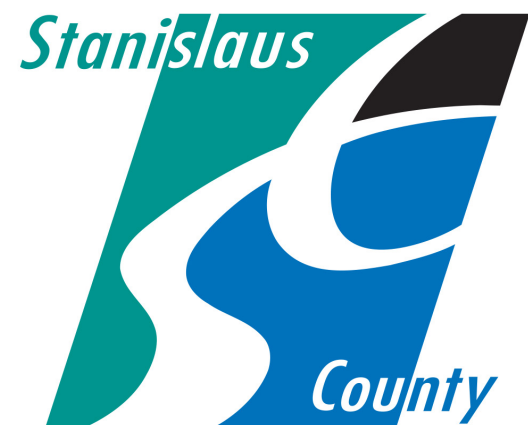
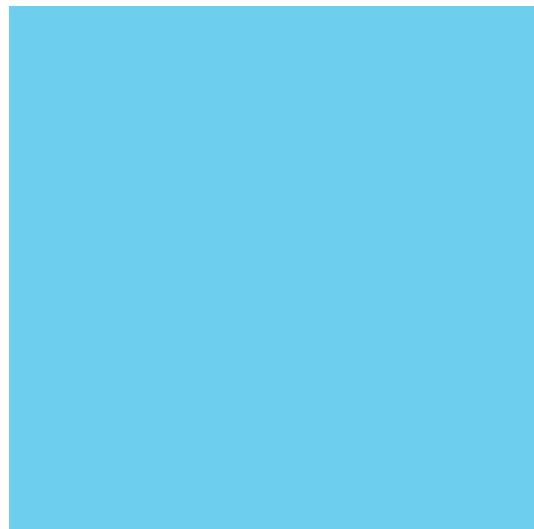




Stanislaus County

Housing Element

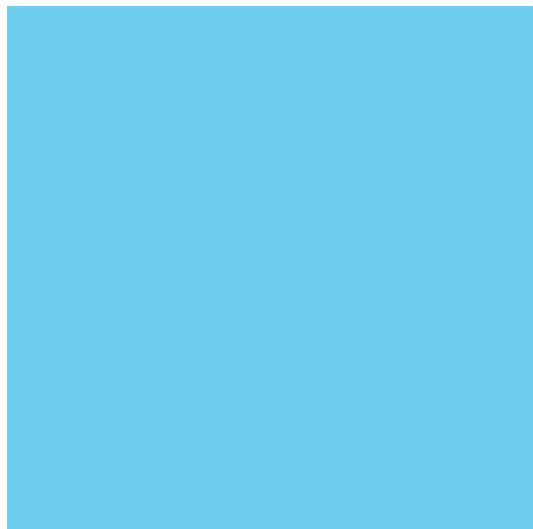
January 2025



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Executive Summary



Executive Summary

Introduction

The Stanislaus County 2023-2031 Housing Element is a plan for meeting the housing needs of unincorporated Stanislaus County over the eight-year planning period. The Housing Element describes and analyzes existing and future housing needs and issues; presents specific goals, policies, and implementation actions to address these needs; and ensures that the County maintains its eligibility for State funding for housing, infrastructure, and transportation projects.

The County of Stanislaus is committed to improving access to high-quality housing for residents of all abilities and income levels. The Housing Element lays out a plan to remove barriers to housing production and to better match production with identified housing needs. Some of these strategies include promoting a diversity of housing types, increasing the feasibility of new development of infill and underused sites throughout the County, and focusing the greatest amount of new housing in urban areas near transit and jobs. Through the Housing Element, the County strives to address local needs and affirm that housing is a basic human right for all residents.



Entrance to Denair

Organization of the Housing Element

Per California Government Code Sections 65580-65589, a housing element must consist of the following components:

- Chapter 01** Introduction
Provides a historical context of the County and introduces main topics of the housing element.
- Chapter 02** Housing Needs Assessment
Reviews current and projected housing needs of the community.
- Chapter 03** Constraints
Identifies obstacles to housing production across income levels.
- Chapter 04** Assessment of Fair Housing
Analyzes fair housing issues and barriers in Stanislaus County.
- Chapter 05** Sites Inventory Analysis & Housing Resources
The Housing Element must contain an inventory of land suitably zoned and available for residential development within the planning period.
- Chapter 06** Housing Plan
Provides goals, policies, and programs to ensure the County meets its share of the regional housing need.
- Appendix A** Public Outreach
Summarizes community engagement efforts and materials used.
- Appendix B** Review of Past Accomplishments
Evaluates previous housing element outcomes against projected goals.

Community Profile

Stanislaus County, nestled in California's Central Valley, spans 1,521 square miles and is intersected by two major routes: Interstate 5 and State Route 99. There are three major rivers that run through the County: the Stanislaus, Tuolumne, and San Joaquin. There are nine cities in Stanislaus County, including Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, and Waterford. Due to its location near the San Francisco Bay Area, County residents have access to that job market. Since the Bay Area has higher housing costs, many commuters have chosen to live in the County due to lower housing costs.

Agriculture is the number one industry for economic output and employment in the County, followed by two large wineries that contribute to the economic base. The County is home to around 553,000 people, growing rapidly since the 1990s and early 2000s. Through this urban growth, the economic base for the County has diversified to include more non-agricultural jobs. According to the 2020 Census, the largest racial demographic of unincorporated Stanislaus County is Hispanic (53 percent), followed by White (non-Hispanic) (39 percent), two or more races (3 percent), Asian (3 percent), Black or African American (1 percent), American Indian and Alaskan Native (<1 percent), some other race (<1 percent), and Native Hawaiian/Other Pacific Islander (<1 percent).



Diablo Grande

Public Participation

Public engagement for the Housing Element update is focused on the experiences of residents, renters, nonprofits, those vulnerable to housing instability, and builders. The County engaged not only community members, but also representatives of local agencies and housing groups, community organizations, housing developers, and the General Plan Update Committee. Stanislaus County provided opportunities to solicit input from stakeholders and community members through interviews, surveys, a project-specific website, community events, and public meetings.

Through this outreach, the community identified affordability of housing as the most urgent housing need. Other reoccurring themes included concerns regarding existing water and sewer infrastructure, and additional support for new housing in urban areas and with more housing options near existing transit services with pedestrian access. Public input also revealed concern over the Sites Inventory allocation of lower-income units in low-resource areas. This input was integrated throughout the analysis of housing needs, constraints, and considered when developing the Sites Inventory, Housing Strategy, and the Housing Action Plan.

Alongside public outreach for the Housing Element, Stanislaus County partnered with Valley Vision, a non-profit civic leadership consulting firm, to develop and implement an outreach and engagement strategy designed to establish a shared understanding of the needs, challenges, and opportunities for housing within the County as

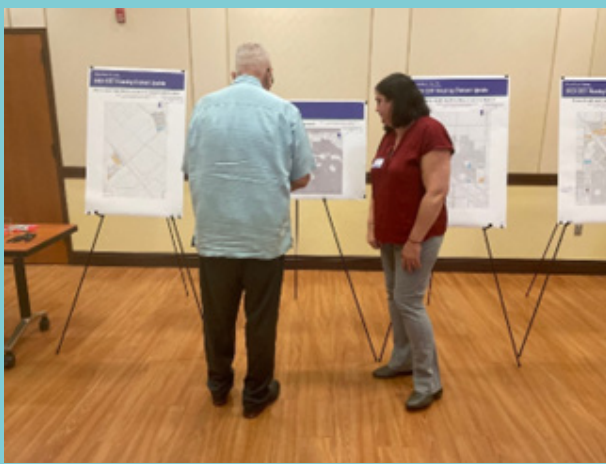
part of the Housing Stanislaus Initiative. Stanislaus County and Valley Vision conducted a series of interviews with key stakeholders and focus group interviews that informed the Housing Element update. Feedback received during this outreach was incorporated into the Housing Element policies and programs. More information on public participation efforts during the Housing Element update can be found in Appendix A, Summary of Public Participation.

Housing Data and Demographics

The Housing Element seeks to provide and maintain safe, decent housing for unincorporated Stanislaus County's present and future residents. Analysis of demographic, socioeconomic, and housing characteristics assists in identifying local housing needs and allows the County to effectively target its programs and resources toward households with the greatest need. Chapter Two, Housing Needs Assessment, provides housing and demographic information of Stanislaus County residents.

Key population findings include:

- Population growth in unincorporated areas of Stanislaus County is significantly lower than in incorporated cities, with a mere one percent increase compared to nine percent growth in cities from 2010 to 2020.
- Elderly residents in unincorporated areas make up the largest population group and are aging and staying in place. While young adults aged 20 to 34 represent the second largest age group in unincorporated Stanislaus, there is a decline in the population of children aged nine years old and under, suggesting a potential decrease in families with young children moving into these areas. Figure ES-1 shows the number of residents living in unincorporated Stanislaus County by age group.
- From 2010-2020, unincorporated areas have less racial diversity when compared to the state and saw a decline in White (non-Hispanic), Black or African American, and American Indian and Alaskan Native populations.
- Agriculture is an essential part of the Stanislaus County economy, and it depends on the



Interactive Posters at Community Workshop

labor of farm workers. The State and federal governments use similar categories for defining agricultural industry and the associated employment, which includes employment on farms and ranches and employment related to the manufacturing, transportation, and warehousing of agricultural products. Due to the high percentage of agricultural-related employment in unincorporated Stanislaus County, and the overall cost of housing in the area, there is a need to address housing options for farmworkers, both in agricultural areas and in more developed areas where families may have better access to jobs, services, and schools. The salary of agricultural workers is under the mean income of all occupations (\$54,382), emphasizing the need for affordable and attainable housing for these essential workers.

Key housing facts include:

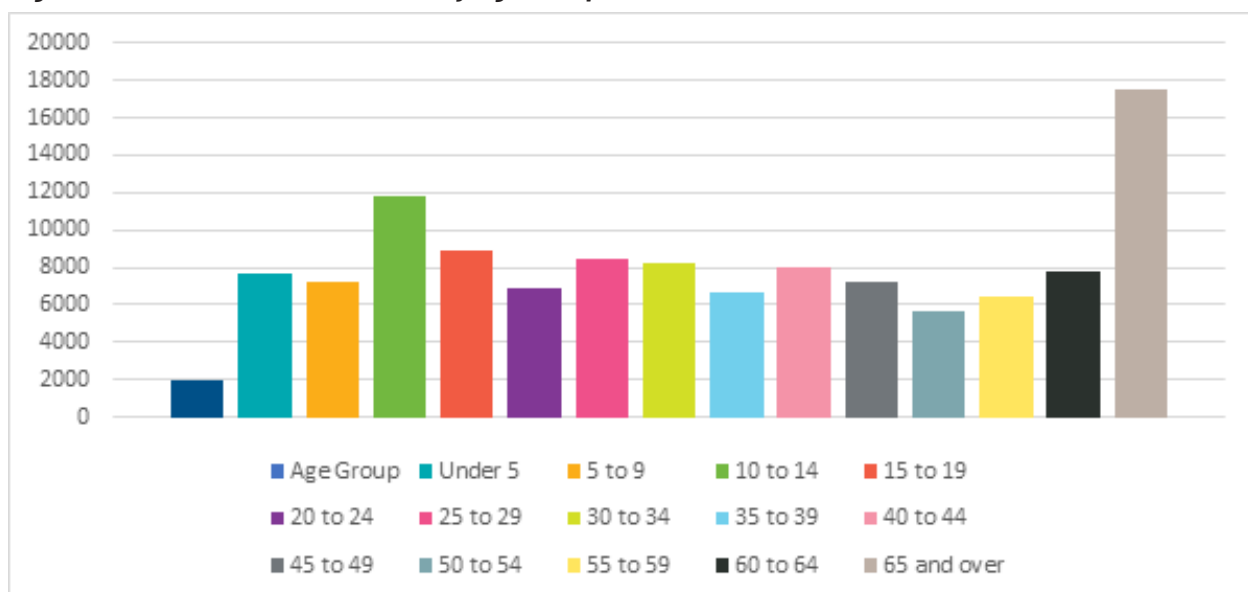
- Stanislaus County (including both unincorporated areas and incorporated cities) lacks sufficient affordable rental housing to meet local needs. Many households are cost-burdened due to stagnant wages and increased housing costs.
- Housing production in unincorporated Stanislaus County has slowed, with over 72

percent of the housing stock being older than 30 years and over 40 percent of the housing stock being older than 50 years.

- The County's current housing stock lacks affordable units for large families. Within the unincorporated areas of Stanislaus County, nearly 10 percent of renter-occupied units are overcrowded versus five percent of owner-occupied units, according to 2020 American Community survey five-year estimates.
- In Stanislaus County, (including both unincorporated areas and incorporated cities) 36 percent of all households had a moderate housing cost burden and 17 percent had a severe housing cost burden. Of the renter households in the County, 25 percent experience severe cost burden.



Figure ES-1: Number of Residents by Age Group



Source: U.S. Census American Community Survey 5-Year Estimates (2022)

Progress In Meeting Previous Goals and Objectives

Stanislaus County's 2015-2023 Housing Element contained policies and programs to preserve and expand the supply of housing at all income levels, and most were successfully achieved by the County. During the last eight years, the County completed the following actions to address local housing needs:

- **Infrastructure:** The County continued working towards an on-going commitment to improving key infrastructure needed to support new housing and to preserve existing housing. The Parklawn Neighborhood and Airport Neighborhood Sewer Projects were completed during the planning period using Community Development Block Grant (CDBG) and State Water Board (SWB) funding. The County has prioritized use of CDBG funding for the West Modesto Sewer Infrastructure Project, which includes the Spencer/Marshall, Beverly/Waverly, and Rouse/Colorado neighborhoods. Sewer Infrastructure in the Spencer/Marshall and Rouse/Colorado neighborhoods are partially constructed, and the County is actively seeking SWB funding to complete construction. The County is also working with City of Modesto to continue development of the design work and to seek SWB funding for the Beverly/Waverly neighborhood. During the planning period there were 160 building permits for sewer connection (septic to sewer) issued throughout the unincorporated area, including: 123 in the Airport Neighborhood, 27 in the Parklawn Neighborhood, nine in the Robertson Road Neighborhood, and one in the Spencer/Marshall Neighborhood.
- **Analysis of Impediments to Fair Housing:** As required by the County's federal funding, a Regional Analysis of Impediments to Fair Housing Choice was adopted on May 12, 2020, as a collaborative document between the Stanislaus Regional Housing Authority (SRHA), Stanislaus Urban County (including the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford), the City of Modesto, and the City of Turlock.. The County will continue to implement the actions identified in this document.
- **Accessory Dwelling Units (ADUs):** During the planning period the County updated its Zoning Ordinance and adjusted its Public Facilities Fees to facilitate the development of ADU's in accordance with state allowance. The County issued building permits permitting 98 ADUs throughout the 2015-2023 planning period. In addition, Stanislaus County partnered with the cities of Ceres, Modesto, Oakdale, Riverbank, Turlock, and Waterford to develop seven different pre-approved construction plans for ADUs. These construction plans range from a one-bedroom, 260-square-foot ADU to a three-bedroom, 1,192-square-foot ADU. Pre-approved ADU construction plans are available to property owners free of charge through the County's website.
- **Housing Rehabilitation:** Over the last eight years, the County continued to offer a housing rehabilitation program in partnership with the SRHA. The County also worked with the SRHA to develop two in-fill housing sites with six single family affordable rental housing units.
- **Housing Stanislaus Initiative:** Housing Stanislaus is a countywide initiative to develop a unified and actionable vision and strategy framework for housing in Stanislaus County. County staff, along with Valley Vision, a non-profit civic leadership consulting firm, developed an outreach and community engagement strategy that aimed to establish a shared understanding of the needs, challenges, and opportunities for housing, and identify and prioritize projects and programs for housing development. Valley Vision conducted surveys and meetings between December of 2021 and July of 2022 with the incorporated cities and a wide range of local stakeholders, subject matter experts and industry professionals.

Progress In Meeting Regional Housing Need

The County projected that the programs outlined in the 2015-2023 Housing Element would result in the production of 2,241 new units, including 883 units affordable to lower-income households. These quantified objectives were consistent with the number of units needed to meet the County's Regional Housing Need Allocation (RHNA). During the 5th cycle, 758 housing units were permitted in the unincorporated areas of the County, including 32 units for lower-income households. Appendix B, Review of Past Accomplishments, provides a programmatic summary of the County's progress, successes, and lessons learned in implementing the 2015-2023 Housing Element.

Summary of Constraints to Housing

State housing element law requires the County to identify and analyze potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. The analysis is required to identify specific standards and processes within the purview of government and evaluate their impact on the supply and affordability of housing. Some of the identified constraints present in the County are summarized below. Identified constraints are discussed in Chapter 4, Constraints, and mitigated or removed through policies and programs detailed in Chapter 6, Housing Plan.

Non-Governmental Constraints

- **Housing and Land Costs:** The costs of land, plus the costs of materials and labor to produce housing are high throughout California.
- **Infrastructure Constraints:** Existing infrastructure may not be adequate to accommodate the residential units expected during the planning period and may require planned infrastructure improvements needing to be completed to support future development. Furthermore, the remote nature of many unincorporated communities limits residents job opportunities, transit opportunities, and

access to basic services such as grocery stores, making them less suitable for high-density housing development.

- **Environmental Constraints:** Environmental constraints like areas with high wildfire risk, earthquake and landslide hazard zones, flood hazard zones, and excessive noise are potential constraints to housing developments.

Governmental Constraints

- **Emergency Shelter:** Restrictions on the number of beds per shelter (ten bed per zone limits) could be a constraint to the development of adequate shelter capacity. Additionally, requiring more parking than is required to accommodate staff, as stipulated by state law, adds additional project costs and is a constraint to the development of emergency shelters.
- **Single-Family Dwellings:** Single-family dwellings permitted in multiple family zones such as the R-3 zone can be considered a constraint to multifamily development because it results in the overwhelming prevalence of single-family homes in land designated for multifamily uses and that should be reserved for other types of housing.
- **Development Standards:** Land availability with adequate zoning (i.e., for multifamily housing) was identified as a constraint.
- **Parking Standards:** The Zoning Ordinance does not adjust parking requirements based on the size of units in multifamily development. As a result, a three-bedroom unit in a multifamily building has the same parking requirements as a studio and one-bedroom. This places a disproportionate cost on smaller units, contributing to constraints to the development of studios and one-bedroom units.

Adequate Sites to Meet Regional Housing Need

All ten jurisdictions in Stanislaus County (nine cities and one county), are required to have a State certified Housing Element, a plan developed to meet the variety of housing needs of the community over an 8-year planning horizon. The Housing Element is incorporated into each jurisdiction's general plan, which serves as the local government's "blueprint" for how the city and/or county will grow and develop. Housing Elements must evaluate the needs of the community and then incorporate policies that provide opportunities for (and do not unduly constrain) housing development.

A critical part of the Housing Element is the Sites Inventory, which demonstrates that the County has identified enough sites zoned for residential development to meet its RHNA. The RHNA for each region is determined at the State level and then the Regional Council of Governments (COG) determines each jurisdiction's share by income category. While the allocation of the RHNA is handled regionally throughout the State, the land use planning for the actual production of housing is under the purview

of the local jurisdiction. While local jurisdictions must plan for the production of housing, showing an adequate land inventory, infrastructure, and policy framework to support housing production, it is the role of the private sector, specifically residential developers, to actually construct housing. The actual production of housing is dependent on market conditions and, in the case of affordable housing, the availability of both private and public funding subsidies.

For the 2023-2031 Housing Element, the State of California identified the need for the Stanislaus Council of Governments (StanCOG) to allocate 34,344 units among the ten local jurisdictions, as shown in Table ES-1. Unincorporated Stanislaus County's share of the 2023-2031 RHNA is 2,475 units. The methodology used by StanCOG to distribute the Regional Housing Needs Allocation (RHNA) between the nine incorporated cities and unincorporated county placed a low weight on the "Promoting Infill, Equity, and Environment" objective. Utilizing a high weight in this objective

Table ES-1: StanCOG 6th Cycle Regional Housing Needs Allocation

Jurisdiction	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Ceres	706	489	661	1,505	3,361
Hughson	284	196	122	279	881
Modesto	2,807	1,943	1,981	4,517	11,248
Newman	197	136	218	497	1,048
Oakdale	414	286	294	671	1,665
Patterson	1,046	724	593	1,353	3,716
Riverbank	970	672	594	1,355	3,591
Turlock	1,305	903	1,096	2,498	5,802
Waterford	107	74	115	261	557
Unincorporated County	574	398	458	1,045	2,475
Total	8,410	5,821	6,132	13,981	34,344

would have increased the RHNA allocation for cities such as Modesto and Turlock, who are located in proximity to transit and have lower Vehicle Miles Traveled (VMT) and would have lowered the RHNA allocation for the unincorporated County, providing an emphasize on the conservation of agricultural lands. The County, anticipating use of its existing infill opportunities accepted the lower weighted objective, placing a higher housing obligation on the unincorporated County. An analysis of how the County accommodates its RHNA can be found in Chapter 5, Housing Resources.

The Sites Inventory consists of the following strategies the County utilizes to meet its RHNA obligation:

- Entitled developments that will be ready for occupancy during the planning period;
- Accessory dwelling units (ADUs) assumed to be built during the planning period; and
- Sites suitable for residential development, including sites proposed to be rezoned.

Entitled Developments

The County identified 252 units in ten projects that are currently in the development pipeline and expected to be completed during the 2023-2031 planning period. All of these projects are expected to be affordable to above-moderate households. A full list of these projects is detailed in Chapter 5, Housing Resources.

Accessory Dwelling Units

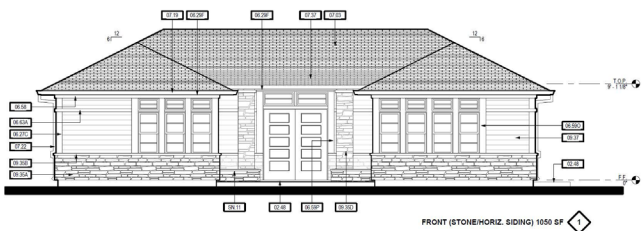
The number of ADUs and junior accessory dwelling units (JADUs) built in the County has increased since 2016 legislation that reduced regulatory barriers to the development of these units. The County approved an average of 23 ADU permits per year between 2019 and 2021. Given this average, the Housing Element anticipates 184 ADUs will be permitted over the next eight years.



562 square foot ADU footprint



798 square foot ADU footprint



1,050 square foot ADU footprint



Construction of Keyes 19 homes

Sites Suitable for Housing

The Housing Site Inventory lists vacant and underutilized sites and estimates the realistic capacity of each site, based on an analysis of local development trends. The County's housing element utilizes its existing land use and zoning framework (designations and ordinances) to support an adequate land inventory to support 944 units, approximately 46 percent of the required 2,475 units. These 944 units could develop today through the issuance of a building permit utilizing existing zoning and development standards.

After accounting for ADU's, entitled projects, and sites with existing land use and zoning framework, the County maintains a deficit of 1,100 units to accommodate its RHNA. To fill this deficit, the County identified 48 sites to rezone to higher density as a part of the Housing Element Update. These rezoned sites would yield an additional 1,494 units. Rezone sites are summarized by community in Table ES-2. A detailed analysis of rezone sites is located in Chapter 5, Housing Resources.

Table ES-2: Rezone Sites by Community						
	Number of Parcels	Acreage	Lower- Income	Moderate-Income	Above Moderate- Income	Total
Denair	4	12.41	127	13	25	165
Empire	5	4.77	17	46	8	71
Keyes	3	4.45	58	18	2	78
North Ceres	4	7.97	97	18	1	116
Salida	3	1.40	0	18	3	21
South Ceres	1	4.18	76	7	0	83
South Modesto - Bret Hart	10	29.67	481	101	8	590
West Modesto	18	23.44	248	107	15	370
Total	48	88.29	1,104	328	62	1,494

Affirmatively Furthering Fair Housing

Affirmatively Furthering Fair Housing (AFFH) means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." In the context of a community's housing needs, AFFH is not just about the number of housing units needed, but also about where the units are located and who has access to them. Core elements include analyses of segregation, integration, disparities in access to opportunity, and disproportionate housing needs. A detailed analysis of fair housing in Stanislaus County is located in Chapter 3, AFFH.

The County of Stanislaus will implement programs and policies to ensure they are making significant strides in affirmatively further fair housing. These programs and policies will address fair housing issues by:

- Ensuring housing programs cater to a diverse community including multi-generational families and limited English proficiency households.
- Collaborating with community groups like faith-based and nonprofit organizations for outreach on housing resources.

- Providing training on Diversity, Equity, and Inclusion (DEI) topics to County staff.
- Pursuing grant funding for conceptual land use plans to redevelop existing communities.
- Adjusting funding policies to allow the use of eligible State and/or Federal funding to repair failing septic systems.
- Giving preference to lending institutions with an “Outstanding” Community Reinvestment Act (CRA) rating.
- Aiming for recognition as a Prohousing jurisdiction during the 2023-2031 Housing Element planning period.
- Exploring allowing various home-based economic opportunities in residential neighborhoods such as micro-kitchens, daycares, and home occupations.
- Expanding housing opportunity and accessibility for farmworkers.

Local fair housing issues include economic factors, racial and income segregation, and disparities in access to areas with high quality economic, environmental, and educational characteristics. Based on analysis of data, public input, and local knowledge, the County identified and prioritized factors that contribute to local fair housing issues (“contributing factors”) and outlined strategies to address those factors in the Housing Element. These contributing factors are:

- Need for additional public and private investments in low resource neighborhoods
- Low supply of affordable housing
- Location and type of affordable housing and land use and zoning laws
- Special needs housing
- Housing for persons experiencing homelessness
- Fair housing resources
- Access to transit
- NIMBYism and public perception of housing development
- Access to financial services
- Neighborhoods vulnerable to displacement

Meaningful actions intended to address these contributing factors are detailed in Chapter 6, Housing Plan.



2023-2031 Housing Plan

The updated Housing Plan is an important part of the Housing Element and forms the housing policy roadmap for unincorporated Stanislaus County. It integrates data, trends, community opinions, and public input. The Housing Strategy keeps many of the same goals, policies, and programs that were successful in the last Housing Element, with new policies and programs proposed to meet changing needs and new legal requirements. Most ongoing policies and programs were highly successful and are continued in the Housing Element update. Limited-term programs that were accomplished have been removed; the updated Housing Element includes 26 programs to ensure the policies are effective. Chapter 6, Housing Plan, details the goals, policies, and programs that will be implemented through this Housing Element Update. A brief summary of the proposed goals and policies is listed below:

Goal 1: Conserve and enhance the existing housing opportunities, viable housing stock, and neighborhoods in Stanislaus County.

Policies

- 1A. Support Safe and Livable Housing.** The County shall support code enforcement efforts in responding to complaints and ensuring that existing housing meets adopted code requirements that set forth acceptable health and safety standards for residential units, as the County is required to enforce existing housing and building codes.
- 1B. Support the Preservation of Existing Single-Family Housing Occupied by Lower-income Households.** The County shall preserve the existing single-family housing stock occupied by lower-income households by providing rehabilitation assistance for single-family, owner-occupied units, including manufactured homes and mobile homes.
- 1C. Provide Residential Rehabilitation Opportunities.** The County will partner with public and private agencies to provide funding support for residential rehabilitation programs to improve housing quality and conditions, ensuring the safety, habitability, and enhanced living standards for lower-income households.
- 1D. Preserve At-Risk Units and Naturally Occurring Affordable Housing.** The County will seek to avoid the loss of publicly assisted affordable housing units and/or housing units occupied by lower-income households and the resulting displacement of low-income residents by providing funds, as available, to nonprofit developers to be used for the acquisition of subsidized housing developments at risk of converting to market rate units.
- 1E. Code Compliance.** The County shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords by responding to citizen complaints regarding potential code violations and referring residents to appropriate resources, as the County is required to enforce existing housing and building codes.

Goal 2: Assist in the development of housing affordable to lower- and moderate-income households.

Policies

- 2A. Homeownership Housing.** The County shall encourage the development of ownership housing and assist tenants to become homeowners to increase owner-occupancy rate within the parameters of federal and state housing laws.
- 2B. Provide Incentives for Affordable Housing.** The County shall promote the use of density bonuses and waive or reduce park, transportation, and other impact fees to facilitate the development of new housing for extremely low-, very low-, and low-income households.

- 2C. Integration of Affordable Housing.** The County shall encourage a mix of affordability levels in residential projects and encourage the dispersal of such units to achieve greater integration of affordable housing throughout the community.
- 2D. Create Access to Capital.** The County shall support efforts to create access to capital needed to increase housing development and improve housing affordability in Stanislaus County. The County shall identify new funding sources and strategies to support affordable housing.
- 2E. Regional Housing Needs Allocation (RHNA).** The County will support future StanCOG Regional Housing Need Allocation efforts that equitably recognize the County's contribution to housing developments within city limits through the reduction in County Impact Fees for affordable housing development and for partnerships to develop affordable housing using County funds within the incorporated cities.
- 2F. RHNA Transfer.** The County shall seek to negotiate agreements with any city proposing to annex land utilized by the County to meet its RHNA obligations to transfer a share of the StanCOG RHNA from the unincorporated area to the annexing city.

Goal 3: Increase housing production by providing adequate sites for a variety of housing types and removing constraints to residential development.

Policies

- 3A. Diversity of Housing Types.** The County shall continue to implement land use policies and investigate amended policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, Accessory Dwelling Units (ADUs), and units in mixed-use developments.
- 3B. Provide and Maintain Adequate Sites to Accommodate the RHNA.** The County shall maintain appropriate land use designations and densities to accommodate an increased supply of housing units by type, cost, and size to meet its share of the regional housing need in alignment with countywide housing priorities.
- 3C. No Net Loss Zoning.** The County shall make findings related to the potential impact on the County's ability to meet its share of the regional housing need when approving discretionary entitlements to rezone residentially designated properties or develop a residential project with fewer units or at a higher income than what is assumed for the site in the Housing Element Sites Inventory, consistent with zoning requirements in Government Code Section 65863.
- 3D. Streamline Housing Entitlement and Permitting Process.** The County shall streamline the housing approval and permitting process, particularly for affordable housing, throughout County departments.
- 3E. Clear Development Standards and Approval Procedures.** The County shall create and administer clear objective development standards and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.
- 3F. Facilitate Infill Development.** The County shall utilize infill development strategies to further develop and improve existing neighborhoods with the infrastructure to serve new development.
- 3G. Facilitate Strategic Development on Large Lots.** The County shall support and facilitate strategic development on large lots to promote cohesive and connected development that provides housing for a variety of household incomes and types.
- 3H. Residential Uses Close to Services.** The County shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- 3I. Compatible Development of Underutilized Sites.** The County shall encourage compatible residential development in areas with underutilized non-agricultural lands.

- 3J. Flexible Standards and Regulations.** The County shall allow flexibility within the County's standards and regulations to encourage a variety of housing types.
- 3K. Adaptive Reuse.** The County shall support innovative strategies for the adaptive reuse of residential, commercial, and industrial buildings to provide for a variety of housing types and residential uses.
- 3L. Residential Sites Inventory.** Maintain a vacant and underutilized residential sites inventory and assist residential developers in identifying land suitable for residential development.
- 3M. Preserve Multifamily Land Use.** Preserve the existing supply of land that allows multi-family dwellings and discourage development on such land at lower residential densities or with solely nonresidential land uses.
- 3N. Infrastructure Development.** The County shall continue to utilize its HUD CDBG funding allocation, and seek new funding, for infrastructure needed to upgrade existing areas as a means of preserving existing housing units and to accommodate new housing uses.
- 3O. Development within Cities.** The County will continue to work with cities to leverage available funding for the development of affordable housing projects throughout Stanislaus County.
- 3P. Public Facility Fee Waivers.** The County shall continue to waive Public Facilities Fees for qualified affordable housing projects to be developed throughout Stanislaus County.

Goal 4: Provide housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, and persons with disabilities.

Policies

- 4A. Address Special Housing Needs.** The County shall address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, and supportive housing.
- 4B. Housing and Supportive Services.** The County shall promote housing and supportive services for households with special needs including seniors, persons with disabilities, single parents, and individuals experiencing homelessness.
- 4C. Reasonable Accommodation.** The County shall continue to implement a reasonable accommodation process for persons with disabilities to request exceptions or modifications of zoning, permit processing, and building regulations to ensure housing is accessible.
- 4D. Support Stanislaus Community System of Care (the local Continuum of Care).** The County shall support the local Continuum of Care in its efforts to meet the needs of homeless families and individuals.
- 4E. Support Organizations Serving the Homeless Community.** The County shall support the efforts of non-profit and community organizations that provide emergency shelter and other assistance for the homeless population, including alcohol and drug recovery programs.
- 4F. Range of Housing for Seniors.** The County shall facilitate and encourage the development of a range of housing types for seniors from which support services are readily accessible.
- 4G. Family Housing.** The County shall encourage the development of housing that provides for families with children (such as larger rental and ownership units for lower- and moderate-income families) and the provision of services such as childcare and after-school care when feasible.
- 4H. Universal Design Standards.** The County shall implement universal design standards or guidelines that promote accessibility for everyone regardless of age or physical ability.

Goal 5: Ensure fair and equal housing opportunities.

Policies

- 5A. Fair Housing Services.** The County shall support services and programs that work to eliminate housing discrimination and ensure that residents are aware of their rights and responsibilities regarding fair housing.
- 5B. Housing Discrimination.** The County shall support efforts within its control to prevent discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, and household composition.
- 5C. Fair Housing Outreach.** The County shall continue to conduct fair housing outreach and education for unincorporated residents, property owners, and housing providers to ensure each understands their rights and responsibilities.
- 5D. Rental Assistance.** The County shall continue to support rental assistance for lower-income households who have fallen behind on rent and need assistance on regaining or gaining housing stability.
- 5E. Fair Chance Housing.** The County shall refer individuals with poor credit history, poor landlord referral/ references, formerly incarcerated, or other mitigating circumstances to service providers who can assist them with housing opportunities.



Housing at Keyes 19