



## 2023-2031 Housing Element Update

Draft 2023-2031 Housing Element

*prepared by*

**Stanislaus County**  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354  
Contact: Angela Freitas, Director

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
7080 North Whitney Avenue, Suite 101  
Fresno, California 93720

**January 2024**



RINCON CONSULTANTS, INC. SINCE 1994

# Table of Contents

---

1	Introduction .....	1-1
1.1	Purpose of Housing Element.....	1-1
1.2	Relationship to Other General Plan Elements.....	1-1
1.2.1	Organization of the Housing Element .....	1-2
1.3	Data Sources and Methods .....	1-3
1.4	Community Profile .....	1-3
1.4.1	History of Stanislaus County.....	1-4
1.5	Regional Housing Requirements .....	1-8
1.6	Public Participation .....	1-9
1.6.1	Project Website .....	1-9
1.6.2	Community Workshops .....	1-10
1.6.3	Housing Element Presentations .....	1-11
1.6.4	Stakeholder Interviews.....	1-11
1.6.5	Public Comment Survey.....	1-13
1.6.6	Participatory Map Activity .....	1-14
1.6.7	Municipal Advisory Council Meetings .....	1-14
1.6.8	Housing Stanislaus Initiative.....	1-15
1.6.9	Equity Advisory Committee .....	1-15
1.7	Public Review .....	1-15
2	Housing Needs Assessment .....	2-1
2.1	Population Trends .....	2-1
2.1.1	Population Growth .....	2-1
2.1.2	Age Characteristics .....	2-2
2.1.3	Race Characteristics.....	2-3
2.2	Economic Trends .....	2-5
2.2.1	Employment .....	2-5
2.3	Household Characteristics.....	2-8
2.4	Housing Stock.....	2-11
2.5	Special Groups .....	2-20
2.5.1	Elderly Persons (Senior Households).....	2-20
2.5.2	Farmworkers.....	2-23
2.5.3	Persons with Disabilities (including Developmental Disabilities) .....	2-25
2.5.4	Large Families .....	2-27
2.5.5	Female Households .....	2-27
2.5.6	Extremely Low-Income Households .....	2-29
2.5.7	Homelessness .....	2-30

---

Stanislaus County  
**2023-2031 Housing Element Update**

2.6	Affordable Housing at Risk of Conversion.....	2-33
3	Affirmatively Furthering Fair Housing .....	3-1
3.1	Local Analysis.....	3-1
3.2	Regional Analysis.....	3-7
3.3	Fair Housing Methodology .....	3-7
3.3.1	Data Sources .....	3-7
3.4	Fair Housing Resources .....	3-11
3.4.1	Enforcement and Outreach Capacity .....	3-11
3.4.2	Compliance with Fair Housing Laws .....	3-13
3.4.3	Ability to Address Complaints .....	3-14
3.4.4	Findings, Lawsuits, Enforcement Actions, Settlements or Judgments .....	3-15
3.5	Segregation and Integration Patterns and Trends .....	3-17
3.6	Race and Ethnicity .....	3-18
3.7	Persons with Disabilities.....	3-28
3.8	Familial Status .....	3-32
3.9	Household Income .....	3-37
3.9.1	Racially and Ethnically Concentrated Areas of Poverty.....	3-43
3.9.2	Poverty.....	3-43
3.9.3	Concentrated Areas of Affluence .....	3-53
3.10	Location of Affordable Housing.....	3-58
3.11	Disparities in Access to Opportunities .....	3-60
3.11.1	HCD/TCAC Opportunity Areas .....	3-60
3.11.2	Opportunity Areas by Indicator .....	3-63
3.11.3	Access to Transportation and Location Affordability Index .....	3-81
3.12	Disproportionate Housing Needs .....	3-86
3.12.1	Overpayment.....	3-86
3.12.2	Overcrowding .....	3-92
3.12.3	Housing Problems.....	3-93
3.12.4	Displacement .....	3-100
3.12.5	Homelessness .....	3-105
3.13	Local Knowledge.....	3-110
3.13.1	Historic Patterns of Segregation.....	3-110
3.13.2	Development Patterns within the Unincorporated County .....	3-112
3.13.3	Existing County Efforts.....	3-113
3.14	Community Input .....	3-115
3.14.1	Community Workshops .....	3-115
3.14.2	Stakeholder Interviews.....	3-116
3.14.3	General Plan and Housing Element Update Survey .....	3-118

3.15	Other Relevant Factors.....	3-119
3.15.1	Language Barriers .....	3-119
3.15.2	Access to Homeownership .....	3-119
3.15.3	Lack of Services and Infrastructure in Rural, Lower-Income Communities ....	3-120
3.15.4	Prevalence of Low-Resource Areas .....	3-122
3.15.5	Measure E and Measure X.....	3-122
3.15.6	Housing Choice Vouchers .....	3-123
3.16	Sites Inventory.....	3-125
3.16.1	Opportunity Areas .....	3-125
3.16.2	Improved Conditions .....	3-142
3.16.3	Exacerbated Conditions.....	3-142
3.16.4	Unincorporated County Neighborhoods (Pockets/Islands) and County Communities.....	3-143
3.16.5	Racially/Ethnically Concentrated Areas of Poverty and Affluence.....	3-160
3.16.6	Access to Opportunity .....	3-161
3.16.7	Disproportionate Housing Needs .....	3-161
3.16.8	Subsidized Housing.....	3-161
3.17	Identification and Prioritization of Contributing Factors .....	3-162
4	Housing Constraints.....	4-1
4.1	Governmental Constraints .....	4-1
4.1.1	General Plan and Zoning Ordinance.....	4-1
4.1.2	Zoning Ordinance .....	4-5
4.1.3	Zoning for a Variety of Housing Types.....	4-6
4.1.4	Development Standards .....	4-14
4.1.5	Processing and Permit Procedures.....	4-18
4.1.6	Fees.....	4-22
4.1.7	Review of Local Ordinances.....	4-28
4.1.8	Building Codes and Enforcement .....	4-29
4.1.9	On-and Off-Site Improvements .....	4-29
4.1.10	Growth Management .....	4-33
4.1.11	Development, Maintenance, and Improvement of Housing for Persons with Disabilities.....	4-35
4.1.12	State Streamlining .....	4-36
4.1.13	Transparency in the Development Process .....	4-38
4.2	Non-Governmental Constraints .....	4-38
4.2.1	Construction Cost .....	4-38
4.2.2	Land Cost .....	4-39
4.2.3	Availability of Financing .....	4-39
4.2.4	Requests for Lower Development Densities .....	4-44

Stanislaus County  
**2023-2031 Housing Element Update**

4.3	Infrastructure Constraints .....	4-44
4.4	Environmental Constraints .....	4-45
4.4.1	Federal and State Environmental Protection Regulations .....	4-46
4.4.2	Geologic and Seismic Hazards .....	4-46
4.4.3	Wildfire .....	4-47
4.4.4	Flood Risk .....	4-47
4.4.5	Excessive Noise .....	4-48
5	Housing Resources .....	5-1
5.1	Regional Housing Needs Assessment Requirement .....	5-1
5.2	Fulfilling the RHNA Obligation .....	5-2
5.2.1	Planned or Approved Units .....	5-2
5.2.2	Accessory Dwelling Units (ADU) .....	5-7
5.2.3	Remaining Share of RHNA .....	5-7
5.2.4	Capacity of Identified Residential Sites Under Current Zoning .....	5-8
5.2.5	Rezoning to Accommodate a Shortfall of Residential Capacity .....	5-11
5.3	Adequacy of the Sites Inventory .....	5-12
5.4	Sites Inventory by Community .....	5-13
5.4.1	Airport .....	5-13
5.4.2	Bret Harte .....	5-16
5.4.3	Crows Landing .....	5-20
5.4.4	Del Rio .....	5-23
5.4.5	Denair .....	5-27
5.4.6	Diablo Grande .....	5-30
5.4.7	Empire .....	5-36
5.4.8	Grayson .....	5-39
5.4.9	Hickman .....	5-42
5.4.10	Keyes .....	5-45
5.4.11	North Ceres .....	5-48
5.4.12	East Oakdale .....	5-52
5.4.13	Salida .....	5-56
5.4.14	South Ceres (Laurel/Central) .....	5-59
5.4.15	Turlock (Kenwood/Star) .....	5-62
5.4.16	Valley Home .....	5-65
5.4.17	West Modesto .....	5-68
5.5	Sites Inventory Methodology and Justification .....	5-73
5.5.1	Suitable Sites for Affordable Housing .....	5-73
5.5.2	Non-vacant Sites .....	5-74
5.5.3	Suitability of Publicly Owned Sites .....	5-86

5.6	Availability of Infrastructure and Services .....	5-87
5.6.1	Sanitary Districts.....	5-89
5.6.2	Community Service Districts.....	5-89
5.7	Environmental Constraints.....	5-90
5.7.1	Wildfire .....	5-90
5.7.2	Drought.....	5-91
5.7.3	Flood .....	5-91
5.7.4	Williamson Act.....	5-91
5.7.5	Environmental Hazards and Toxic Releases .....	5-91
5.8	Financial Resources for Affordable Housing .....	5-92
5.8.1	Existing Financial Resources .....	5-92
5.8.2	Potential Financial Resources.....	5-93
5.9	Administrative Resources.....	5-94
5.9.1	County of Stanislaus .....	5-94
5.9.2	San Joaquin Valley Regional Planning Agencies Policy Council .....	5-95
5.9.3	Non-Profit Organizations .....	5-95
5.10	Opportunities for Energy Conservation .....	5-95
6	Housing Plan .....	6-1
6.1	Summary of Quantified Objectives .....	6-29

## Tables

Table 1-1	Unincorporated Stanislaus County 2023-2031 Housing Target (RHNA) .....	1-9
Table 2-1	Historic Population in Stanislaus County (1970-2020).....	2-2
Table 2-2	Population Growth in Stanislaus County (2010-2020).....	2-2
Table 2-3	Age Characteristics in Unincorporated Stanislaus .....	2-3
Table 2-4	Race and Ethnicity in Unincorporated Stanislaus .....	2-4
Table 2-5	2019 Undocumented Immigration Population in Stanislaus County.....	2-5
Table 2-6	Major Employers in Stanislaus County.....	2-6
Table 2-7	Occupation of Stanislaus County Residents .....	2-6
Table 2-8	Mean Salary by Occupation – Stanislaus County .....	2-7
Table 2-9	Household Characteristics for 2010 and 2020 .....	2-10
Table 2-10	Unincorporated Stanislaus County Housing Unit Type .....	2-11
Table 2-11	Stanislaus County Housing Production .....	2-12
Table 2-12	Unincorporated Stanislaus County Substandard Units .....	2-12
Table 2-13	Code Enforcement Cases.....	2-13
Table 2-14	Unincorporated Stanislaus Vacancy Rates .....	2-14
Table 2-15	Unincorporated Stanislaus County, Number of Bedrooms by Tenure.....	2-15
Table 2-16	Unincorporated Stanislaus County, Overcrowded Housing Conditions .....	2-15
Table 2-17	Fair Market Rent in Stanislaus County (2022).....	2-16

Stanislaus County  
**2023-2031 Housing Element Update**

Table 2-18	Median Sales Price of Homes in Stanislaus County (December 2022).....	2-17
Table 2-19	Median Rent Values in Stanislaus County (2020).....	2-17
Table 2-20	Affordable Housing Costs by Income Category, Stanislaus County (2022).....	2-18
Table 2-21	CHAS Table ACS Housing Cost Burden by Household Income Classification (Stanislaus County) .....	2-19
Table 2-22	Special Needs Groups in Unincorporated Stanislaus County.....	2-20
Table 2-23	Senior Population Compared to the State .....	2-21
Table 2-24	Seniors by Tenure .....	2-21
Table 2-25	Farmworkers in Stanislaus County .....	2-24
Table 2-26	Farmworker Employment by Workers .....	2-24
Table 2-27	Disability by Type in Stanislaus County .....	2-26
Table 2-28	Unincorporated Stanislaus Household Size by Tenure .....	2-27
Table 2-29	Unincorporated Stanislaus Female Headed Households and Poverty Level .....	2-28
Table 2-30	Extremely Low-Income Households by Tenure.....	2-29
Table 2-31	Extremely Low-Income Households Overpaying by Tenure .....	2-30
Table 2-32	Homelessness in Stanislaus County .....	2-31
Table 3-1	Census-Designated Places in Stanislaus County.....	3-2
Table 3-2	Fair Housing Organizations Active in Stanislaus County .....	3-13
Table 3-3	Racial/Ethnic by Census Designated Place .....	3-18
Table 3-4	Racial/Ethnic Dissimilarity Trends in Stanislaus County.....	3-20
Table 3-5	Disability in Stanislaus County.....	3-28
Table 3-6	Household Type and Presence of Children, Stanislaus County .....	3-33
Table 3-7	Large Households .....	3-33
Table 3-8	Median Household Income by Census Designated Place.....	3-38
Table 3-9	Median Income by Household Type.....	3-39
Table 3-10	Income and Poverty .....	3-45
Table 3-11	Poverty by Female-Headed Households .....	3-46
Table 3-12	Poverty Rate by Census Designated Place .....	3-46
Table 3-13	Median Household Income by Race or Hispanic Origin .....	3-53
Table 3-14	Overpaying Households .....	3-87
Table 3-15	Cost Burdened Households by Income Category (Renters and Owners).....	3-87
Table 3-16	Overcrowded Households .....	3-92
Table 3-17	Overcrowded Households by Race/Ethnicity, Stanislaus County .....	3-93
Table 3-18	Homelessness by Race, Stanislaus County .....	3-106
Table 3-19	Emergency Shelters in Stanislaus County.....	3-106
Table 3-20	Sites Inventory by Census Tract Characteristics .....	3-126
Table 3-21	AFFH Programs by Category.....	3-164
Table 4-1	Land Use Designations Permitting Residential Uses .....	4-2
Table 4-2	Salida Community Plan Land Use Designations Permitting Residential Uses .....	4-4

Table 4-3	Residential Zone Districts .....	4-6
Table 4-4	Housing Types Permitted by Zone.....	4-7
Table 4-5	Setback, Lot Coverage, and Height Requirements in Residential Zone Districts.....	4-14
Table 4-6	Parking Requirements by Residential Use Type .....	4-18
Table 4-7	Application Processing Time .....	4-19
Table 4-8	Stanislaus County Planning and Processing Fees .....	4-23
Table 4-9	Stanislaus County Development Impact Fees .....	4-26
Table 4-10	Stanislaus County Public Facilities Fee Summary – Unincorporated .....	4-26
Table 4-11	Stanislaus County School District Fees .....	4-26
Table 4-12	Stanislaus County Fire District Fees.....	4-27
Table 4-13	Residential Development Fees.....	4-28
Table 4-14	Loan Outcomes by Applicant Income Level in Stanislaus County .....	4-42
Table 4-15	Loan Outcomes by Applicant Race and Ethnicity .....	4-43
Table 4-16	Requests for Lower Development Densities During the 5th Cycle .....	4-44
Table 5-1	Unincorporated Stanislaus County Housing Needs for 2023-2031.....	5-2
Table 5-2	Planned and Approved Projects .....	5-4
Table 5-3	Remaining Share of RHNA.....	5-7
Table 5-4	Typical Densities of Residential Projects in Stanislaus County.....	5-9
Table 5-5	Sites Inventory Density Assumptions by Zone .....	5-10
Table 5-6	Realistic Capacity of Sites with Current Zoning.....	5-11
Table 5-7	Realistic Capacity of Rezoned Sites .....	5-12
Table 5-8	Adequacy of Residential Sites Inventory.....	5-12
Table 5-9	Summary of Residential Capacity in Airport .....	5-13
Table 5-10	Residential Sites in Airport .....	5-14
Table 5-11	Residential Capacity in Bret Harte.....	5-16
Table 5-12	Residential Sites in Bret Harte.....	5-17
Table 5-13	Residential Capacity in Crow's Landing .....	5-20
Table 5-14	Residential Sites in Crows Landing .....	5-21
Table 5-15	Residential Capacity in Del Rio .....	5-23
Table 5-16	Residential Sites in Del Rio .....	5-24
Table 5-17	Residential Capacity in Denair .....	5-27
Table 5-18	Residential Sites in Denair .....	5-28
Table 5-19	Residential Capacity in Diablo Grande .....	5-30
Table 5-20	Residential Sites in Diablo Grande .....	5-31
Table 5-21	Residential Capacity in Empire .....	5-36
Table 5-22	Residential Sites in Empire .....	5-37
Table 5-23	Residential Capacity in Grayson .....	5-39
Table 5-24	Residential Sites in Grayson .....	5-40

Stanislaus County  
**2023-2031 Housing Element Update**

Table 5-25	Residential Capacity in Hickman .....	5-42
Table 5-26	Residential Sites in Hickman.....	5-43
Table 5-27	Residential Capacity in Keyes .....	5-45
Table 5-28	Residential Sites in Keyes .....	5-46
Table 5-29	Residential Capacity in North Ceres .....	5-48
Table 5-30	Residential Sites in North Ceres .....	5-49
Table 5-31	Residential Capacity in East Oakdale.....	5-52
Table 5-32	Residential Sites in East Oakdale.....	5-53
Table 5-33	Residential Capacity in Salida .....	5-56
Table 5-34	Residential Sites in Salida .....	5-57
Table 5-35	Residential Capacity in South Ceres (Laurel/Central).....	5-59
Table 5-36	Residential Sites in South Ceres .....	5-60
Table 5-37	Residential Capacity in Turlock.....	5-62
Table 5-38	Residential Sites in Turlock (Kenwood/Star) .....	5-63
Table 5-39	Residential Capacity in Valley Home .....	5-65
Table 5-40	Residential Sites in Valley Home .....	5-66
Table 5-41	Residential Capacity in West Modesto.....	5-68
Table 5-42	Residential Sites in West Modesto.....	5-69
Table 5-43	Redevelopment Trends of Non-Vacant Sites .....	5-75
Table 5-44	Single Family with Extra Land Representative Sites.....	5-78
Table 5-45	Multifamily and Mobile Home Park with Extra Land .....	5-82
Table 5-46	Underutilized Commercial/Mixed-Use Representative Sites.....	5-83
Table 5-47	Existing Uses of Inventory Sites.....	5-84
Table 5-48	Nonvacant Sites Analysis Summary.....	5-84
Table 5-49	Publicly Owned Sites .....	5-87
Table 5-50	Availability of Infrastructure.....	5-88
Table 6-1	Quantified Housing Objectives (2023-2031).....	6-29

## **Figures**

Figure 1-1	Number of Housing Structures Built in Stanislaus County by Decade .....	1-7
Figure 2-1	Median Home Values (2022).....	2-16
Figure 3-1	Stanislaus County Cities and CDPs .....	3-3
Figure 3-2	South Modesto Area .....	3-4
Figure 3-3	West Modesto Area .....	3-5
Figure 3-4	North Ceres Area.....	3-6
Figure 3-5	Northern San Joaquin Valley Region .....	3-8
Figure 3-6	FHEO Inquiries in Stanislaus County by City, 2013-2021 .....	3-16
Figure 3-7	Percent of Total Non-White Population in 2010 by Block Group, Stanislaus County .....	3-21

Figure 3-8	Percent of Total Non-White Population in 2018 by Block Group, Stanislaus County .....	3-22
Figure 3-9	2018 White Majority Tracts, Stanislaus County .....	3-23
Figure 3-10	2018 Hispanic Majority Tracts, Stanislaus County .....	3-24
Figure 3-11	Racial Segregation and Integration, Stanislaus County.....	3-25
Figure 3-12	Percentage of 2018 Population that is Non-White by Block Group, Region.....	3-26
Figure 3-13	Racial Segregation and Integration, Region .....	3-27
Figure 3-14	Population with a Disability by Census Tract, Stanislaus County.....	3-30
Figure 3-15	Population with a Disability by Census Tract, Region .....	3-31
Figure 3-16	Children in Married-Couple Households by Census Tract, Stanislaus County .....	3-34
Figure 3-17	Children in Female-Headed Households, No Spouse/Partner Present by Census Tract, Stanislaus County.....	3-35
Figure 3-18	Children in Female-Headed Households, No Spouse/Partner Present, Region .....	3-36
Figure 3-19	Median Household Income by Block Group, Stanislaus County .....	3-40
Figure 3-20	Percent Low to Moderate Income Population by Block Group, Stanislaus County .....	3-41
Figure 3-21	Percent Low to Moderate Income Population by Block Group, Region .....	3-42
Figure 3-22	Poverty Status by Tract, Stanislaus County .....	3-48
Figure 3-23	R/ECAPs in Stanislaus County.....	3-49
Figure 3-24	Areas of High Segregation and Poverty in Stanislaus County .....	3-50
Figure 3-25	Poverty Status by Census Tract, Region .....	3-51
Figure 3-26	R/ECAPs, Region .....	3-52
Figure 3-27	Racially Concentrated Areas of Affluence, Stanislaus County .....	3-56
Figure 3-28	Racially Concentrated Areas of Affluence, Region .....	3-57
Figure 3-29	Location of Publicly Supported Affordable Housing in Stanislaus County .....	3-59
Figure 3-30	HCD/TCAC Opportunity Areas by Census Tract, Stanislaus County .....	3-61
Figure 3-31	HCD/TCAC Opportunity Areas, Region .....	3-62
Figure 3-32	TCAC Opportunity Areas – Economic, Stanislaus County.....	3-65
Figure 3-33	Jobs Proximity Index by Block Group, Stanislaus County.....	3-66
Figure 3-34	TCAC Opportunity Areas – Economic Score by Census Tract, Region .....	3-67
Figure 3-35	Jobs Proximity Index, Region.....	3-68
Figure 3-36	TCAC Opportunity Area – Education Score, Stanislaus County.....	3-70
Figure 3-37	TCAC Opportunity Area – Education Score by Census Tract, Region .....	3-71
Figure 3-38	TCAC Opportunity Area – Environmental Score, Stanislaus County .....	3-76
Figure 3-39	CalEnviroScreen 4.0 Percentile Scores, Stanislaus County.....	3-77
Figure 3-40	SB 535 Disadvantaged Communities, Stanislaus County .....	3-78
Figure 3-41	TCAC Opportunity Area – Environmental Score by Census Tract, Region .....	3-79
Figure 3-42	CalEnviroScreen 4.0 Percentile Scores, Region .....	3-80
Figure 3-43	High Quality Transit Stops, Stanislaus County.....	3-83
Figure 3-44	Location Affordability Index (HUD), Stanislaus County.....	3-84

Stanislaus County  
**2023-2031 Housing Element Update**

Figure 3-45 Location Affordability Index (HUD), Region .....	3-85
Figure 3-46 Overpayment by Renters, Stanislaus County .....	3-88
Figure 3-47 Overpayment by Home Owners, Stanislaus County .....	3-89
Figure 3-48 Overpayment by Renters, Region.....	3-90
Figure 3-49 Overpayment by Home Owners, Region.....	3-91
Figure 3-50 Overcrowded Households, Stanislaus County .....	3-95
Figure 3-51 Percent of Households with Severe Housing Problems, Stanislaus County.....	3-96
Figure 3-52 Overcrowded Households, Region.....	3-97
Figure 3-53 Severely Overcrowded Households, Region .....	3-98
Figure 3-54 Percent of Households with Severe Housing Problems, Region .....	3-99
Figure 3-55 Sensitive Communities, Stanislaus County.....	3-102
Figure 3-56 Estimated Displacement Risk, Stanislaus County.....	3-103
Figure 3-57 Estimated Displacement Risk, Region .....	3-104
Figure 3-58 Housing Inventory Count – Emergency Housing CoC Level HUD 2019, Stanislaus County .....	3-108
Figure 3-59 Housing Inventory Count – Emergency Housing CoC Level HUD 2019, Region .....	3-109
Figure 3-60 Housing Choice Vouchers, Stanislaus County .....	3-124
Figure 3-61 Sites Inventory, Airport, TCAC Opportunity Areas .....	3-128
Figure 3-62 Sites Inventory, Bret Harte, TCAC Opportunity Areas.....	3-129
Figure 3-63 Sites Inventory, Crows Landing, TCAC Opportunity Areas .....	3-130
Figure 3-64 Sites Inventory, Del Rio, TCAC Opportunity Areas .....	3-131
Figure 3-65 Sites Inventory, Denair, TCAC Opportunity Areas.....	3-132
Figure 3-66 Diablo Grande Sites Inventory, TCAC Opportunity Areas .....	3-133
Figure 3-67 Grayson Sites Inventory, TCAC Opportunity Areas .....	3-134
Figure 3-68 Sites Inventory, Hickman, TCAC Opportunity Areas.....	3-135
Figure 3-69 Sites Inventory, Keyes, TCAC Opportunity Areas .....	3-136
Figure 3-70 Sites Inventory, Empire, TCAC Opportunity Areas .....	3-137
Figure 3-71 Sites Inventory, North Ceres, TCAC Opportunity Areas .....	3-138
Figure 3-72 Sites Inventory, East Oakdale, TCAC Opportunity Areas.....	3-139
Figure 3-73 Sites Inventory, Valley Home, TCAC Opportunity Areas .....	3-140
Figure 3-74 Sites Inventory, West Modesto, TCAC Opportunity Areas.....	3-141
Figure 5-1 Planned and Approved Projects .....	5-6
Figure 5-2 Sites Identified in Airport .....	5-15
Figure 5-3 Sites Identified in Bret Harte .....	5-19
Figure 5-4 Sites Identified in Crow's Landing .....	5-22
Figure 5-5 Sites Identified in Del Rio .....	5-26
Figure 5-6 Sites Identified in Denair .....	5-29
Figure 5-7 Sites Identified in Diablo Grande.....	5-35
Figure 5-8 Sites Identified in Empire .....	5-38

Figure 5-9 Sites Identified in Grayson .....	5-41
Figure 5-10 Sites Identified in Hickman.....	5-44
Figure 5-11 Sites Identified in Keyes .....	5-47
Figure 5-12 Sites Identified in North Ceres .....	5-51
Figure 5-13 Sites Identified in East Oakdale .....	5-55
Figure 5-14 Sites Identified in Salida .....	5-58
Figure 5-15 Sites Identified in South Ceres .....	5-61
Figure 5-16 Sites Identified in Turlock (Kenwood/Star) .....	5-64
Figure 5-17 Sites Identified in Valley Home .....	5-67
Figure 5-18 Sites Identified in West Modesto.....	5-72

## **Appendices**

- Appendix A Summary of Public Participation
- Appendix B Review of Past Accomplishments
- Appendix C Sites Inventory

Stanislaus County  
**2023-2031 Housing Element Update**

*This page intentionally left blank.*