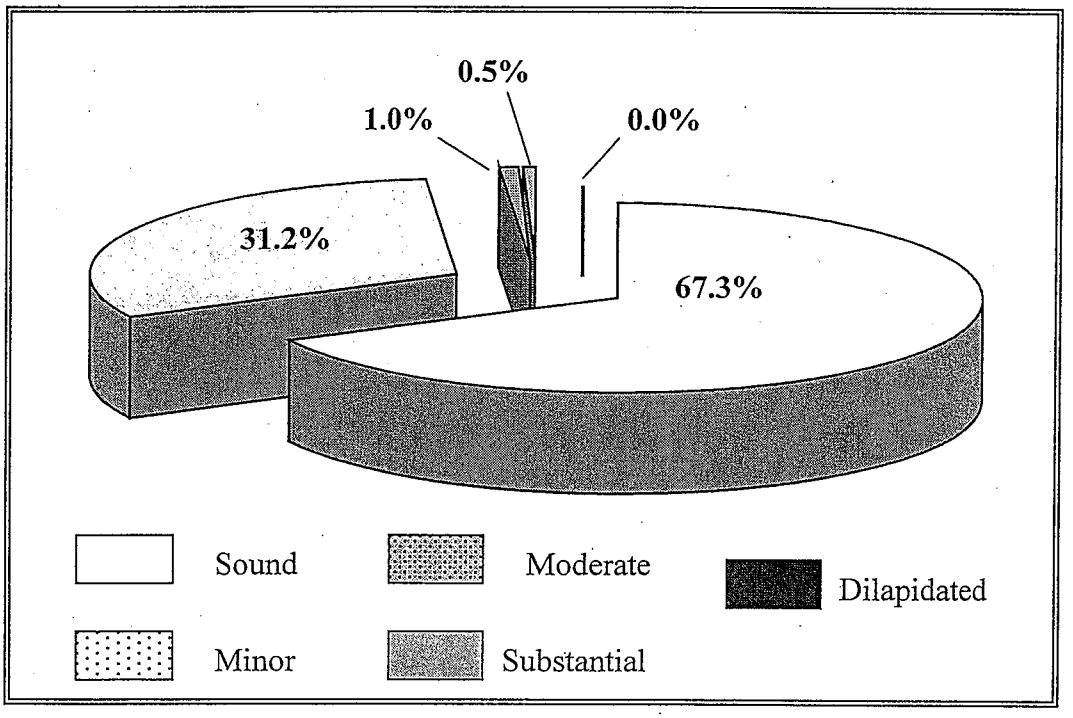
A total of 99.5 percent of the surveyed units in the Neighborhood of Riverdale Park are single-family units. No multifamily, or duplex units were found in the Neighborhood and there is only one mobile home present.

FIGURE 17-2
HOUSING UNIT PERCENTAGES



Of all units, 67.3 percent are in sound condition, no repairs needed, while 31.2 percent need minor repairs. Only one percent of the units were found to need moderate repairs and less than one percent need substantial repair. There were no dilapidated units found in the Community.

FIGURE 17-2
HOUSING UNITS BY CONDITION



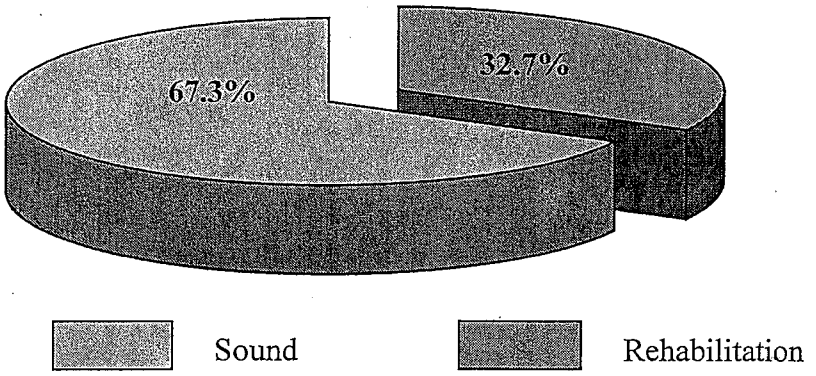
Source: Laurin Associates Housing Condition Survey 2002, 2003

TABLE 17-1
COMMUNITY OF RIVERDALE PARK HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	137	67.2%	0	0.0%	0	0.0%	1	100%	138
Minor	64	31.4%	0	0.0%	0	0.0%	0	0.0%	64
Moderate	2	1.0%	0	0.0%	0	0.0%	0	0.0%	2
Substantial	1	0.5%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	204	100%	0	0.0%	0	0.0%	1	100%	205
Source: Laurin Associates Housing Condition Survey 2002, 2003									

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Riverdale Park 67 of the 205 housing units are in need of some form of rehabilitation.

FIGURE 17-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 67

The primary repair needed in the Neighborhood is repainting of the external structure, with 43.4 percent of the units requiring this, and 31.2 percent of the units in need of re-roofing. Very few units require foundation, electrical or window repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

TABLE 17-2
COMMUNITY OF RIVERDALE PARK NEEDED REPAIRS

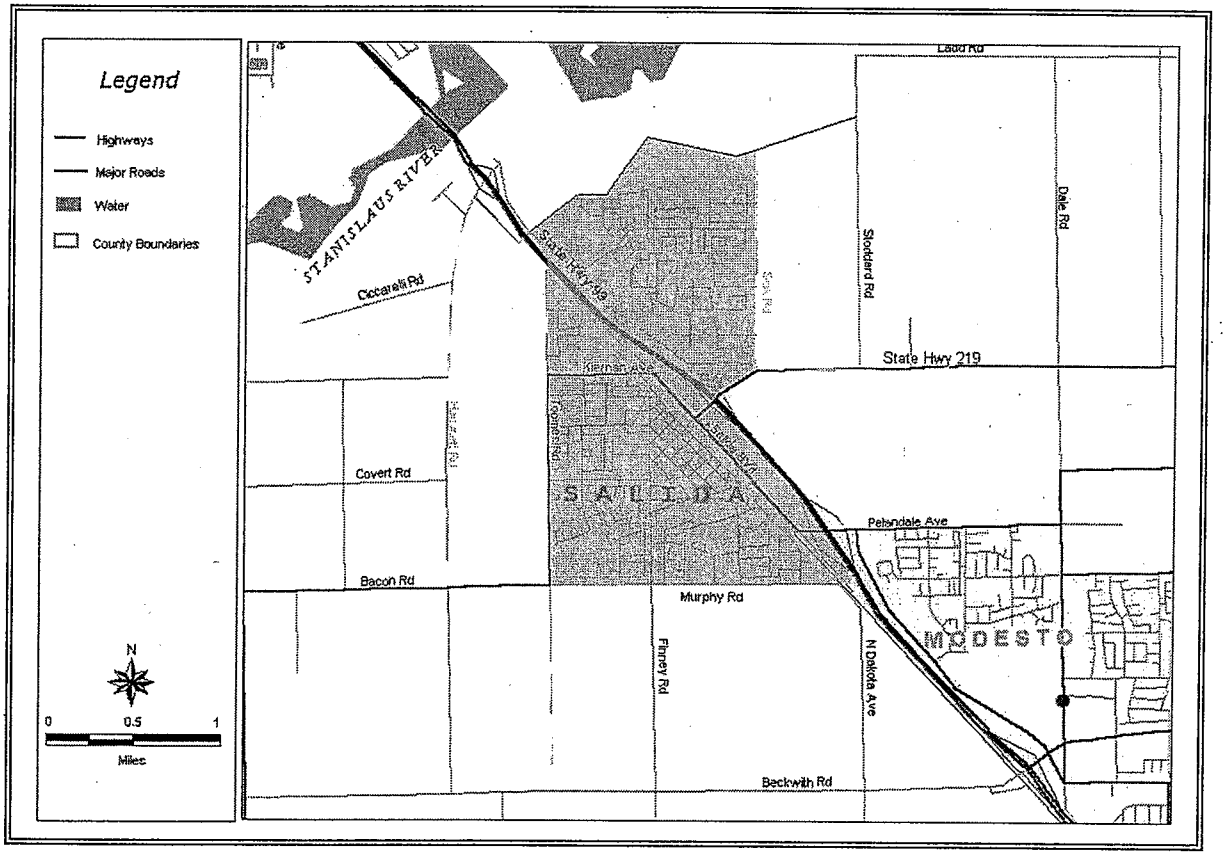
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	1	Re-painting	89
Partial Foundation	0	Patching/ Painting	14
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	1
Roofing		**Windows**	
Shingles Missing	8	Broken Pane	4
Re-roofing	64	Repair	1
Roof Structure Replacement	2	Replacement	1
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	205
Replace Main Panel	0	Curbs and Gutters	205
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 67.3 percent are in sound condition and 32.7 percent are in need of rehabilitation. There was only one mobile home found in the Neighborhood, and it was in sound condition.

SECTION 18
COMMUNITY OF SALIDA

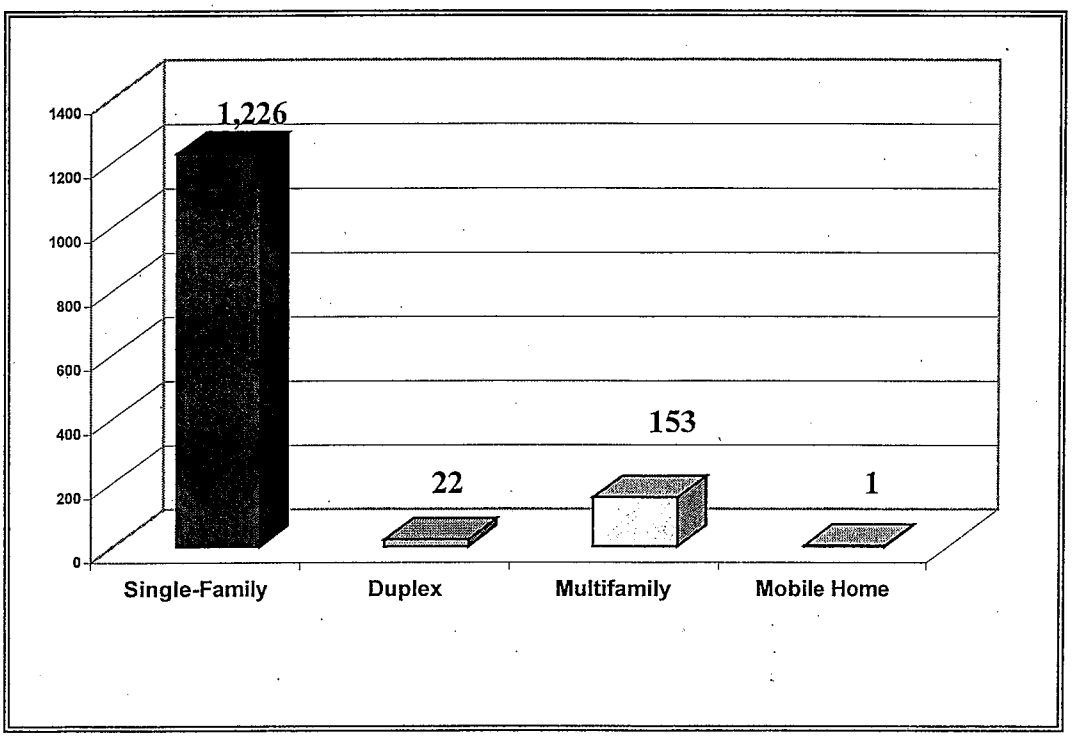
The Community of Salida is located in north-central Stanislaus County, immediately northwest of the City of Modesto. The Community is generally defined by Award Way, Solaro Way and Sun Down Place on the north, Hammett Road on the west, the Bacon Road and Murphy Road on the south and Nutcracker Lane on the east.

EXHIBIT 18-1
COMMUNITY OF SALIDA, STANISLAUS COUNTY



The US Census reports 3,704 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 1,402 housing units were surveyed in the Community, including all multifamily units. The Community is made up primarily of single-family residences, with the great majority being in sound condition.

FIGURE 18-1
COMMUNITY OF SALIDA HOUSING TYPES (33% survey)



Source: Laurin Associates Housing Condition Survey 2002, 2003

A total of 87.4 percent of the surveyed units are single-family units, 10.9 percent are classified as multifamily units; 1.6 percent are duplexes, and less than 0.1 percent are mobile homes.

FIGURE 18-2
HOUSING UNIT PERCENTAGES

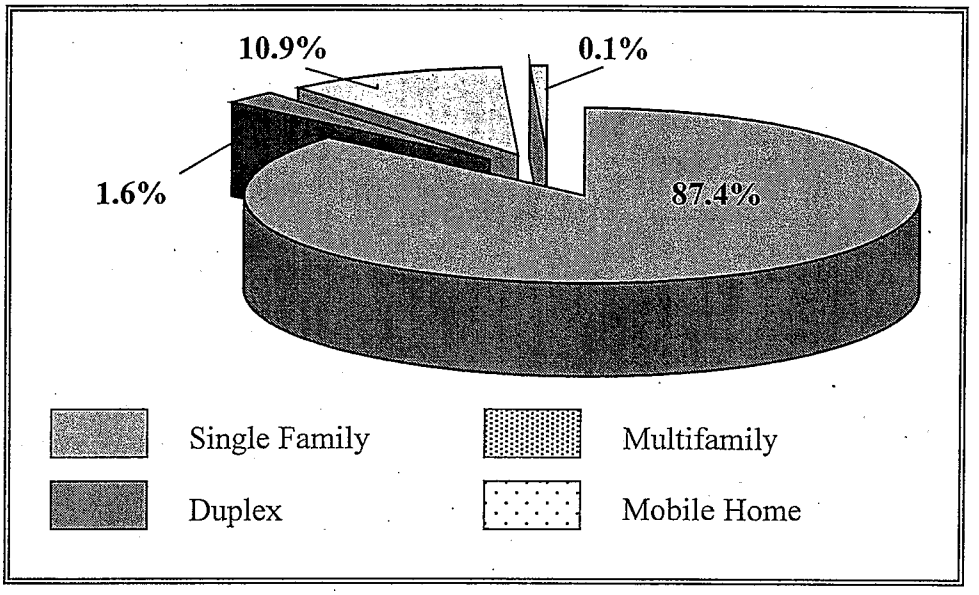
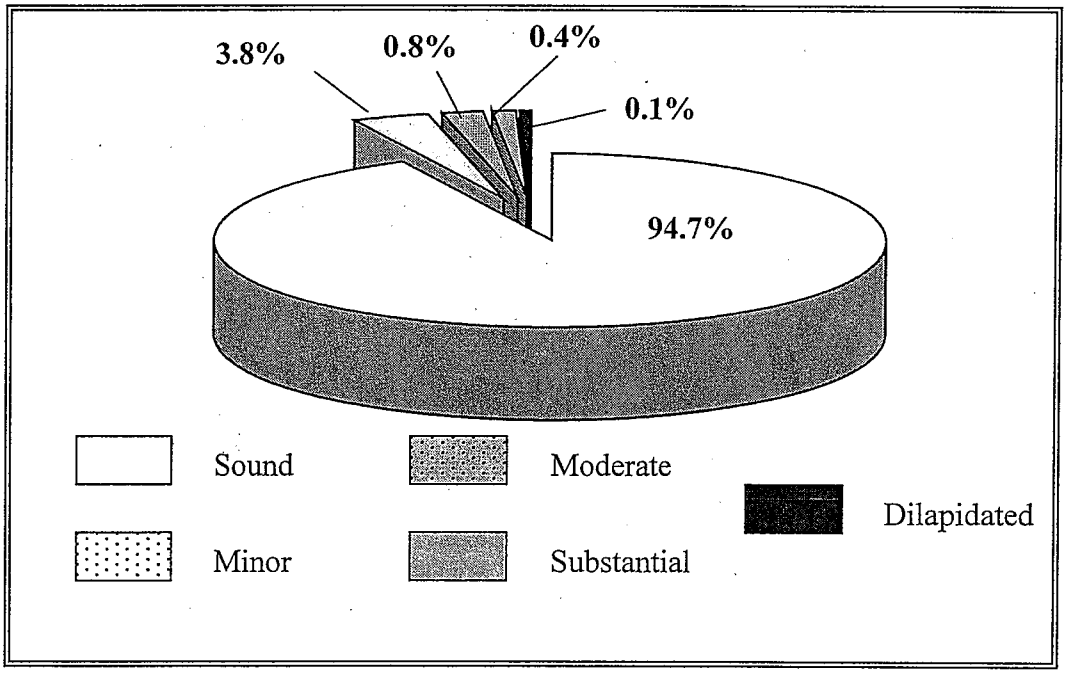


FIGURE 18-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

Of all units, 94.7 percent are in sound condition, no repairs needed, while only 3.8 percent need minor repairs, and an additional 0.8 percent need moderate repairs. Only

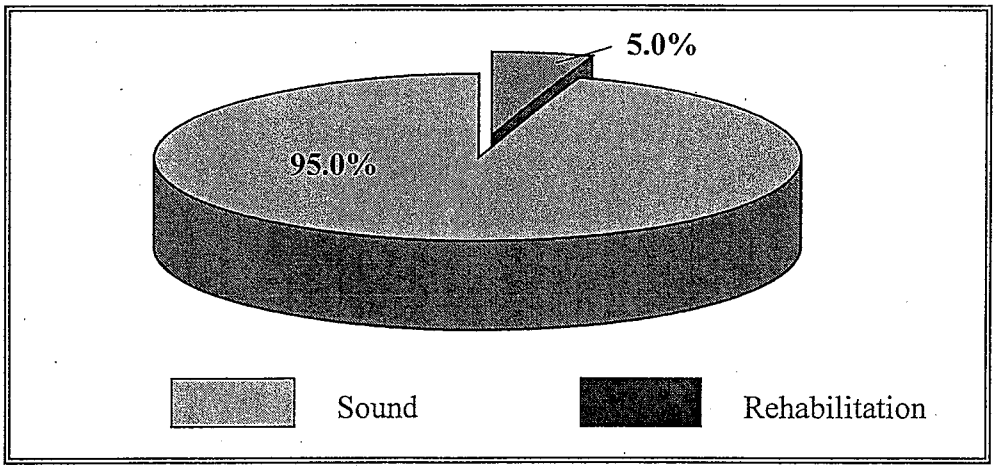
0.4 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

TABLE 18-1
COMMUNITY OF SALIDA HOUSING CONDITIONS (33% survey)

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,154	94.1%	22	100.0%	153	100.0%	1	100.0%	1,330
Minor	53	4.3%	0	0.0%	0	0.0%	0	0%	53
Moderate	11	0.9%	0	0.0%	0	0.0%	0	0%	11
Substantial	6	0.5%	0	0.0%	0	0.0%	0	0%	6
Dilapidated	2	0.2%	0	0.0%	0	0.0%	0	0%	2
Total	1,226	100%	22	100%	153	100%	1	1%	1,402

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Salida a total of 5.0 percent, or 70 of the 1,379 housing units are in need of some form of rehabilitation.

FIGURE 18-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 70

The primary repair needed in the Community is re-roofing or roof repair of the housing unit, with 18.6 percent of the units requiring this, followed by 15.1 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and 1.3 percent need window repair or replacement. A total of 18.7 percent of the housing units have no sidewalks, and 16.5 percent have no curbs or gutters.

TABLE 18-2
COMMUNITY OF SALIDA NEEDED REPAIRS (33% survey)

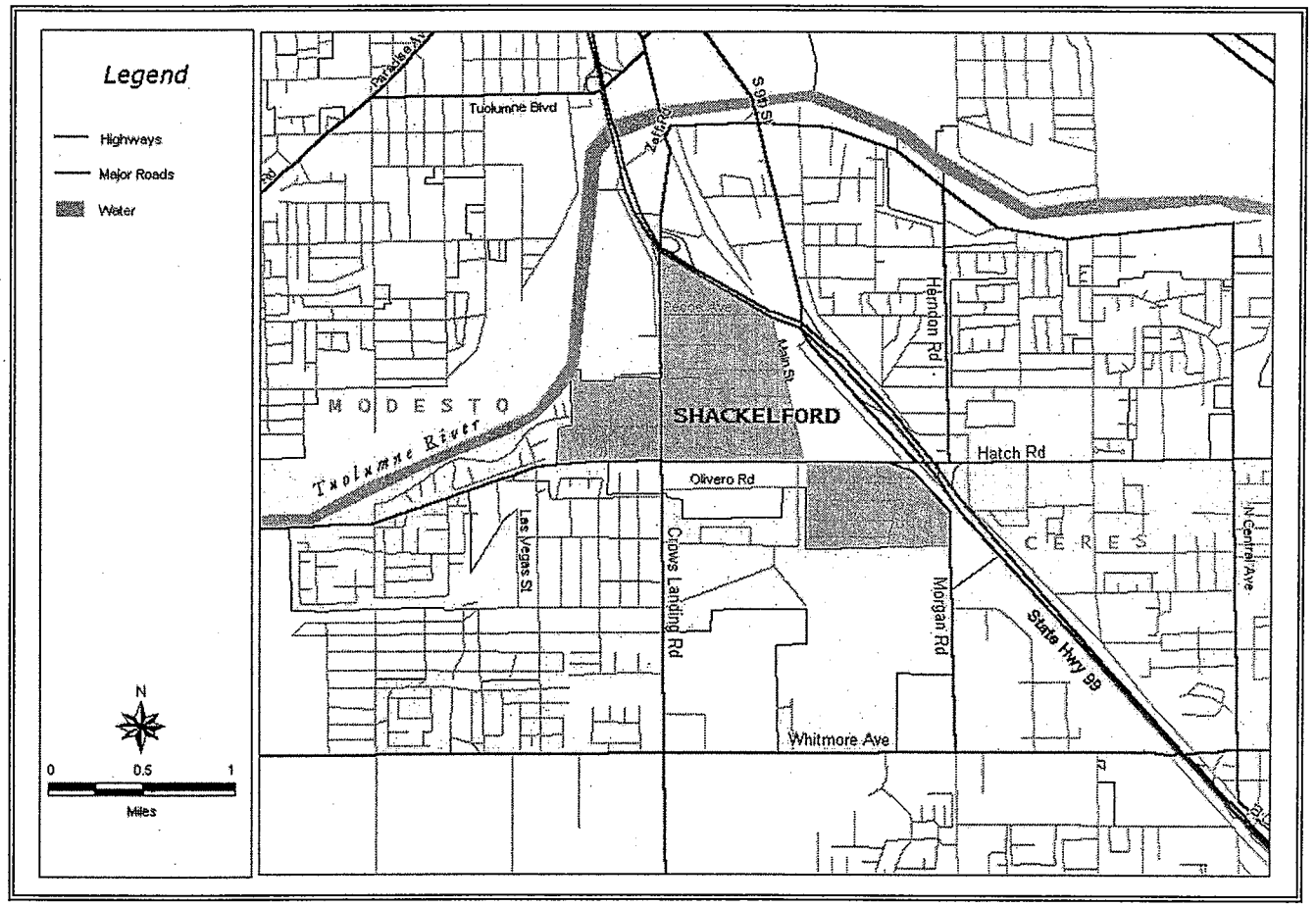
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	4	Re-painting	162
Partial Foundation	0	Patching/ Painting	34
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	12
Roofing		**Windows**	
Shingles Missing	186	Broken Pane	0
Re-roofing	59	Repair	12
Roof Structure Replacement	12	Replacement	7
Electrical		**Frontage Improvements**	
Minor Repair	2	Sidewalks	258
Replace Main Panel	0	Curbs and Gutters	258
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 94.1 percent are in sound condition and 5.7 percent are in need of rehabilitation. Two housing units are considered dilapidated. All of the individual housing units configured as duplexes are in sound condition. The survey showed that all of multifamily units are also in sound condition. Finally, the single mobile home found in the Community was in sound condition.

SECTION 19
SHACKELFORD NEIGHBORHOOD

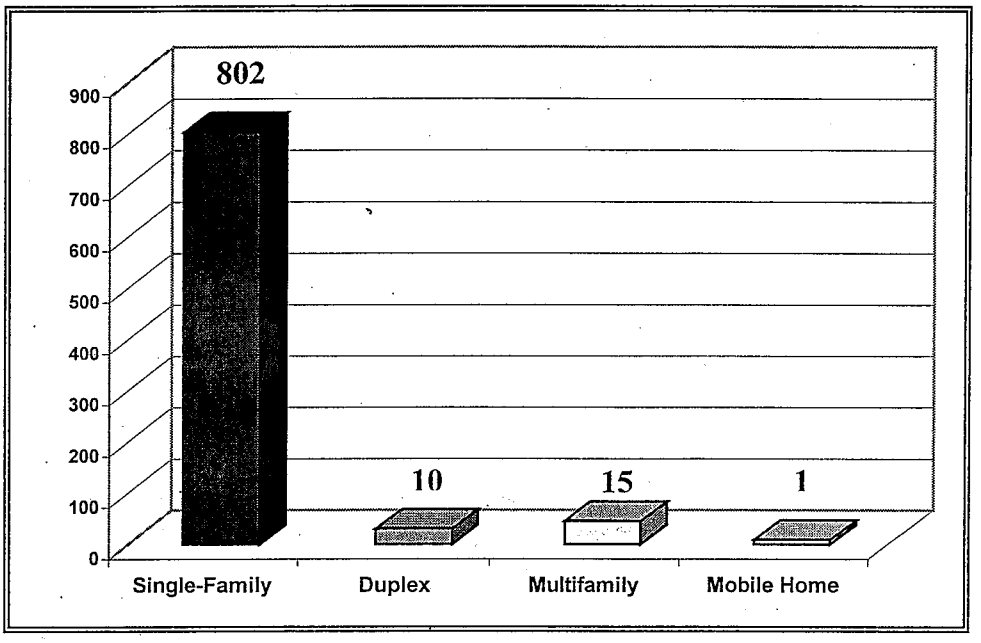
The Shackelford Neighborhood is located in central Stanislaus County, immediately west of the City of Ceres. It is defined by US Highway 99 on the north, the Tuolumne River on the west, Hatch Road on the south and the Union Pacific Railroad on the east.

EXHIBIT 19-1
SHACKELFORD NEIGHBORHOOD



A total of 828 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority in need of minor to substantial rehabilitation.

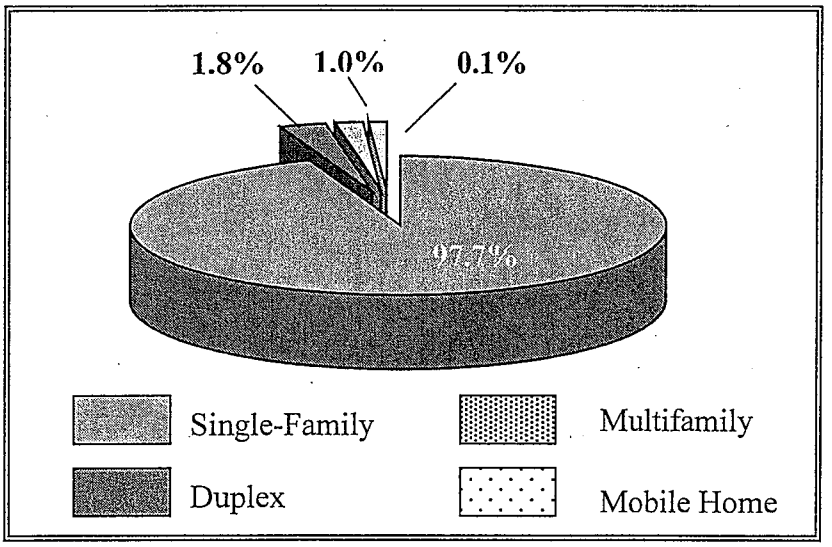
FIGURE 19-1
COMMUNITY OF SHACKELFORD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

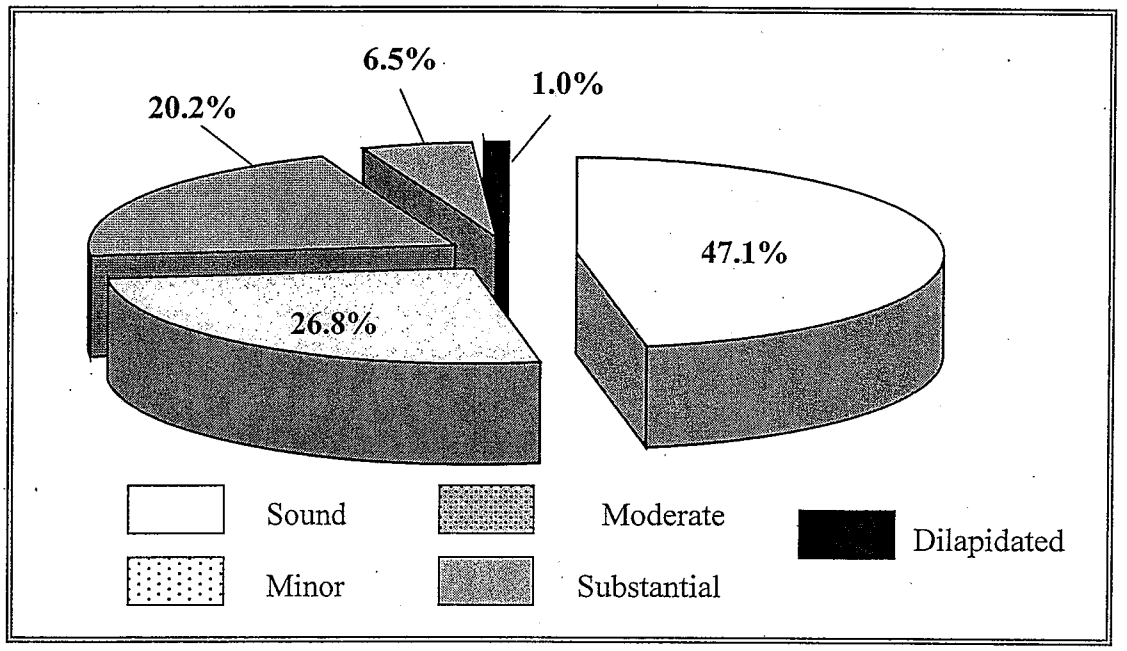
A total of 96.8 percent of the surveyed units are single-family units, 1.8 percent are classified as multifamily units; 1.2 percent are duplexes, and 0.1 percent are mobile homes. There were five duplexes found in the Neighborhood, for a total of 10 housing units, and only two multifamily units, for a total of 15 housing units.

FIGURE 19-2
HOUSING UNIT PERCENTAGES



Of all units, 47.1 percent are in sound condition, no repairs needed, while 26.8 percent need minor repairs, and an additional 20.2 percent need moderate repairs. Only 4.8 percent of the units surveyed need substantial repair, and 1.1 percent of the housing units are dilapidated.

FIGURE 19-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

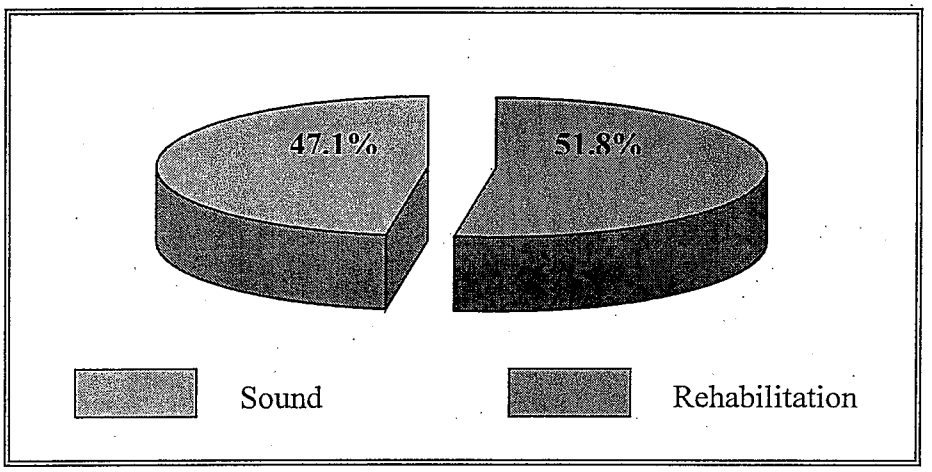
TABLE 19-1
COMMUNITY OF SHACKELFORD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	382	47.6%	4	40.0%	3	20.0%	1	100%	390
Minor	213	26.6%	2	20.0%	7	46.7%	0	0.0%	222
Moderate	162	20.2%	0	0.0%	5	33.3%	0	0.0%	167
Substantial	40	5.0%	0	0.0%	0	0.0%	0	0.0%	40
Dilapidated	5	0.6%	4	40.0%	0	0.0%	0	0.0%	9
Total	802	100%	10	4%	15	100%	1	100%	828

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Shackelford Neighborhood a total of 51.8 percent, or 429 of the 828 housing units are in need of some form of rehabilitation.

FIGURE 19-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 429

The primary repair needed in the Neighborhood is re-roofing of the main housing unit, where 28.6 percent of the units surveyed are in need of this repair. Additionally, a significant proportion of units, (18 percent), need complete roof structure replacement. A total of 24.2 percent of the housing units require repainting of the external structure. Very few units require foundation or electrical repair, however 11.0 percent need window repair or replacement. Sidewalks, curbs and gutters are almost entirely absent throughout the Neighborhood. Several residents in the area made comments regarding the need for sidewalks while the surveyors were conducting research in the neighborhood.

TABLE 19-2
SHACKELFORD NEIGHBORHOOD NEEDED REPAIRS

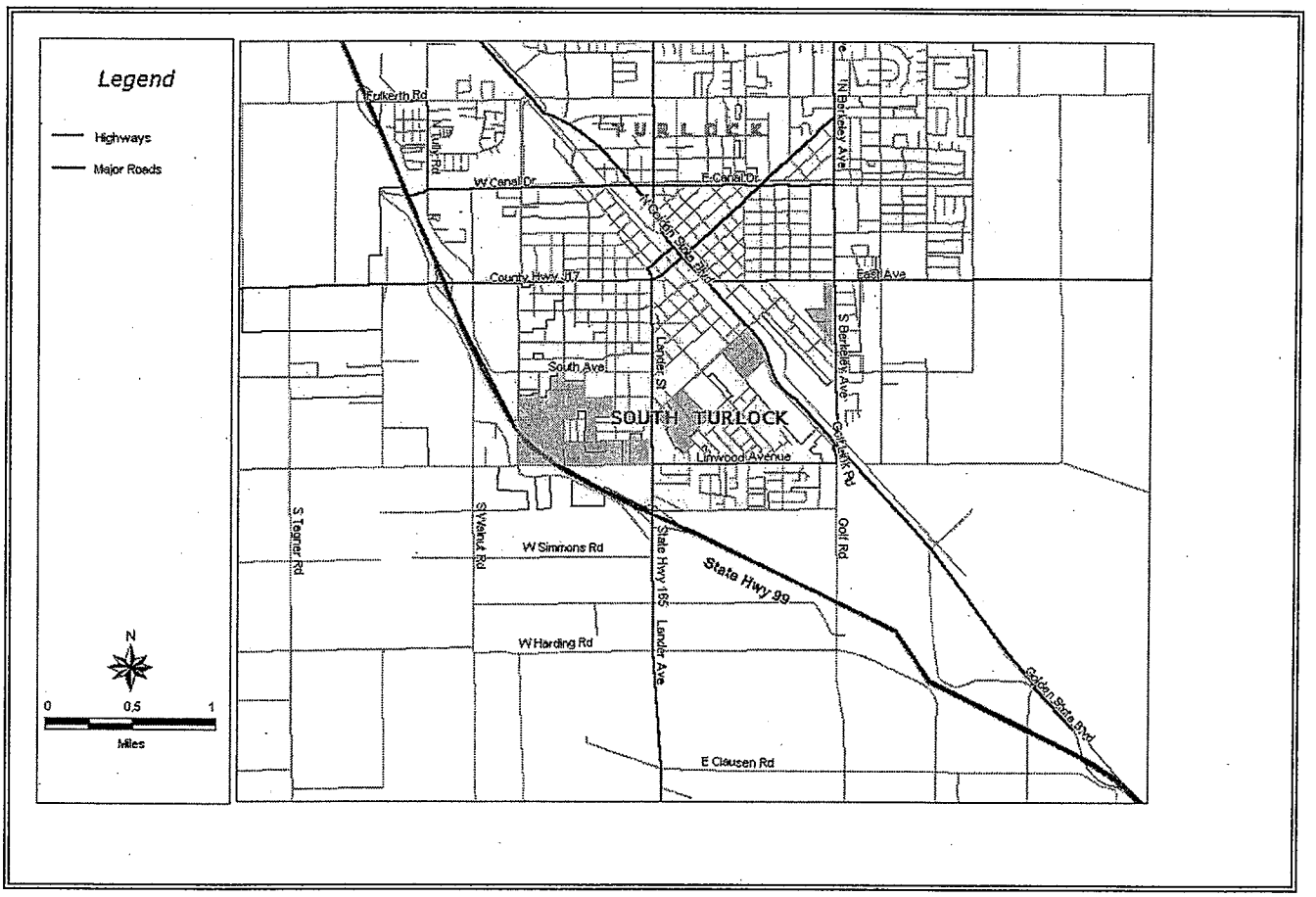
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	12	Re-painting	200
Partial Foundation	0	Patching/ Painting	102
No or Needs Foundation	6	Replacement/ Painting &/or Lead – Based Paint	170
Roofing		**Windows**	
Shingles Missing	20	Broken Pane	0
Re-roofing	237	Repair	67
Roof Structure Replacement	149	Replacement	24
Electrical		**Frontage Improvements**	
Minor Repair	13	Sidewalks	808
Replace Main Panel	3	Curbs and Gutters	783
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 47.6 percent are in sound condition and 51.7 percent are in need of rehabilitation. Five single-family homes are considered dilapidated. A total of 40.0 percent of individual housing units configured as duplexes are in sound condition, with 20.0 percent in need of rehabilitation. Four duplexes (eight housing units) are considered dilapidated. The survey showed that 20.0 percent of multifamily units are in sound condition, with 80.0 percent in need of rehabilitation. Finally, the single mobile home found in the neighborhood is in sound condition.

SECTION 20
SOUTH TURLOCK NEIGHBORHOOD

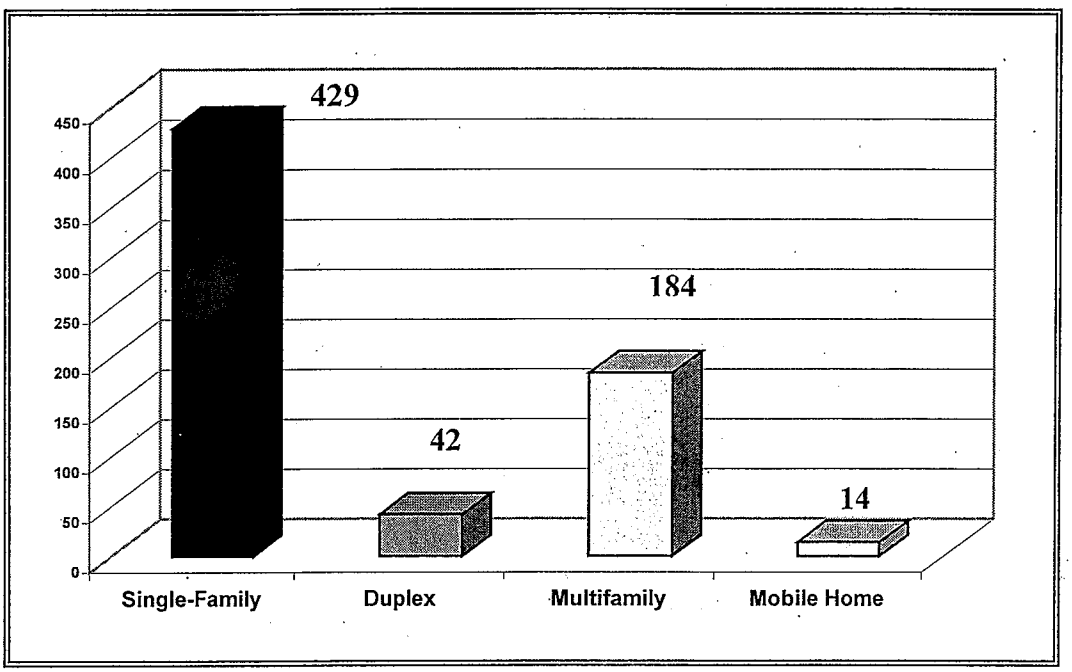
The South Turlock Neighborhood is located in central Stanislaus County, immediately south of the City of Turlock. It is defined by South and East Avenues on the north, the West Glenwood Avenue and Soderquist Road on the west, Linwood Avenue on the south and the South First Street on the east.

EXHIBIT 20-1
SOUTH TURLOCK NEIGHBORHOOD



A total of 669 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

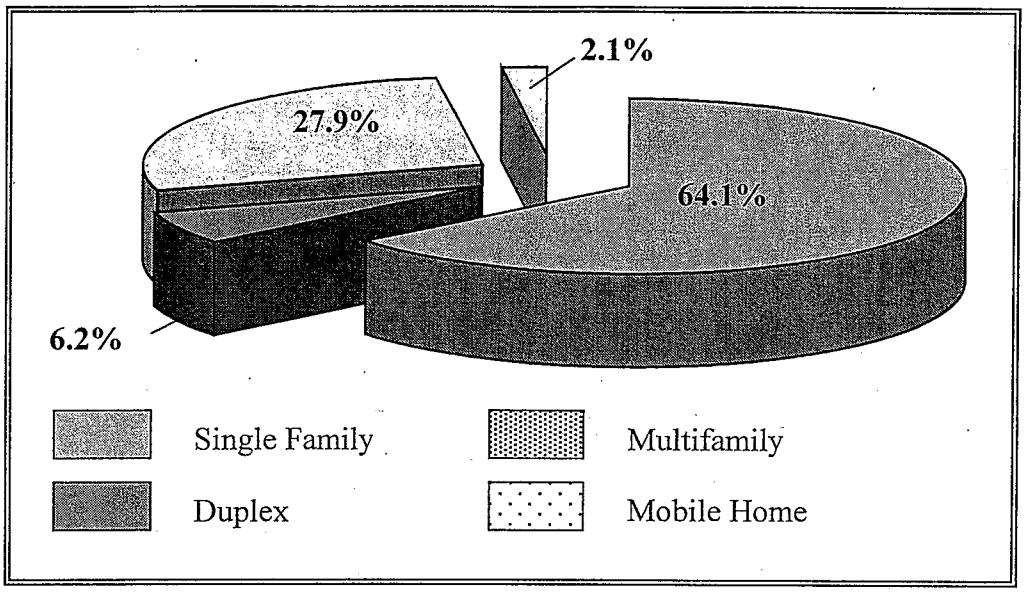
FIGURE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

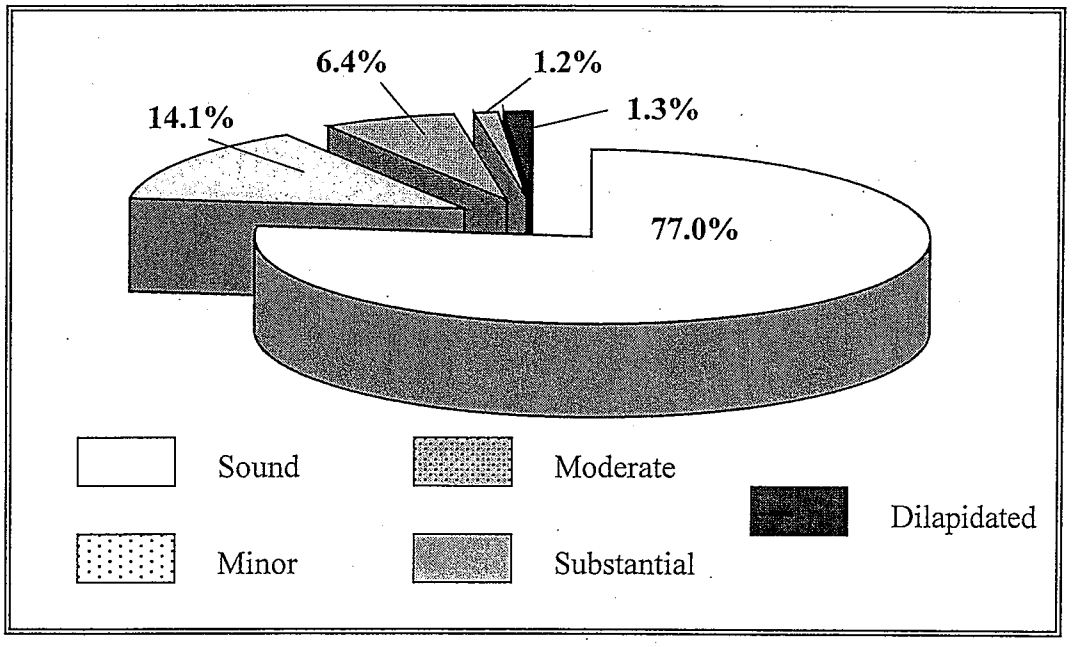
A total of 89.8 percent of the surveyed units are single-family units, 2.9 percent are classified as multifamily units; 4.4 percent are duplexes, and 2.9 are mobile homes. There were 21 duplexes found in the Neighborhood, for a total of 42 housing units, and 14 multifamily complexes for a total of 184 housing units.

FIGURE 20-2
HOUSING UNIT PERCENTAGES



Of all units, 77.0 percent are in sound condition, no repairs needed, while 14.1 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.2 percent of the units surveyed need substantial repair, and 1.3 percent of the housing units are dilapidated.

FIGURE 20-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

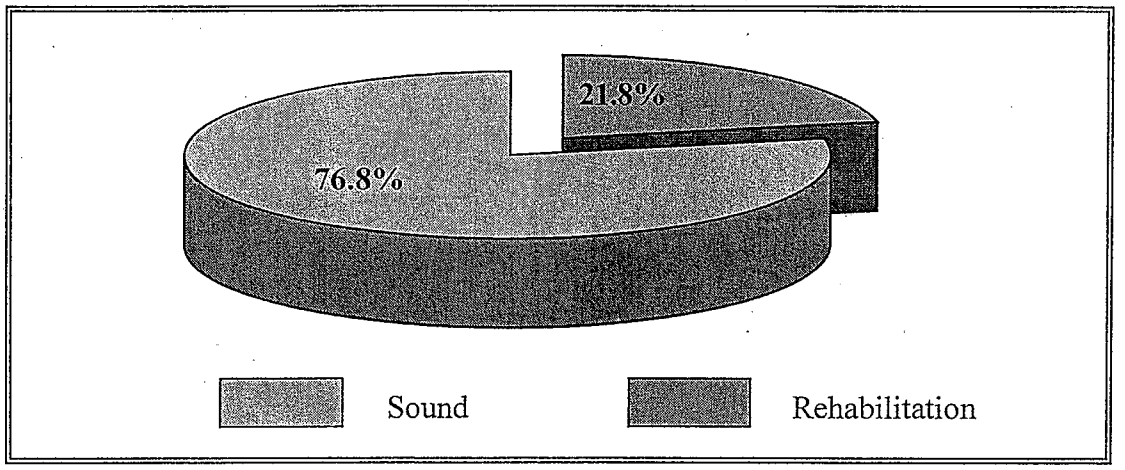
TABLE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	296	69.0%	38	90.5%	172	93.5%	8	57.2%	514
Minor	85	19.8%	0	0.0%	8	4.3%	2	14.3%	95
Moderate	32	7.5%	4	9.5%	4	2.2%	3	21.4%	43
Substantial	8	1.9%	0	0.0%	0	0.0%	0	0.0%	8
Dilapidated	8	1.9%	0	0.0%	0	0.0%	1	7.1%	9
Total	429	100%	42	100%	184	100%	14	100%	669

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of South Turlock a total of 21.7 percent, or 146 of the 669 housing units are in need of some form of rehabilitation.

FIGURE 20-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 146

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 31.4 percent of the units requiring this improvement. A total of 28.3 percent of the housing units require re-roofing or roof repair. Only 2.5 percent of the units require foundation repair, and 8.4 percent need window repair or replacement. Only thirteen units (1.9 percent) were found to require electrical repairs. A total of 41.1 percent of the housing units have no sidewalks, curbs or gutters.

TABLE 20-2
SOUTH TURLOCK NEIGHBORHOOD NEEDED REPAIRS

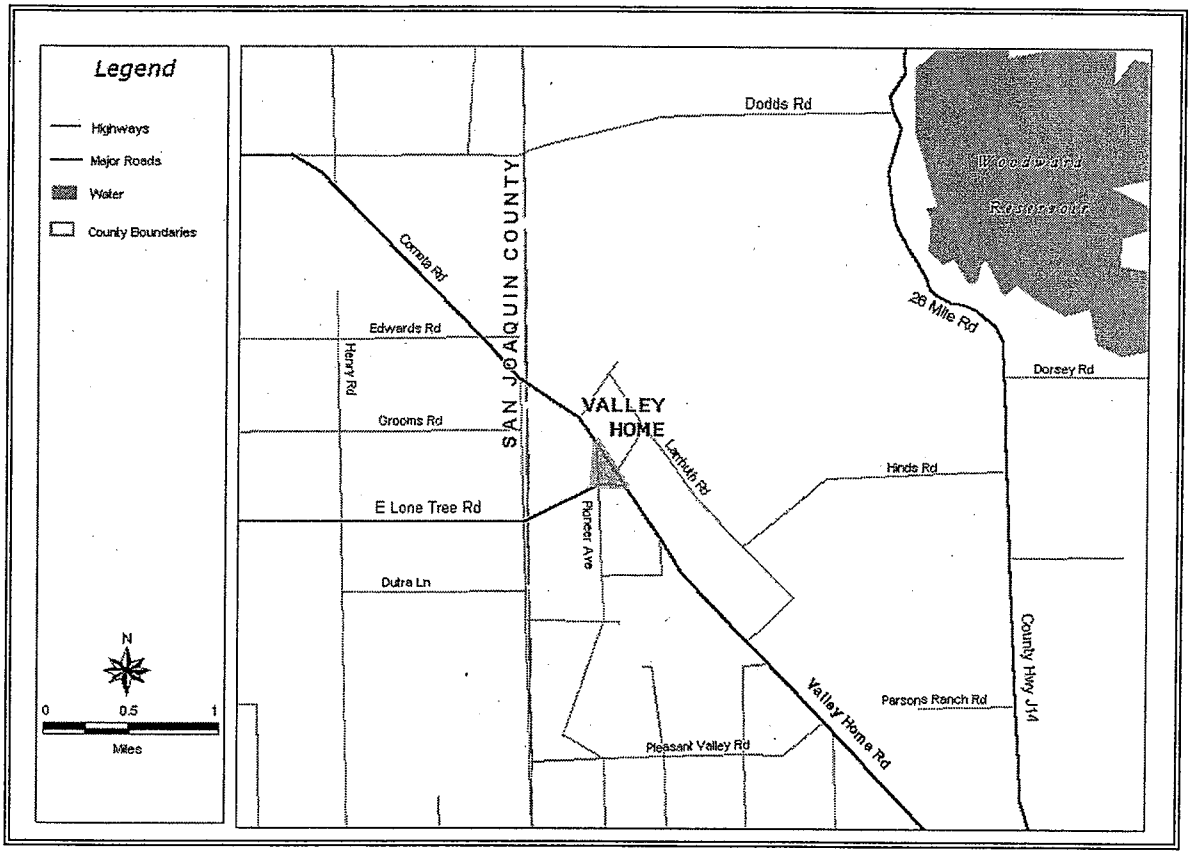
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	1	Re-painting	94
Partial Foundation	15	Patching/ Painting	73
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	43
Roofing		**Windows**	
Shingles Missing	90	Broken Pane	6
Re-roofing	64	Repair	19
Roof Structure Replacement	35	Replacement	31
Electrical		**Frontage Improvements**	
Minor Repair	10	Sidewalks	275
Replace Main Panel	3	Curbs and Gutters	275
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 69.0 percent are in sound condition and 29.1 percent are in need of rehabilitation. Eight single-family homes are considered dilapidated. A total of 90.5 percent of individual housing units configured as duplexes are in sound condition, with 9.5 percent in need of rehabilitation. The survey showed that 93.6 percent of multifamily units are in sound condition, with 6.5 percent in need of rehabilitation. Finally, a total of 57.2 percent of the mobile homes are in sound condition, and 35.7 percent are in need of rehabilitation. One mobile home was found to be dilapidated.

SECTION 21
COMMUNITY OF VALLEY HOME

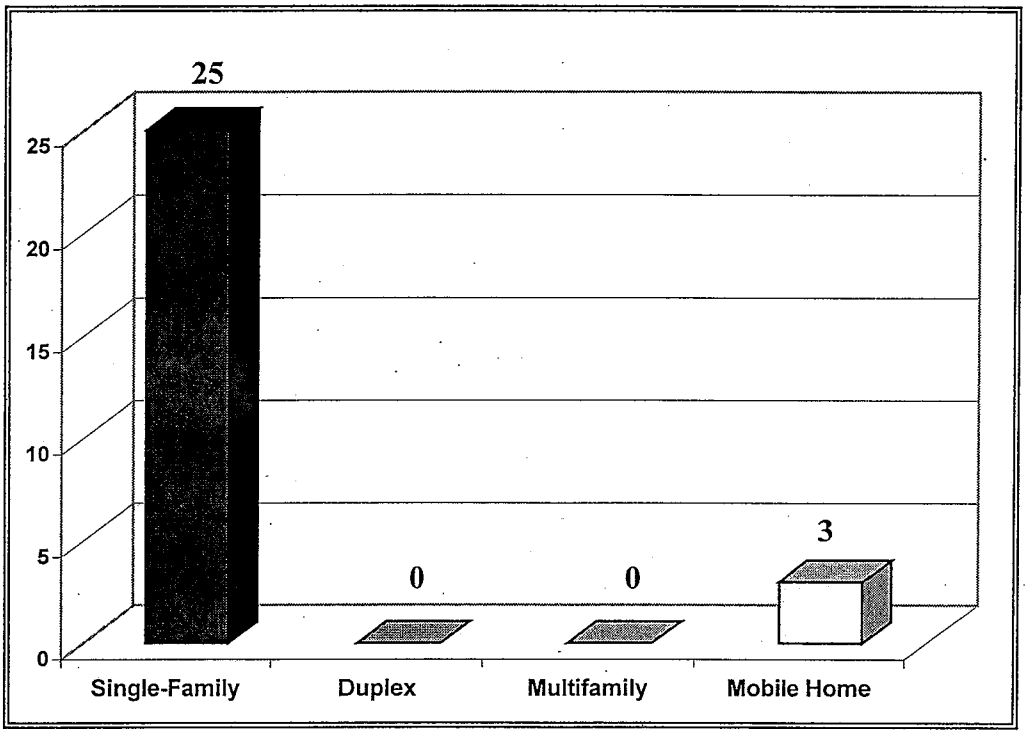
The Community of Valley Home is located in northeastern Stanislaus County, approximately eleven miles northeast of the City of Modesto. The Neighborhood is basically triangular in shape, and is defined by Valley Home Road on the northeast, Pioneer Avenue on the west, and Lone Tree Road on the South.

EXHIBIT 21-1
COMMUNITY OF VALLEY HOME



A total of 28 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a small percentage of which are in need of rehabilitation.

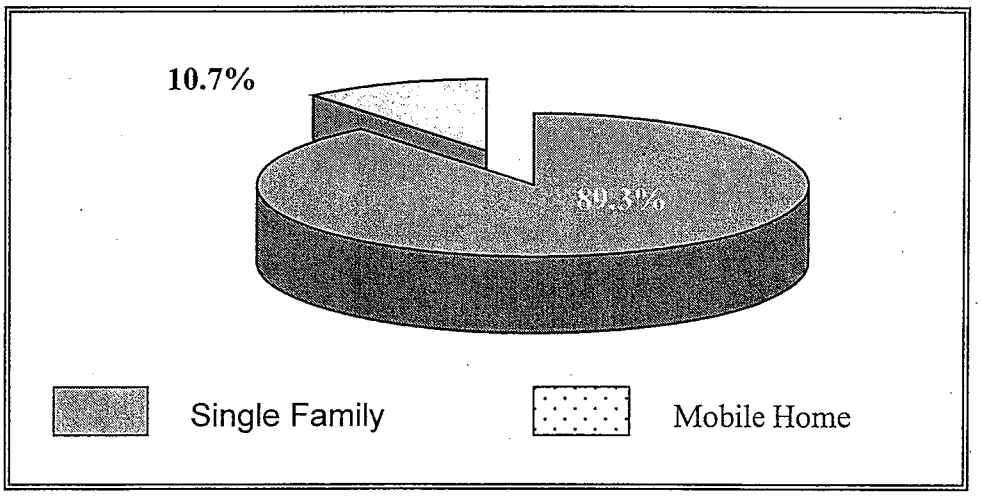
FIGURE 21-1
COMMUNITY OF VALLEY HOME HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

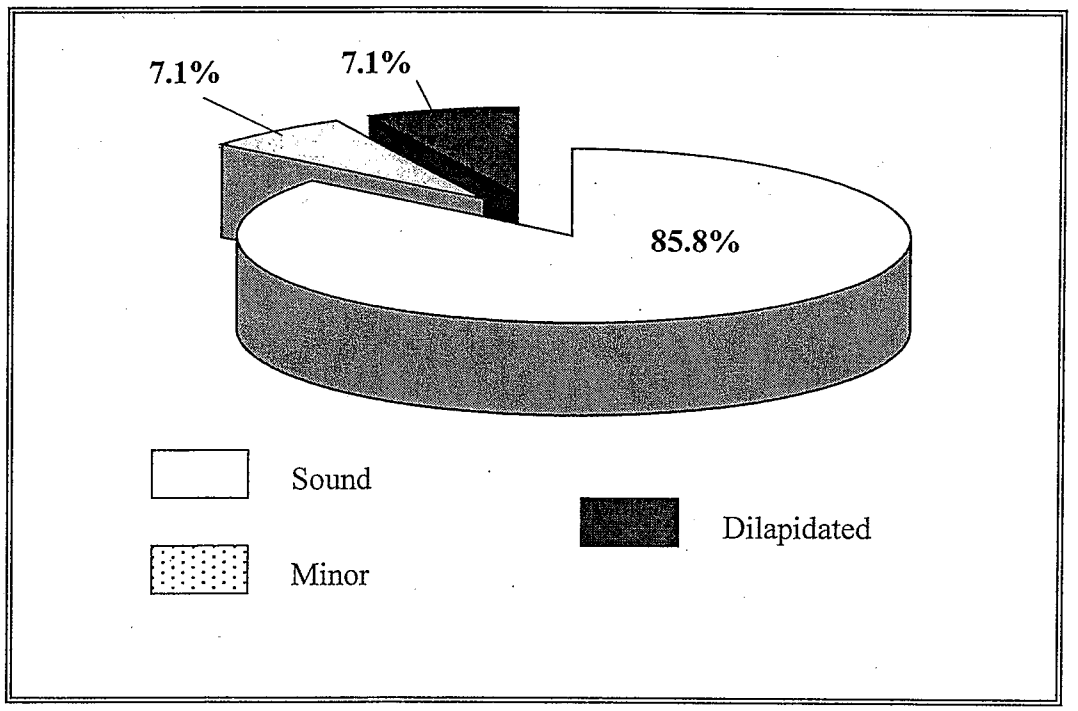
A total of 89.3 percent of the surveyed units are single-family units and 10.7 percent are mobile homes. No multifamily or duplex units were found in the Community.

FIGURE 21-2
HOUSING UNIT PERCENTAGES



Of all units, 85.8 percent are in sound condition, no repairs needed, while 7.1 percent need minor repairs. No units were found to need moderate or substantial repairs. The dilapidated units include two single-family homes.

FIGURE 21-3
HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

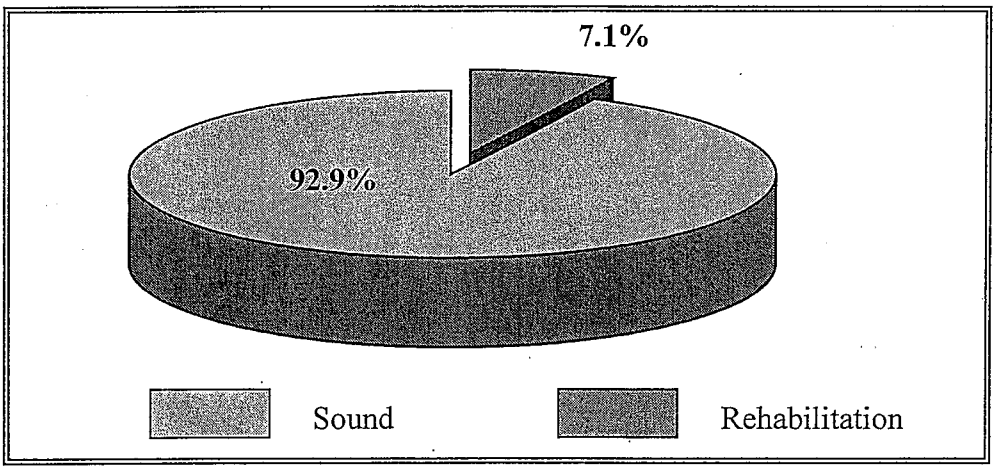
TABLE 21-1
COMMUNITY OF VALLEY HOME HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	21	84.0%	0	0.0%	0	0.0%	3	100%	24
Minor	2	8.0%	0	0.0%	0	0.0%	0	0.0%	2
Moderate	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	2	8.0%	0	0.0%	0	0.0%	0	0.0%	2
Total	25	100%	0	0.0%	0	0.0%	3	100%	28

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Valley Home only two single-family homes of the 28 housing units are in need of some form of rehabilitation.

FIGURE 21-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 2

The primary repair needed in the Community is repainting of the external structure, with 32.1 percent of the units requiring this. Very few units require roofing, foundation, window or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

TABLE 21-2
COMMUNITY OF VALLEY HOME NEEDED REPAIRS

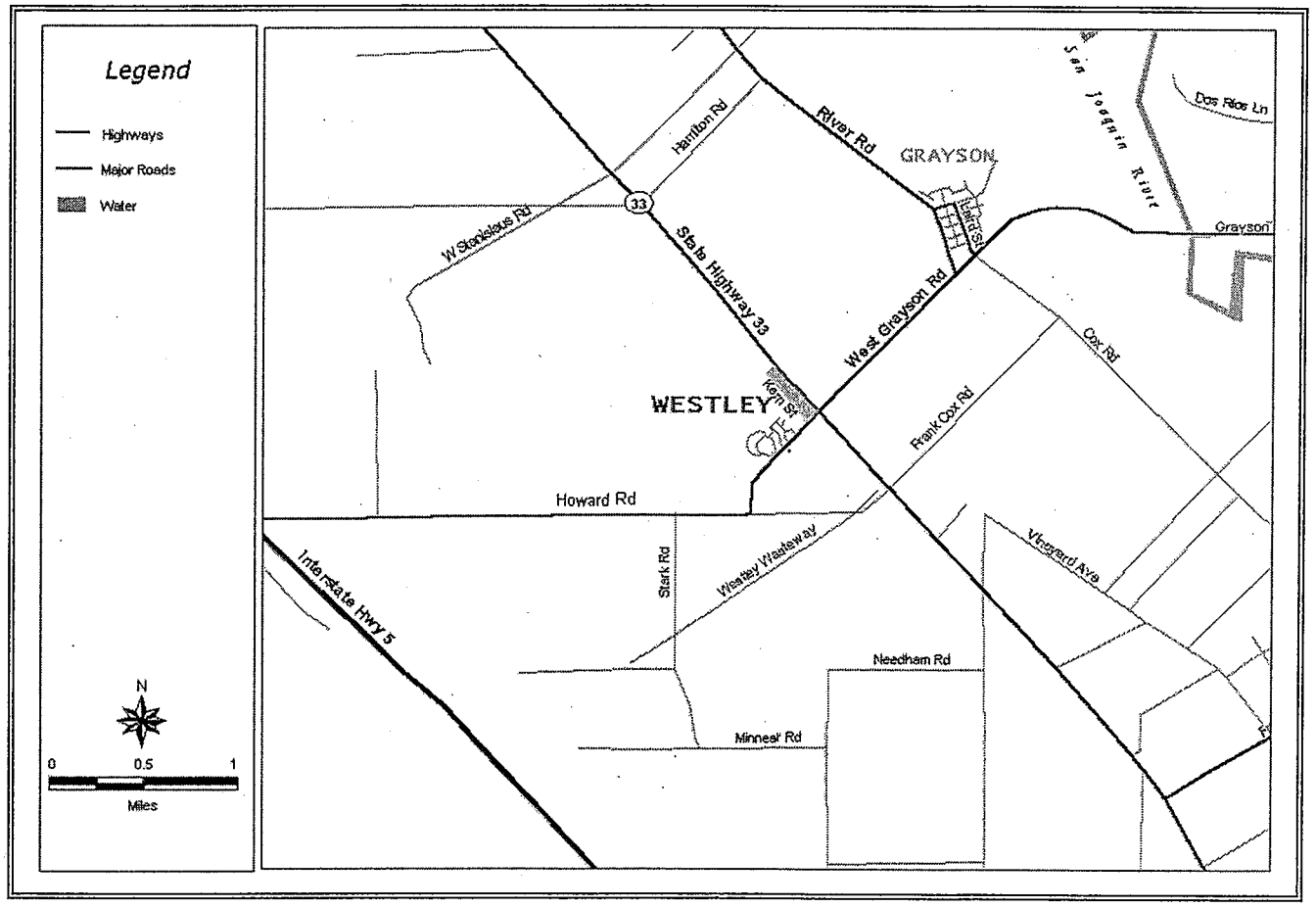
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	1	Re-painting	7
Partial Foundation	0	Patching/ Painting	2
No or Needs Foundation	1	Replacement/ Painting &/or Lead – Based Paint	2
Roofing		**Windows**	
Shingles Missing	0	Broken Pane	0
Re-roofing	2	Repair	0
Roof Structure Replacement	2	Replacement	2
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	28
Replace Main Panel	1	Curbs and Gutters	28
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 84.0 percent are in sound condition and eight percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. All three of the mobile homes in the Community are in sound condition.

SECTION 22
COMMUNITY OF WESTLEY

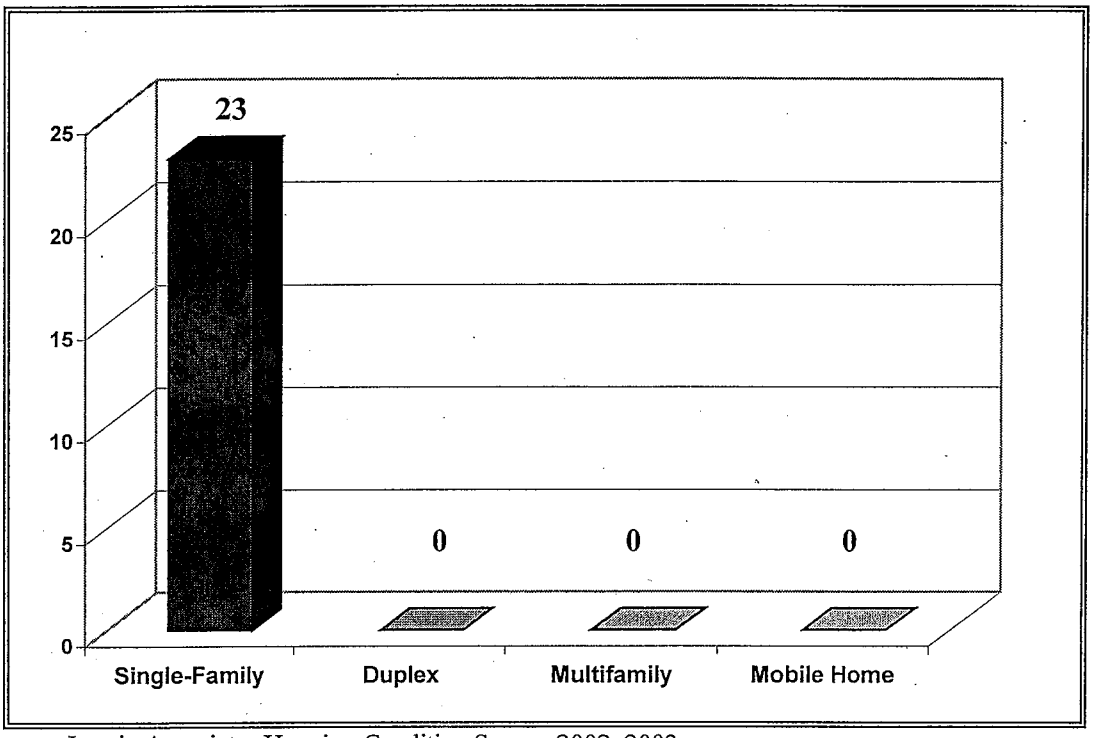
The community of Westley is located in western Stanislaus County, approximately 12 miles southwest of the City of Modesto. The neighborhood is defined by E Street on the north, Kern Street on the west, Howard Road on the south and State Highway 33 on the east.

EXHIBIT 22-1
COMMUNITY OF WESTLEY, STANISLAUS COUNTY



A total of 23 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, a significant percentage of which are in need of rehabilitation or are dilapidated.

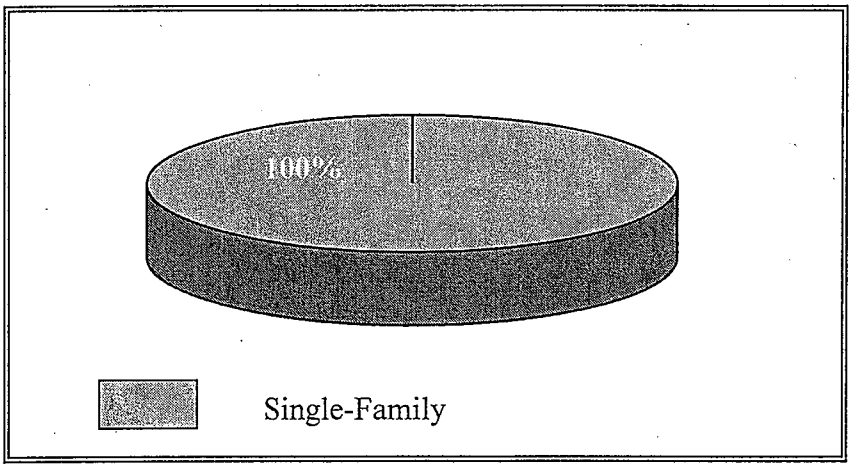
FIGURE 22-1
COMMUNITY OF WESTLEY HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

A total of 100 percent of the surveyed units in the Community of Westley are single-family units. No multifamily, duplex or mobile home units were found in the Community.

FIGURE 22-2
HOUSING UNIT PERCENTAGES



Of all units, 39.1 percent are in sound condition, no repairs needed, while 34.8 percent need minor repairs. A total of 4.3 percent of the units were found to need moderate repairs. The dilapidated units include five single-family homes, or 21.7 percent of the homes in the Community.

FIGURE 22-3
HOUSING UNITS BY CONDITION

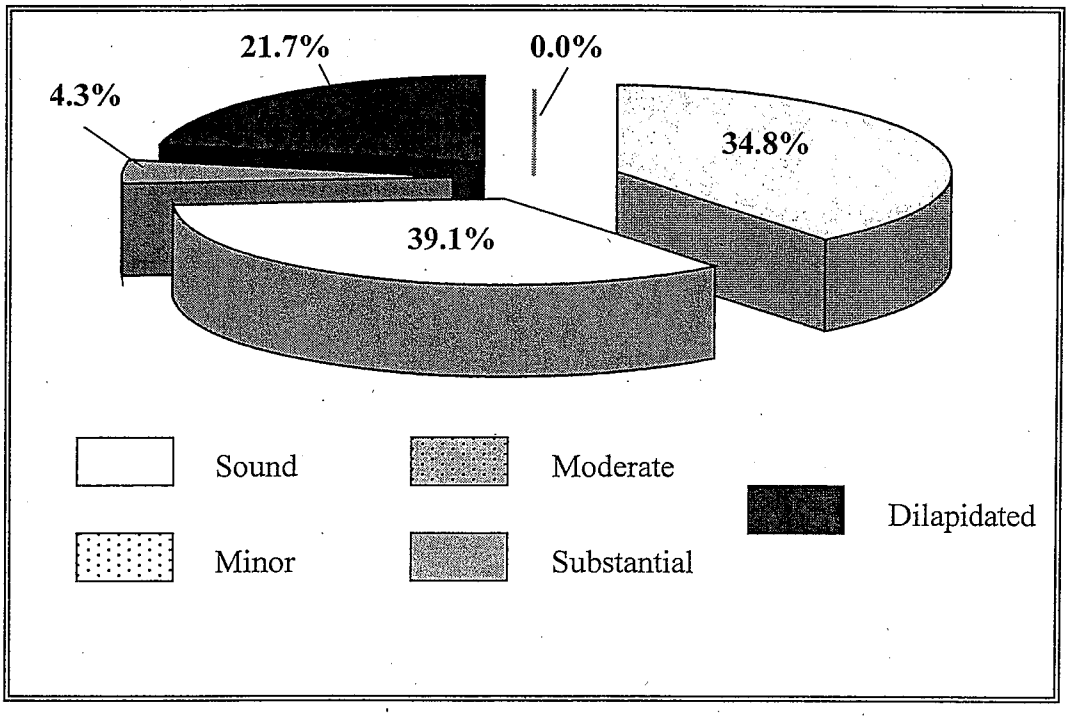


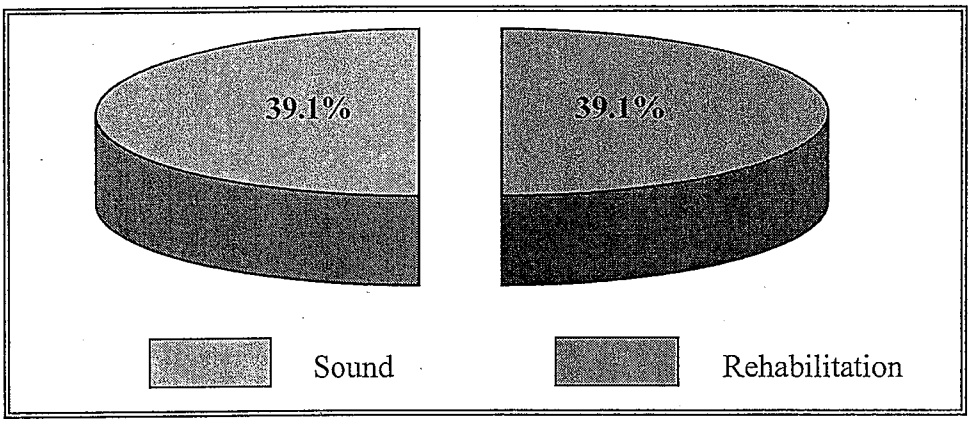
TABLE 22-1
COMMUNITY OF WESTLEY HOUSING CONDITIONS

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	9	39.1%	0	0.0%	0	0.0%	0	0.0%	9
Minor	8	34.8%	0	0.0%	0	0.0%	0	0.0%	8
Moderate	1	4.3%	0	0.0%	0	0.0%	0	0.0%	1
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	5	21.7%	0	0.0%	0	0.0%	0	0.0%	5
Total	23	100%	0	0.0%	0	0.0%	0	0.0%	23

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Westley nine of the 23 housing units are in need of some form of rehabilitation.

FIGURE 22-4
HOUSING UNITS BY REHABILITATION STATUS



Total housing units needing rehabilitation: 9

The primary repair needed in the Community is repainting or patching/replacement and repainting of the external structure, with 78.3 percent of the units requiring this improvement, and 39.1 percent of the units in need of re-roofing or roof repair. Five of the units require foundation repair and five are in need of window repairs and electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

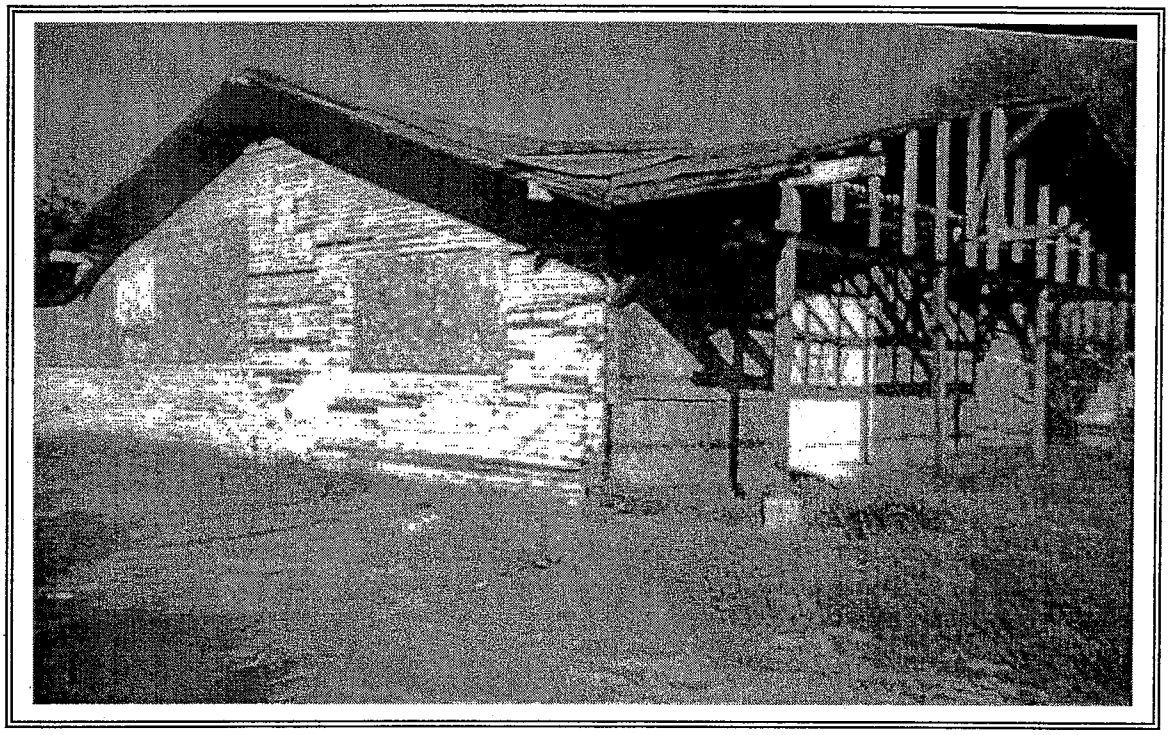
TABLE 22-2
COMMUNITY OF WESTLEY NEEDED REPAIRS

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		**Siding/Stucco**	
General Repair	5	Re-painting	5
Partial Foundation	0	Patching/ Painting	6
No or Needs Foundation	0	Replacement Siding &/or Lead –Based Paint	7
Roofing		**Windows**	
Shingles Missing	1	Broken Pane	0
Re-roofing	8	Repair	0
Roof Structure Replacement	5	Replacement	5
Electrical		**Frontage Improvements**	
Minor Repair	1	Sidewalks	23
Replace Main Panel	4	Curbs and Gutters	23
Source: Laurin Associates Housing Condition Survey 2002, 2003			

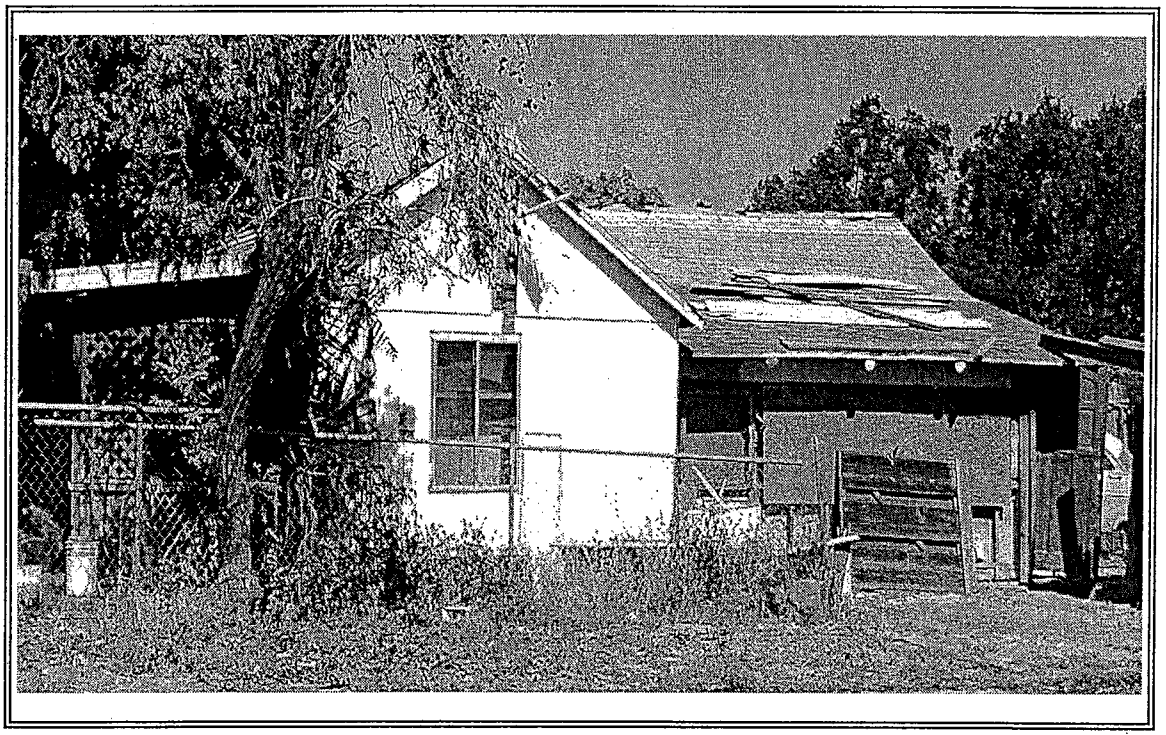
In summary, of the single-family housing units, 39.1 percent are in sound condition and 39.1 percent are in need of rehabilitation. Five single-family housing units are considered dilapidated.

ATTACHMENT I

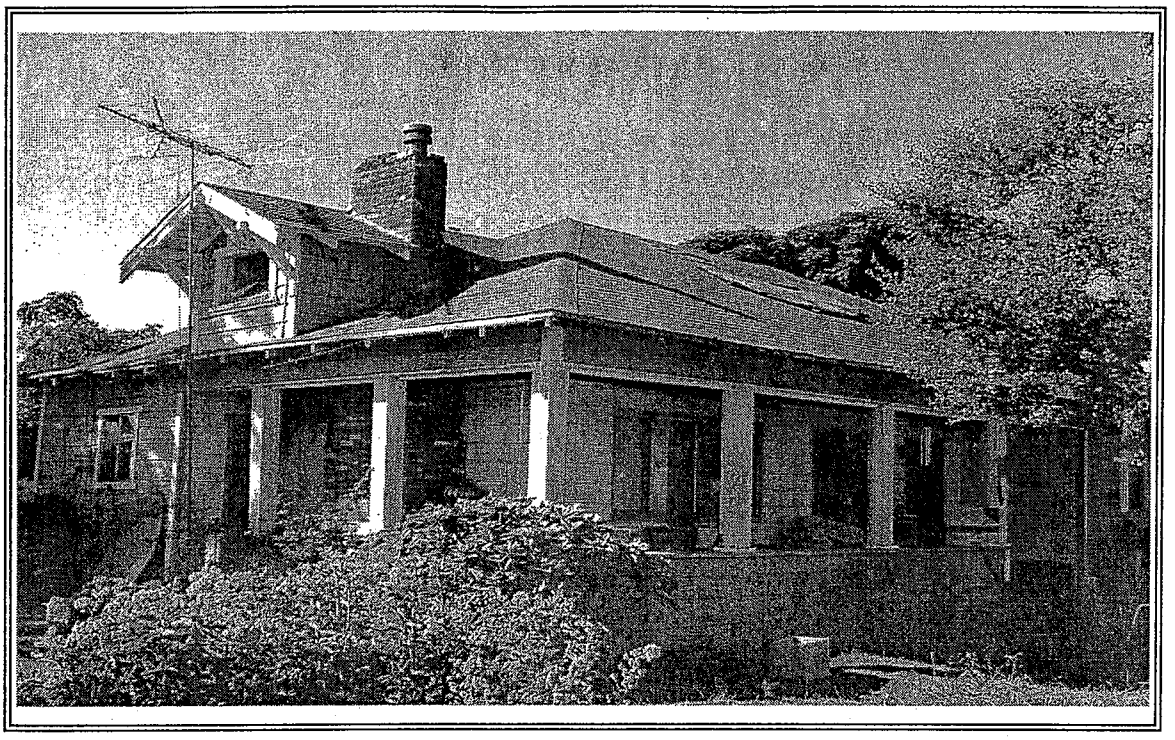
EXAMPLES OF DILAPIDATED HOUSING
UNINCORPORATED STANISLAUS COUNTY



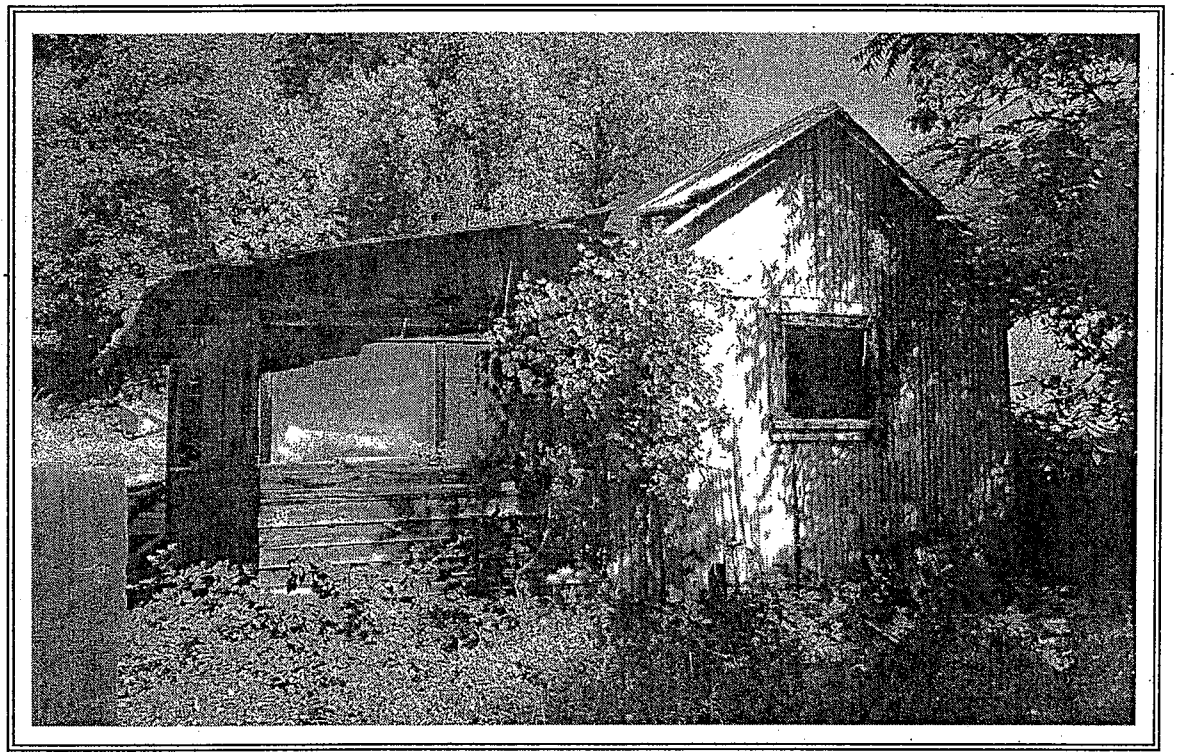
Carpenter Avenue, SW Modesto



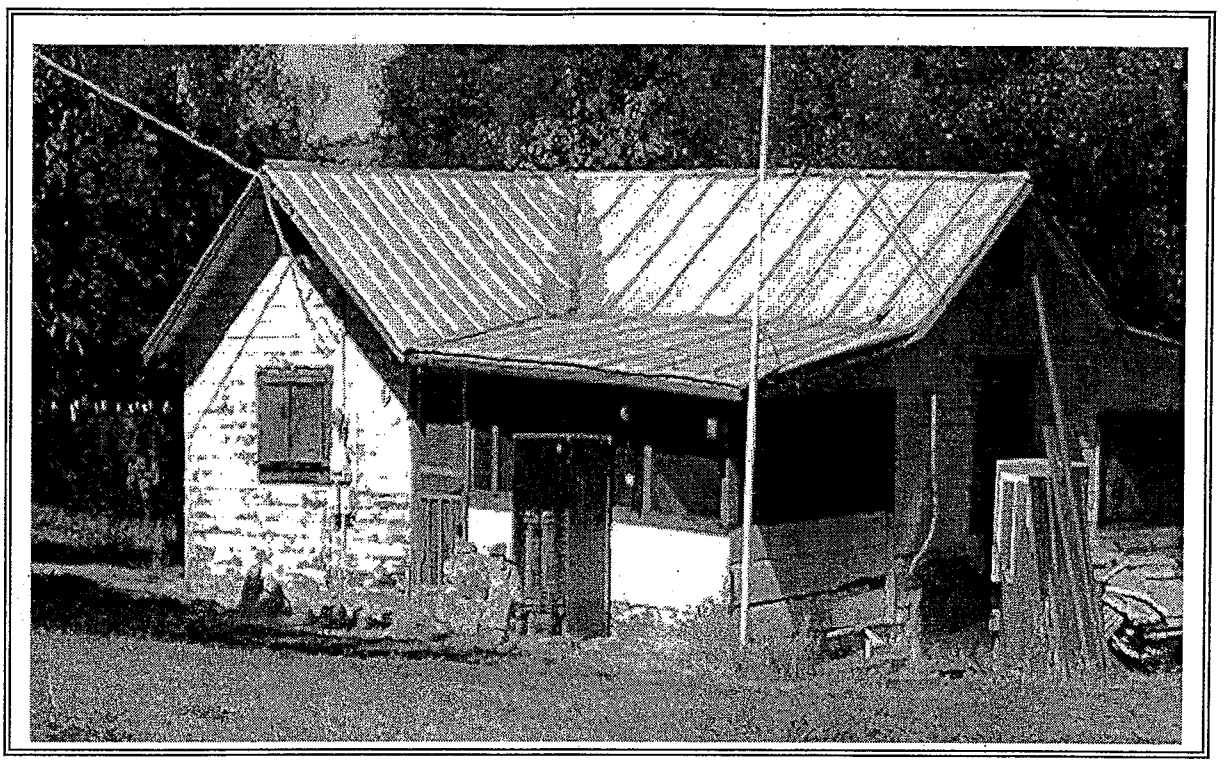
Laird Street, Grayson



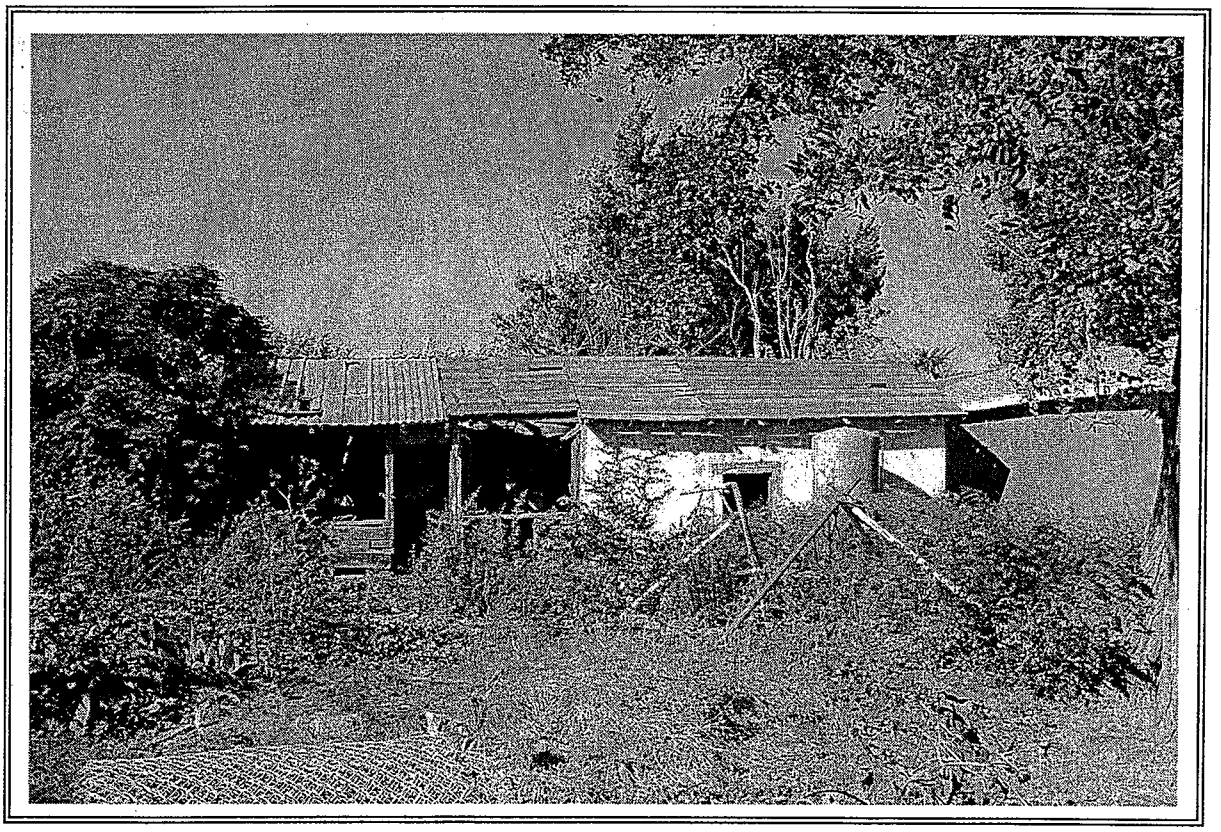
6th Street, Hickman



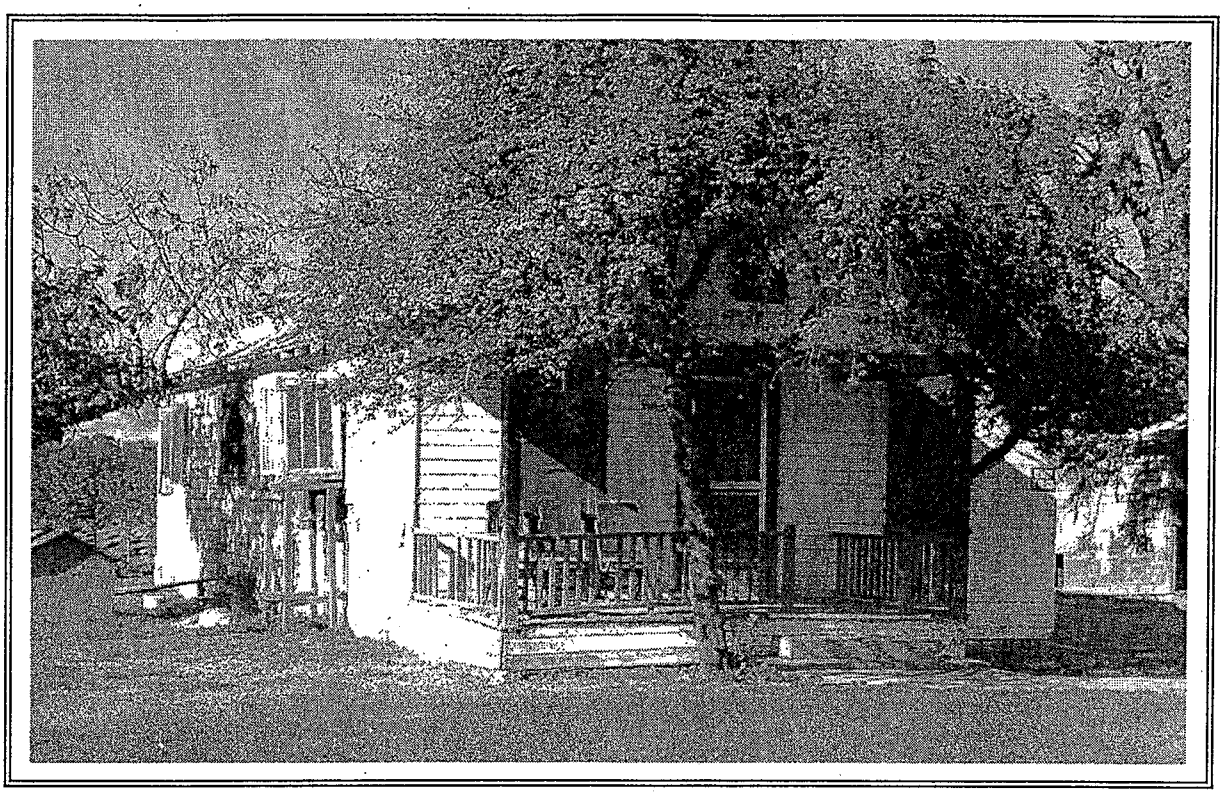
Main Street, Knights Ferry



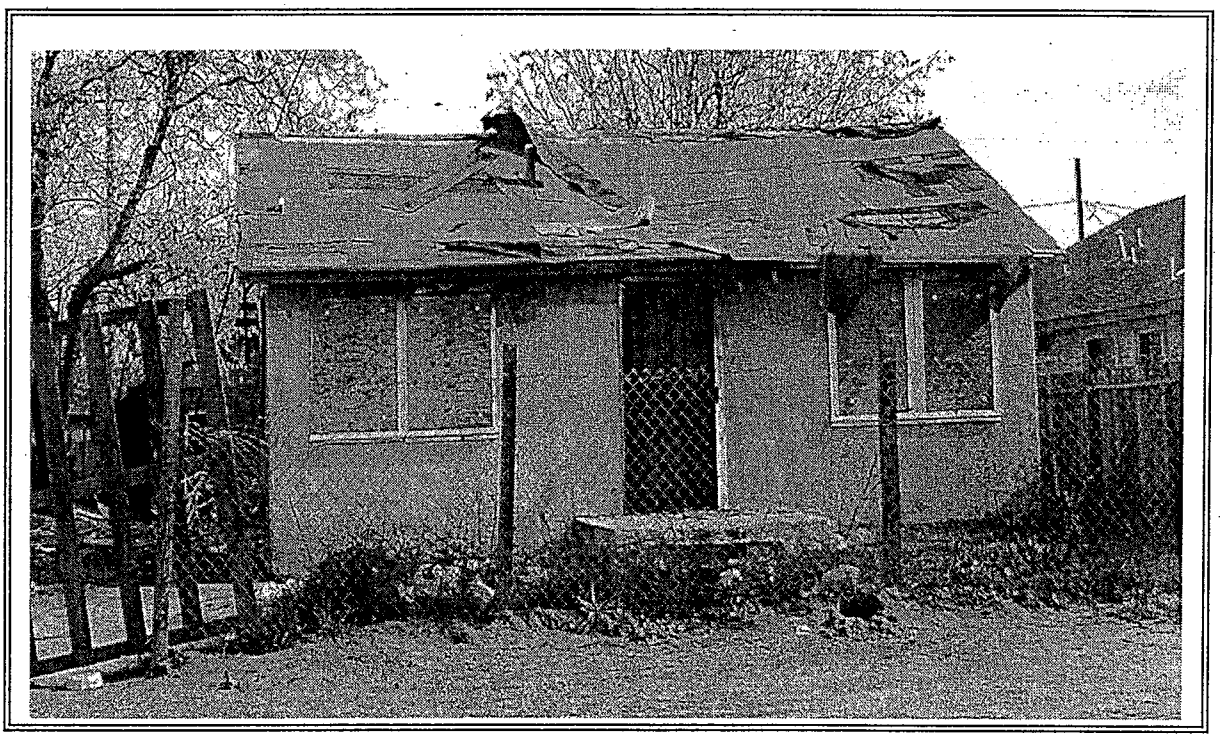
Yosemite Avenue, La Grange



La Siesta Avenue, Monterey Park



Howard Street, Westley



Dallas Street, West Ceres

ATTACHMENT II

LEAD-BASED PAINT AND ASBESTOS

The Housing Condition study for the County was conducted from the street only; survey personnel did not contact homeowners or enter the property or premises for the purposes of the survey. This exterior assessment of the housing units does not reflect the fact that additional consideration regarding the potential classification of homes for rehabilitation or demolition can be based on the presence of hazardous material contained within the structure. The following information is presented as background material regarding the two most common hazardous substances found in homes built before 1978: lead-based paint and asbestos.

Lead-based paint

The primary source of lead poisoning in children is lead based paint. Despite scientific evidence going back to the 19th century, paint manufacturers put lead in paint until it was banned by the federal government in 1977. In 1996, the federal government created very strenuous disclosure requirements for almost all residential real estate transactions, including the renting, leasing and selling of homes. Sellers, landlords and real estate brokers are required to disclose the known existence of lead based paint, and also to provide tenants and buyers with a pamphlet detailing the risks associated with lead based paint. Homes and apartments built before 1978 may still contain lead paint. If the old paint is chipped, peeling or cracking, if it is around doors or windows, on sills or baseboards, or if it is on a surface that a young child can mouth or chew, it can be a hazard, particularly to children or women who are pregnant or who want to become pregnant. A recent EPA/Department of Housing and Urban Development (HUD) Task Force report confirmed that old lead paint that is well maintained does not present a hazard and is best left undisturbed. If the old lead paint is in poor condition, however -- peeling, chipping, cracking or flaking -- or if there are plans to conduct any repairs or renovations, the lead can become a hazard, as it can create dust, which is the major pathway for exposure to lead. Lead dust can form when old lead paint is dry scraped, dry sanded, or heated.

An increasingly popular permanent lead abatement technique is to apply approved encapsulation products. Encapsulation of old lead paint is particularly encouraging as a more practical and cost-effective alternative to full removal of the paint. It is essential that a professional contractor, trained in proper handling and removal of lead-based paint, perform the removal of the paint. Untrained, unskilled contractors or amateur do-it-yourself efforts can actually increase lead risk. When renovations are planned that involve construction or lead removal, families (especially children and pregnant women)

should be temporarily moved out of the home until the work is done and the area is properly cleaned.

Asbestos

Asbestos is a family of naturally occurring minerals found in serpentinite and other metamorphic rock. When breathed, asbestos can lead to diseases such as lung cancer and mesothelioma. There is no known safe exposure to asbestos. Because of its strength and resistance to heat, asbestos has long been used for insulation, roofing and fireproofing. The physical properties of asbestos also made it an ideal additive to ease the manufacture and application of ceiling and wall finishes, tape joint compounds, floor tiles and mastics. Even if asbestos is in a building, it is usually not a serious problem. The mere presence of asbestos in a home or a building is not hazardous. The danger is that asbestos materials may become damaged over time. Damaged asbestos may release asbestos fibers and become a health hazard. Disturbing material containing asbestos may create a health hazard where none existed before.

Historically, asbestos was a popular component of many building materials and appliances. Houses built between 1930 and 1950 may have asbestos as insulation. Materials commonly found to contain asbestos include: roofing and siding, textured paint and patching compounds used on wall and ceiling joints; artificial ashes and embers sold for use in gas-fired fireplaces; stovetop pads; walls and floors around wood burning stoves may be protected with asbestos paper, millboard, or cement sheets; some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives; hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.

If the asbestos material is in good shape and will not be disturbed, it is generally safe to leave it in its existing condition. If it is a problem, there are two types of corrections: repair and removal.

Repair usually involves either sealing or covering asbestos material.

Sealing (encapsulation) involves treating the material with a sealant that either binds the asbestos fibers together or coats the material so fibers are not released. Pipe, furnace, and boiler insulation can sometimes be repaired this way. Only a professional trained to handle asbestos safely should do this.

> Covering (enclosure) involves placing something over or around the material that contains asbestos to prevent release of fibers. Exposed insulated piping may be covered with a protective wrap or jacket.

With any type of repair, the asbestos remains in place. Repair is usually cheaper than removal, but it may make later removal of asbestos, if necessary, more difficult and costly. Repairs can either be major or minor. Major repairs must be done only by a professional trained in methods for safely handling asbestos. Minor repairs should also

be done by professionals since there is always a risk of exposure to fibers when asbestos is disturbed.

Removal is usually the most expensive asbestos abatement method and, unless required by state or local regulations, should be the last option considered in most situations, because removal poses the greatest risk of fiber release. However, removal may be required when remodeling or making major changes to a housing unit where the asbestos material will be disturbed. Removal may be called for if asbestos material is damaged extensively and cannot be otherwise repaired. Removal is complex and must be done only by a California State licensed hazardous material contractor with special training. Improper removal may actually increase the health risks to households.

STANISLAUS COUNTY

2015–2023 HOUSING ELEMENT UPDATE

APRIL 2016



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