

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.		
<p>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.</p> <p>Responsible Agencies: Redevelopment Agency Home Investment Partnership Program (HOME) Community Development Block Grant (CDBG) Program Planning and Community Development Department</p> <p>Funding: \$3,500,000</p> <p>Time Frame: 2009–14</p> <p>Objective: 50 VLI, LI and MI Households</p>	<p>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.</p>	<p>Modify to remove reference to Redevelopment Agency and continue</p>
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department Housing Authority Public Facilities Fees Committee Public and Private Housing Service Agencies</p> <p>Funding: Agency Budgets</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p> <p>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.</p>	<p>Continue</p>
<p>1-3 – HOMEBUYER COUNSELING: Continue to participate with agencies that provide first time homebuyer training.</p> <p>Responsible Agencies: Planning and Community Development Department</p>	<p>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</p>	<p>Remove reference to Redevelopment Agency and continue</p>

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
<p>Public Works Department, Development Services Division Department of Environmental Resources Funding: Department Budgets Various Funding Allocations Time Frame: Ongoing Objective: N/A</p>	<p>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.</p>	
<p>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.</p>	<p>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.</p>	<p>Integrate into Program 5-1 and delete</p>
<p>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</p>	<p>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</p>	<p>Continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Pacific Gas and Electric, Modesto Irrigation District, Turlock Irrigation District, Community Development Division Funding: Department Budget, CDBG Time Frame: Ongoing Objective: N/A</p>	<p>Efficient Landscape Ordinance. 2013 California Green Building Code Standards have been adopted.</p>	
<p>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</p>	<p>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 through the County’s Homeless Prevention and Rapid Rehousing Program and through the Emergency Solutions Grant (ESG) Rental Assistance program.</p>	<p>Remove reference to Redevelopment Agency and continue</p>
<p>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</p>	<p>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.</p>	<p>Remove reference to redevelopment and continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Time Frame: Make initial contact with affordable housing developers by early 2012, and annually thereafter.</p> <p>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</p>		
GOAL TWO: Maximize Housing Choices and Opportunities Throughout Stanislaus County		
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department, Building Permits Division and Disability Resource Agency for Independent Living</p> <p>Funding: Department Budgets</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Continue</p>
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department or qualified service provider such as Project Sentinel.</p> <p>Funding: \$280,000 CDBG, RDA</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Combine with Program 2-4 in the updated element; remove reference to RDA</p>
<p>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.</p>	<p>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.</p>	<p>Remove reference to RDA and revise to include needs of those with developmental disabilities per state law (Senate Bill 812) and continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Responsible Agencies: Planning and Community Development Department Stanislaus County Housing Authority</p> <p>Funding: USDA, RDA, CDBG, HOME, STANCO, HUD, Applications</p> <p>Time Frame: Ongoing</p> <p>Objective: 50 VLI and LI units</p>		
<p>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)</p> <p>Responsible Agencies: Planning and Community Development Department Stanislaus County Housing Authority</p> <p>Funding: Department Budget</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Combine with Program 2-2 in the updated element</p>
<p>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.</p> <p>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</p> <p>Funding: Agency’s budgets</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Continue</p>
<p>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</p>	<p>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</p>	<p>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</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: 2009–2014</p> <p>Objective: Issue 50 permits for VLI units</p>	<p>farmworkers (TMHP). Six new TMHP for farmworkers were approved from 2009 to 2014.</p>	
<p><u>2-7 – STATE AND FEDERAL HOUSING PROGRAMS FOR FARM WORKERS:</u> 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.</p> <p>Responsible Agencies: Planning and Community Development Department Redevelopment Agency Stanislaus County Housing Authority</p> <p>Time Frame: Annual</p> <p>Objective: Rehabilitate or construct 30 VLI units.</p>	<p>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.</p> <p>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).</p>	<p>Remove reference to Redevelopment Agency and continue</p>
<p><u>2-8 – SECOND UNITS:</u> 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.</p>	<p>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.</p> <p>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).</p>	<p>Continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Application fees</p> <p>Time Frame: 2012</p> <p>Objective: 40 VLI units</p>	<p>The County allows reduction of development fees for second units. Data on whether development fees for second units were reduced is not available.</p>	
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: 2010–2014</p> <p>Objective: NA</p>	<p>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.</p>	Continue
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department Redevelopment Agency</p> <p>Funding: HOME, CDBG, RDA, other funding sources and partnerships</p> <p>Time Frame: 2010–2014</p> <p>Objective: 15 LI and VLI units</p>	<p>The Neighborhood Stabilization Program (NSP) rehabilitated a number of units with 3 and 4 bedrooms for low-income households.</p> <p>The following numbers of NSP units were rehabilitated between 2009 and 2014:</p> <p>2-bedroom units: 2 3-bedroom units: 32 4-bedroom units: 8 5-bedroom units: 1</p>	Remove reference to Redevelopment Agency if continued
GOAL THREE: Conserve and Improve Stanislaus County’s Existing Housing Stock		
<p>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.</p> <p>Responsible Agencies: Redevelopment Agency Planning and Community Development Department</p> <p>Funding: \$1,000,000+</p> <p>Time Frame: 2009–2014</p> <p>Objective: 100 VLI, LI and MI households</p>	<p>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.</p>	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department Housing Authority</p> <p>Funding: \$200,000 CDBG Program Income and Redevelopment</p> <p>Time Frame: 2009–2014</p> <p>Objective: 30 VLI and LI Households</p>	<p>A total of 46 Housing Repair Loans were provided from 2009 to 2014.</p>	<p>Remove reference to redevelopment funds, remove the word <i>minor</i> from the title and change to Home Rehabilitation Program, and continue</p>
<p>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.</p> <p>Responsible Agencies: Redevelopment Agency Public Works Department</p> <p>Funding: \$3,745,000+ (depending on tax increment) CDBG, RDA, SCRC</p> <p>Time Frame: 2009–2014</p> <p>Objective: 750 VLI, LI and MI households</p>	<p>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.</p>	<p>Remove reference to Redevelopment Agency and continue</p>
<p>GOAL FOUR: Designate Sufficient Sites for all Types of Residential Development Required to Meet Projected Housing Needs</p>		
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department General Plan Update Committee</p> <p>Funding: Department Budget</p> <p>Time Frame: Annually</p>	<p>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.</p>	<p>Continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Objective: N/A</p> <p>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.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: Annually</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Continue on an as-needed basis</p>
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: Annually</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Delete</p>
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department Board of Supervisors</p> <p>Funding: \$525,000 CDBG, RDA</p> <p>Time Frame: 2009–2014</p> <p>Objective: Purchase 15 residential lots to construct housing for VLI and LI households.</p>	<p>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.</p>	<p>Remove reference to RDA and continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: 2011</p> <p>Objective: To realize the residential development of parcels to their designated densities.</p>	<p>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.</p>	<p>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</p>
<p>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:</p> <p>Shared parking requirements between the commercial and residential use</p> <p>Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use</p> <p>Deferral of fees</p> <p>County participation on developing off-site improvements</p> <p>Height limits could be equal to the limit set forth in the commercial designation</p> <p>Shared parking with adjacent development</p> <p>Reduced setbacks</p> <p>Responsible Agency: Planning and Community Development Department Redevelopment Agency</p> <p>Funding: Department Budget</p> <p>Time Frame: Identify properties and encourage property owners on an ongoing basis to consider mixed-use development by 2011.</p>	<p>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.</p> <p>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.</p>	<p>Remove reference to Redevelopment Agency and continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Objective: To realize different means to achieve additional, affordable housing opportunities.</p>		
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: Within 1 year of the adoption of the Housing Element.</p> <p>Objective: Designate a zone or zones where emergency shelters are allowed by right to meet the identified needs.</p>	<p>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.”</p>	Continue
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>Time Frame: Within 1 year of the adoption of the Housing Element.</p> <p>Objective: Amend the Zoning Ordinance in accordance with SB2</p>	<p>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.</p> <p>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.</p>	Delete
<p>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.</p>	<p>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.</p> <p>No zoning amendment has been completed to encourage construction of extremely low-income housing.</p>	Remove reference to Redevelopment Agency and continue

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>Responsible Agency: Planning and Community Development Department, Redevelopment Agency</p> <p>Funding: Department and Agency Budgets</p> <p>Time Frame: Within 1 year of the adoption of the Housing Element</p> <p>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.</p>		
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department, Redevelopment Agency</p> <p>Funding: Department and Agency Budgets</p> <p>Time Frame: Upon completion of infrastructure improvements in lower-income unincorporated areas where development potential is increased.</p> <p>Objective: Increase affordable housing opportunities in lower income neighborhoods.</p>	<p>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.</p>	<p>Remove reference to Redevelopment Agency and continue</p>
<p>GOAL FIVE: Minimize Governmental Constraints to Affordable Housing in Stanislaus County</p>		
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department Chief Executive Office</p> <p>Funding: Department Budgets</p> <p>Time Frame: Annually</p> <p>Objective: N/A</p>	<p>Ongoing efforts are made to assess and identify any barriers to affordable housing.</p>	<p>Program 1-7 will be integrated into this program in the updated element</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Applications</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Continue</p>
<p>5-3 – ONE-STOP PERMITS: Continue the efficiencies of “one-stop permit review.”</p> <p>Responsible Agencies: Planning and Community Development Department Planning and Community Development Department, Building Permits Division</p> <p>Funding: Department Budget Application Fees</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>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.</p>	<p>Continue</p>
<p>5-4 – BUILDING CODE REVIEW: Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.</p> <p>Responsible Agencies: Planning and Community Development Department Planning and Community Development Department, Building Permits Division</p> <p>Funding: Department Budget</p> <p>Time Frame: Ongoing</p> <p>Objective: N/A</p>	<p>Title 16 of the County Code includes updates to the Building Code.</p>	<p>Continue</p>
<p>5-5 – DUPLEXES: Continue to allow the development of duplexes on corner lots in single-family residential zones.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Application Fees</p> <p>Time Frame: 2007–2014</p> <p>Objective: Ten (10) duplex units for VLI and LI tenant households.</p>	<p>No duplexes on corner lots have been constructed in single-family residential zones since adoption of the previous Housing Element.</p>	<p>Continue</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>5-6 – MOBILE HOMES: Continue to allow mobile homes or manufactured housing on lots zoned for single family residences.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Application Fees</p> <p>Time Frame: 2007–2014</p> <p>Objective: 50 VLI and LI units</p>	<p>There were 27 mobile homes or manufactured housing units built between 2009 to 2013.</p>	<p>Continue</p>
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department budget</p> <p>Time Frame: 2011–2012 (longer timeframe may be required with unforeseen staffing constraints)</p> <p>Objective: Develop a reasonable accommodation ordinance in accordance with SB 520 – Persons with Disabilities</p>	<p>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.</p>	<p>Continue</p>
<p>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.</p> <p>Responsible Agencies: Planning and Community Development Department</p> <p>Funding: Department Budget</p> <p>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</p>	<p>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.</p> <p>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.</p>	<p>Combine with Program 5-9 in the updated element</p>

Goals and Programs	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p>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.</p>		
<p>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.</p> <p>Responsible Agency: Planning and Community Development Department</p> <p>Funding: Department budget</p> <p>Time Frame: Include as part of the review undertaken for future Housing Elements</p> <p>Objective: Mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.</p>	<p>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.</p>	<p>Combine with Program 5-8 in the updated element</p>