

# CITY OF CERES 2014-2023 HOUSING ELEMENT



**DECEMBER 2015**





# **CITY OF CERES 2014-2023 HOUSING ELEMENT**



**DECEMBER 2015**

**CITY OF CERES  
PLANNING DIVISION  
2220 MAGNOLIA STREET  
CERES, CALIFORNIA 95307**

**PREPARED BY:**







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# PART 1: BACKGROUND REPORT

## INTRODUCTION

The California Government Code Section 65580 declares, “The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” As a result of this declaration, the State Legislature has required that all Cities and Counties must prepare a Housing Element as part of their General Plan.

Upon its adoption, the Housing Element will become part of the General Plan, which was previously certified by the California Department of Housing and Community Development (HCD) on June 1, 2012. The General Plan includes the following elements: Land Use and Community Design Element, Transportation and Circulation Element, Public Facilities and Services Element, Recreational and Cultural Resources Element, Agricultural and Natural Resources Element, Health and Safety Element, and Administration and Implementation Element.

## OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of seven mandated elements of the local general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, the housing element.

The purpose of the housing element is to identify the community's housing needs, state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting housing needs. This report is an update of the Housing Element previously adopted by the Ceres City Council on March 26, 2012 and certified by HCD on June 1, 2012.

The assessment and inventory must include all of the following in accordance with Section 65583 of the State Government Code:

Analysis of population and employment trends and documentation of projections and a



quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined by Section 50105(b) and Section 50106 of the State Health and Safety Code. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city/county services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

The Background Report (Part 1) of the Housing Element identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document (Part 2). In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, providing a better understanding of the community and facilitates planning for housing.

The following sections satisfy these requirements and provide the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element Background Report is organized as follows:

- Demographics and Employment Characteristics and Trends
- Housing and Household Characteristics
- Special Housing Needs
- Housing Overpayment
- Future Housing Needs
- Resource Inventory
- Energy Conservation Opportunities



- Potential Housing Constraints
- Inventory of Local, State, and Federal Housing and Financing Programs within the City of Ceres
- Affordable Housing Projects in Ceres
- Units at Risk of Conversion
- Evaluation of Existing Housing Element Accomplishments

These chapters draw on a broad range of informational sources. Information on population, housing stock, and economics, housing constraints and opportunities, etc., comes primarily from the following:

- 2010 U.S. Census;
- California Department of Finance;
- California Employment Development Department;
- City of Ceres General Plan and Environmental Impact Report, adopted February 24, 1997;
- City of Ceres Zoning Ordinance;
- City of Ceres Small Lot Design Guidelines, adopted September 24, 2007;
- Stanislaus County Regional Housing Needs Allocation Plan, adopted June 18, 2014;
- City of Ceres Mitchell Ranch Center Draft Environmental Impact Report, dated May 2010;
- City of Ceres Downtown Specific Plan, dated January 26, 2011;
- City of Ceres West Landing Specific Plan, adopted June 27, 2011;
- City of Ceres Sewer System Master Plan, adopted July 2013;
- City of Ceres Water Master Plan, adopted July 2011;
- City of Ceres Water and Sewer Master Plans Environmental Impact Report, adopted March 2013;
- Interviews and Phone Conversations with local non-profit providers and developers (Stanislaus County Housing Authority, Stanislaus Habitat for Humanity, etc.);

The City's Draft 2014-2023 Housing Element must be submitted to the State Housing and Community Development Department (HCD) for review. At the end of the review, which typically lasts sixty (60) days, HCD will issue a letter to the City identifying any concerns with the analysis or with the proposed policies and programs. Upon addressing any concerns identified by HCD, the 2014-2023 Housing Element will be reviewed and considered by the City's Planning Commission and City Council. Upon adoption by the Ceres City Council, the 2014-2023 Housing Element will be submitted again to HCD for a ninety (90) day review and certification process.

## COMMUNITY INVOLVEMENT

Community involvement is important not only in terms of assessing housing need, but also in developing policies and programs to effectively address that need. On March 10, 2015, the City held a Housing Element Public Workshop, which provided attendees a presentation summary of the City's 2014-2023 Housing Element Update process, and allowed opportunity for attendees to provide input on the City's housing needs and opportunities. At the Public Workshop, a Housing Questionnaire was distributed to attendees in an effort to solicit written comment on various housing related questions. The City received three (3) attendees at the Public Workshop. Topics discussed during the Public Workshop include:

- The Housing Element update process;
- Regional Housing Needs Assessment background and determination;
- Income groups and income as a percentage of median income;
- The difficulty in selling affordable housing units due to a number of factors including low sales commission, accessibility to tour the unit and cost;



- The number of changes that the City expects with the Housing Element; and
- Ways to increase public interest and how many people attend meetings if a development is occurring in close proximity to their house.

The topics discussed during the Housing Element Workshop were integrated into various areas of the Housing Element. For example, recognizing the importance for public involvement in this process, Program 5.1 has been added to the 2014-2023 Housing Element, which requires the City to conduct a public hearing in conjunction with the General Plan and Housing Element Annual Progress Report.

Prior to the Public Workshop, the City distributed Workshop Notices to the following Agencies and Social Service Providers within the Ceres Community:

- United States Congressman Jeff Denham;
- California Senator Barbara Boxer;
- Assembly Member Adam C. Gray;
- Stanislaus County Supervisor Jim DeMartini;
- Stanislaus Alliance Worknet;
- Stanislaus Habitat for Humanity;
- Stanislaus Community Housing and Shelter Services;
- Stanislaus County Community Development Department;
- ARC of Stanislaus County;
- Bethany's House;
- CA Coalition for Rural Housing;
- California Valley Opportunity Center;
- Center for Human Services;
- Children's Crisis Center;
- Community Impact Central Valley;
- Family Promise;
- Ha-Le Aloha Convalescent Hospital;
- Havens Women's Center;
- Healthy Aging Association;
- Healthy Start FRC;
- Helping Others Sleep Tonight;
- Howard Training Center;
- Neighborworks;
- Opportunity Builders;
- Parent Resource Center;
- Piqe Parent Institute for Quality;
- PMZ Real Estate;
- Project Sentinel Fair Housing;
- Samaritan Village;
- Self Help Enterprises;
- SCEDCO;
- Turning Point;
- Valley Recovery Resources;
- Housing Authority of Stanislaus County;
- Building Industry Association of the Greater Valley;



- Disability Resource Agency for Independent Living;
- Community Hospice;
- Community Service Agency;
- Mountain Valley Regional Center;
- American Red Cross;
- Salvation Army;
- Aspiranet;
- Bank of the West;
- Guaranty Bank;
- Mocse Credit Union;
- West America Bank;
- City of Modesto Planning Department;
- Central Valley Homeless Veterans;
- Ceres Unified School District;
- Ceres Chamber of Commerce;
- Ceres Partnership for Healthy Children;
- Casa Grande Village;
- Almond Terrace Apartments;
- Ceres Christian Terrace;
- Rivercrest Apartments;
- Richland Garden Apartments;
- Village Ceres Apartments;
- Stanford-Ceres Apartments;
- Vineyard Apartments;
- Whitmore Oaks;
- Sierra View Apartments;
- Wedgewood Apartments; and,
- Windmere Apartments

On May 4, 2015, a presentation of the City’s 2014-2023 Housing Element Update was made to the City’s Planning Commission. Upon the presentation, questions from Commissioners and the public were fielded. Comments and/or questions were received from the City’s Planning Commissioners, and focused primarily on the Housing Element Update process, and timing.

The Draft 2014-2023 Housing Element was made available to the public on April 30, 2015 at the following locations:

- City Hall
- Community Center
- City’s Website, main page

The Draft 2014-2023 Housing Element continues to be made available at the locations listed above.

In addition, on May 26, 2015, the City Council held a regularly scheduled Public Hearing to review and consider the City’s Draft 2014-2023 Housing Element, and solicit further public input on the Draft 2014-2023 Housing Element. At this Public Hearing, the City Council authorized Staff to submit the City’s 2014-2023 Housing Element to the State Housing and Community Development Department for a sixty (60) day review in accordance with Section 65585(b) of the California Government Code. The sixty (60)



day review period ran from June 3, 2015 to July 28, 2015. It is important to note that each of the Agencies and Social Service providers were notified via Public Notice mailing and distribution of the City’s Draft 2014-2023 Housing Element availability for review and comment.

Upon the sixty (60) day review, HCD provided written findings to the City that addressed the 2014-2023 Housing Elements’ compliance with State Housing Law. These findings are included in this Housing Element as Appendix D. The City reviewed and addressed the findings provided by HCD, and presented the revised 2014-2023 Housing Element to the City’s Planning Commission and City Council in a Public Hearing on \_\_\_\_\_ and \_\_\_\_\_, respectively.

On \_\_\_\_\_, the 2014-2023 Housing Element was adopted by the Ceres City Council.

On \_\_\_\_\_, the adopted 2014-2023 Housing Element was submitted again to HCD for the required ninety (90) day review period. Upon their review, HCD determined the 2014-2023 Housing Element to be in compliance with State Law on \_\_\_\_\_.

The City is committed to ongoing public engagement throughout the adoption and implementation of the Housing Element. As indicated in Program 5.1 has been added to the 2014-2023 Housing Element, requiring the City to provide the opportunity for public engagement and discussion in conjunction with the State requirement for written review of the General Plan (per Government Code §65400)

**CONSISTENCY WITH 1997 GENERAL PLAN**

State Housing Law requires the City’s General Plan and its elements must be integrated, internally consistent, and a compatible statement of policies. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

The City’s 2014-2023 Housing Element has been reviewed to ensure consistency with the other General Plan Elements of the City’s 1997 General Plan, adopted February 24, 1997. For continued consistency between the Housing Element and the other Elements of the City’s General Plan, Program 5.1 has been added to the 2014-2023 Housing Element for the City to review as part of its annual general plan implementation report required under Government Code §65400.



## DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The purpose of this discussion is to establish the baseline population and employment characteristics of the City of Ceres. The data for the City of Ceres is presented, where appropriate, alongside comparable data for Stanislaus County and the State of California. This facilitates a better understanding of the city’s characteristics by illustrating how the city is similar to, or differs from, the county and state in various demographic and employment characteristics.

### POPULATION

Table 1-1 compares the City of Ceres with Stanislaus County and California for population, household, and housing unit growth, based on 2010 U.S. Census data and population and housing estimates from the California Department of Finance.

The City of Ceres experienced a 0.0057 percent annual average population growth rate from 2010 to 2014, which is slightly higher than Stanislaus County (0.0056 percent) and lower than California as a whole (0.0072 percent). The total number of housing units in the City increased at about the same rate as the County and State. The City experienced a rate of 0.0009 percent in housing unit growth, which is the same as the County at 0.0009 percent and lower than the State at 0.0032 percent for the State.

TABLE 1-1 POPULATION AND HOUSING TRENDS FOR THE CITY OF CERES Stanislaus County and California 2010-2014				
		City of Ceres	Stanislaus County	California
Population	2010	45,417	514,453	37,253,956
	2014	46,463	526,042	38,340,074
	Annual Growth Rate	0.0057%	0.0056%	0.0072%
Housing Units	2010	13,673	179,503	13,670,304
	2014	13,725	180,165	13,845,281
	Annual Growth Rate	0.0009%	0.0009%	0.0032%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011 – 2014. Sacramento, California, May, 2014

Table 1-2 provides an annual breakdown of the California Department of Finance (DOF) estimated population and housing units for the City of Ceres between 2004 and 2014. As indicated in the table, the City experienced a steady increase from 2004 to 2010. From 2004 to 2008 the City experienced a significant increase in population and housing units. From 2010 to 2014, the City increased in population by 1,046 people, while housing only increased by 52 housing units. In fact, in 2010 and 2011 the City issued no new single-family building permits. Stanislaus County experienced a higher rate of population increase but remained the same in housing unit production, while California as a whole experienced steady increase in population and in housing.



**TABLE 1-2**

**DEPARTMENT OF FINANCE YEARLY ESTIMATES  
POPULATION AND HOUSING UNITS  
City of Ceres  
2004-2014**

	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
2004	38,189	-	-	11,497	-	-
2005	39,606	1,417	3.7%	11,989	492	4.3%
2006	41,799	2,193	5.5%	12,791	802	6.7%
2007	43,029	1,230	2.9%	13,216	425	3.3%
2008	44,103	1,074	2.5%	13,481	265	2.0%
2009	44,738	635	1.4%	13,620	139	1.0%
2010	45,417	679	1.5%	13,673	53	0.4%
2011	45,538	121	0.3%	13,674	1	0.0%
2012	45,801	263	0.6%	13,681	7	0.1%
2013	46,223	442	0.9%	13,717	36	0.3%
2014	46,463	240	0.5%	13,725	8	0.1%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011 – 2014. Sacramento, California, May, 2014; 5<sup>th</sup> Cycle Housing Element Data Package, Table 1; and State of California, Department of Finance, E-8 *Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010*. Sacramento, California, November 2012.

Table 1-3 compares the 2000 and 2010 Census data for the City of Ceres for a variety of demographic characteristics, including age distribution, sex, ethnicity, household type, and household tenure.

Between 2000 and 2010, the proportion of the city’s population in the 45 to 54 age group grew most rapidly, increasing its share from 11.2 to 12.8 percent of the total. The group with the greatest decline in share of population was the 35 to 44 year old age group, which declined from 16.3 to 13.3 percent.

Females and males accounted for 50.8 percent and 49.2 percent, of the population in the city in 2000, respectively. These percentages changed only slightly in 2010 at 50.5 percent female and 49.5 percent male.

As shown in the Table 1-3, 57.7 percent of the population was white in 2010, down from 64.5 percent in 2000. At the same time, persons of Hispanic origin (an ethnic category independent of race) increased from 37.9 percent in 2000 to 56.0 percent in 2010. At the statewide level, 37.6 percent of the population was of Hispanic origin in 2010.

The U.S. Census divides households into two categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 1-3, the majority of households in Ceres are family households (83.3 percent).

The rate of home ownership in the city decreased slightly between 2000 and 2010 from 66.2 percent to 63.1 percent, respectively. The city’s homeownership rate in 2010 is somewhat higher than the statewide ownership rate. The city’s ownership rate in 2010 was 63.1 percent compared to the statewide rate of 55.9 percent.





<b>TABLE 1-3</b>				
<b>AGE, SEX, RACE AND ETHNICITY, HOUSEHOLD TYPE, AND HOUSING TENURE</b>				
<b>City of Ceres</b>				
<b>2000-2010</b>				
	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Age distribution</b>				
Under 5	2,993	8.6%	3,946	8.7%
5-9	3,492	10.1%	3,956	8.7%
10-14	3,397	9.8%	4,176	9.2%
15-19	3,166	9.1%	4,190	9.2%
20-24	2,325	6.7%	3,463	7.6%
25-34	4,730	13.7%	6,439	14.2%
35-44	5,652	16.3%	6,067	13.3%
45-54	3,861	11.2%	5,807	12.8%
55-59	1,193	3.4%	2,173	4.8%
60-64	988	2.9%	1,687	3.7%
65-74	1,643	4.7%	2,031	4.5%
75-84	925	2.7%	1,129	2.5%
85+	244	0.7%	353	0.8%
<b>Total</b>	<b>34,609</b>	<b>100.0%</b>	<b>45,417</b>	<b>100.0%</b>
Median Age	29.4	-	29.4	-
<b>Sex</b>				
Male	17,039	49.2%	22,465	49.5%
Female	17,570	50.8%	22,952	50.5%
<b>Race/ Ethnicity</b>				
White	22,324	64.5%	26,217	57.7%
Black	951	2.7%	1,185	2.6%
Am. Indian	485	1.4%	609	1.3%
Asian or Pacific Islander	1,873	5.4%	3,093	6.8%
Other	7,061	20.4%	11,463	25.2%
Two or more races	1,915	5.5%	2,504	5.5%
<b>Total</b>	<b>34,609</b>	<b>100.0%</b>	<b>45,417</b>	<b>100.0%</b>
Hispanic	13,115	37.9%	25,436	56.0%
<b>Household Type</b>				
Families	8,532	81.8%	10,575	83.3%
Non-Families	1,903	18.2%	2,117	16.7%
<b>Total</b>	<b>10,435</b>	<b>100.0%</b>	<b>12,692</b>	<b>100.0%</b>
<b>Household Tenure</b>				
Owner	6,912	66.2%	8,010	63.1%
Renter	3,523	33.8%	4,682	36.9%
<b>Total</b>	<b>10,435</b>	<b>100.0%</b>	<b>12,692</b>	<b>100.0%</b>

Source: U.S. Census 2000 and 2010, Table DP-1 Profile of General Demographic Characteristics: 2000 and 2010

**INCOME**

Table 1-4 shows the distribution of 2013 household incomes for the City of Ceres, Stanislaus County, and California. As reflected by the median income levels, incomes in the city are much lower than the statewide value. The most significant disparities between incomes in the city and the state are at either end of the income spectrum. For example, 24.1 percent of households in the city reported incomes of



\$75,000 or more, while 29.3 percent of County households and 40.2 percent of California households reported incomes in this range. The opposite relationship exists at the lower end of the income range. In Ceres, 35.9 percent of households have incomes of less than \$35,000, whereas 30.5 percent had incomes in this range statewide.

**TABLE 1-4**

**HOUSEHOLD INCOME DISTRIBUTION**  
**City of Ceres, Stanislaus County, and California**  
**2013**

	City of Ceres		Stanislaus County		California	
	Households	Percent	Households	Percent	Households	Percent
Less Than \$10,000	568	4.3%	11,248	6.7%	768,067	6.1%
\$10,000-\$14,999	1,201	9.2%	12,005	7.2%	669,417	5.3%
\$15,000-\$24,999	1,560	11.9%	19,628	11.7%	1,247,400	9.9%
\$25,000-\$34,999	1,381	10.5%	20,396	12.2%	1,151,666	9.2%
\$35,000-\$49,999	2,362	18.0%	24,765	14.8%	1,558,107	12.4%
\$50,000-\$74,999	2,885	22.0%	30,844	18.4%	2,123,861	16.9%
\$75,000-\$99,999	1,230	9.4%	18,047	10.8%	1,501,781	11.9%
\$100,000-\$149,999	1,360	10.4%	19,760	11.8%	1,831,442	14.6%
\$150,000 or more	566	4.3%	11,170	6.7%	1,729,981	13.7%
<b>Total Households</b>	<b>13,113</b>	<b>100.0%</b>	<b>167,863</b>	<b>100.0%</b>	<b>12,581,722</b>	<b>100.0%</b>
Median Household Income	\$45,285	-	\$46,943	-	\$59,645	-

Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, DP03: Selected Economic Characteristics

**EMPLOYMENT**

Table 1-5 shows the number of jobs by major industry sectors for the City of Ceres in 2000 and 2012. During that period, the Trade, Wholesale, and Retail and Manufacturing sectors remained the primary employment sectors for the city. However, the Trade, Wholesale, and Retail sector (19.7 percent); Manufacturing sector (18.0 percent), only seeing a slight increase since 2000; and Educational, Health, and Social Services sector remained essentially flat. At the same time, the Professional sector decreased from 8.0 percent in 2000 to 6.4 percent in 2012. The Education, Health, and Social Services sector also showed a notable increase during this period. This trend indicates that there is a general shift in employment growth from blue-collar employment to white-collar employment in the city.



**TABLE 1-5  
EMPLOYMENT BY MAJOR SECTOR  
City of Ceres  
2000-2012**

Industry	2000		2012	
	Jobs	Share	Jobs	Share
Agriculture and Mining <sup>1</sup>	330	2.5%	669	3.7%
Construction	1,162	8.9%	1,223	6.8%
Manufacturing	2,308	17.6%	3,255	18.0%
Trade, Wholesale and Retail <sup>1</sup>	2,325	17.8%	3,561	19.7%
Transportation, Warehousing, and Utilities	776	5.9%	1,298	7.2%
Communications and Information <sup>1</sup>	217	1.7%	209	1.2%
Finance	521	4.0%	542	3.0%
Professional	1,049	8.0%	1,152	6.4%
Educational, health, and social services <sup>1</sup>	2,115	16.1%	2,978	16.5%
Arts, entertainment, recreation, and food services <sup>1</sup>	936	7.1%	1,435	8.0%
Public administration	609	4.6%	729	4.0%
Other services (except public administration) <sup>1</sup>	750	5.7%	992	5.5%
<b>Total Jobs</b>	<b>13,098</b>	<b>100.0%</b>	<b>18,043</b>	<b>100.0%</b>

<sup>1</sup> These categories have been combined. Source: 2000 U.S. Census; U.S. Census, 2008-2012 American Community Survey, Table DP-03; 5<sup>th</sup> Cycle Housing Element Data Package, Table 2

**POPULATION AND HOUSEHOLD CHANGE AND EMPLOYMENT GROWTH IMPACTS ON HOUSING NEED**

Table 1-6 shows a summary of population, households, and employment for the City of Ceres and California for 2000 and 2014. The population and households information is from the 2000 U.S. Census, the State Department of Finance, and the employment information is from the Employment Development Department.



**TABLE 1-6**

**SUMMARY OF POPULATION, EMPLOYMENT, AND HOUSEHOLDS**  
**City of Ceres and California**  
**2000-2014**

	City of Ceres	
	2000	2014
<b>Population</b>	34,609	46,463
average annual growth	-	2.6%
<b>Households</b>	10,435	13,725
average annual growth	-	2.4%
<b>Employment</b>	13,096	15,800
average annual growth	-	-
<b>Jobs/Household Ratio</b>	1.26	1.15

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014. Sacramento, California, May 2014; and Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 2000-2010. Sacramento, California, November 2012; Employment Development Department, 2014



## HOUSING AND HOUSEHOLD CHARACTERISTICS

### HOUSING STOCK CHARACTERISTICS

Table 1-7 indicates the housing unit type in 2010 and 2014 for the City of Ceres, based on Population and Housing Estimates provided by the California Department of Finance. As shown in the table, detached single-family units comprised of approximately 75.7% of the City’s housing stock in 2010, and increased slightly to 75.8% in 2014. Single-family attached units represented 5.2% of the housing stock in 2010, and stayed the same in 2014. Multi-family (i.e. apartments and duplexes) units represented approximately 13.6% of the City’s housing stock in 2010, and 2014, represents approximately 13.5% of the housing stock. Mobile home units represented 5.5% of the City’s housing stock in 2010, and 2014.

<b>TABLE 1-7</b> <b>HOUSING STOCK BY TYPE</b> <b>City of Ceres</b> <b>2010-2014</b>								
DOF Estimates	Total	Single- family		Multi-family		Mobile Homes	Occupied	
		Detached	Attached	2 to 4	5 Plus			
<i>City of Ceres</i>								
Units	2010	13,673	10,351	716	665	1,185	756	12,692
Percentage		100.0%	75.7%	5.2%	4.9%	8.7%	5.5%	92.8%
Units	2014	13,725	10,397	716	671	1,185	756	12,739
Percentage		100.0%	75.8%	5.2%	4.9%	8.6%	5.5%	92.8%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014. Sacramento, California, May 2014; 5<sup>th</sup> Cycle Housing Element Data Package, Table 9.

Table 1-8 shows the percent of units vacant for both the City of Ceres according to DOF estimates. As indicated in the table, the percentage of total vacant units has remained unchanged from 2010 to 2014, at 7.2 percent.

<b>TABLE 1-8</b> <b>HOUSING VACANCY</b> <b>City of Ceres</b> <b>2010-2014</b>	
Year	Percent Vacant
2010	7.2%
2014	7.2%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014. Sacramento, California, May 2014.

In order to supplement the DOF vacancy data shown in Table 1-8, the 2010 Census vacancy data by tenure is shown in Table 1-9. As revealed in this table, the vacancy rates for the City are fairly similar to



the state’s vacancy rates. The table also shows that the percentage of vacant units for rent and for sale in the City is significantly higher than the state.

<b>TABLE 1-9</b> <b>VACANCY STATUS</b> <b>City of Ceres and California</b> <b>2010</b>		
<b>Jurisdiction</b>	<b>Number</b>	<b>Percent</b>
<b>City of Ceres</b>		
Owner-Occupied Vacancy Rate	-	2.5%
Renter-Occupied Vacancy Rate	-	8.2%
For Rent Vacant Units	418	42.6%
For Sale Vacant Units	206	21.0%
Rented or Sold, Not Occupied	87	8.9%
For Seasonal, Recreational, or Occasional Use	23	2.3%
For Migratory Workers	0	0.0%
Other Vacant Units	247	25.2%
<b>California</b>		
Owner-Occupied Vacancy Rate	-	2.1%
Renter-Occupied Vacancy Rate	-	6.3%
For Rent Vacant Units	374,610	34.0%
For Sale Vacant Units	154,775	14.0%
Rented or Sold, Not Occupied	54,635	5.0%
For Seasonal, Recreational, or Occasional Use	302,815	27.5%
For Migratory Workers	2,100	0.2%
Other Vacant Units	213,648	19.4%

Source: U.S. Census Bureau, 2010 Census, Table QT-H1: General Housing Characteristics: 2010

## HOUSING CONDITIONS

Although the U.S. Census is limited in its information on housing conditions, it does provide data on the age of a community’s housing stock. This data is a good indicator of the likely condition of the housing stock. In comparison to the state, the housing stock in the City of Ceres is newer. As shown in Table 1-10, the Census reported that 24.8 percent of the City’s housing stock in 2000 was fifteen years old or less. For California, only 12.0 percent of housing was in this age category. More recently and according to this American Community Survey data, the City has produced 0 housing units 2010 or later, whereas California as a whole has produced 82,490 housing units, or 0.6 percent of the total units in the State.

Ceres’s older housing is concentrated near the downtown. Overall, very few of the houses in the city are in dilapidated condition. The majority of the housing is in moderate condition. Furthermore, housing conditions improve in the outermost areas where the newer housing growth is occurring.

The last available survey conducted by the City of Ceres was completed in 1990. This survey covered the older central core of the city. Although the survey did not cover the entire city, it supplements the 2013 U.S. Census (ACS) information and provides a snapshot of housing conditions in the city.



The results of the survey indicated that there were a total of 276 dwelling units in need of rehabilitation. The survey categorized each housing unit in the target area by its condition as follows:

- **Sound.** No repairs are required or, at most, only deferred maintenance is required. Deferred maintenance includes painting and patching.
- **Minor.** Requires deferred maintenance repairs of several components of the replacement or siding, windows, or doors. A total of 47 percent of the 276 units fell in this category.
- **Moderate.** Involves the repair or replacement of two or more exterior components of a dwelling unit, such as roof replacement, foundation repair, window repair, or the replacement of siding. A total of 45 percent of the 276 units fell in this category.
- **Substantial.** Requires the repair or replacement of most structural components. A total of 7 percent of the 276 units fell in this category.
- **Dilapidated.** Requires the replacement of all exterior components, and is not financially feasible to repair. Only one unit was in this category.

The assessment of whether a housing unit had complete indoor plumbing is also a good indicator of housing conditions. With the State’s stringent standards, it is typical to find most units today with full plumbing. Information at the bottom of Table 1-10 indicates that nearly all of the city’s housing units (98.9 percent) had complete plumbing facilities in 2013.

**TABLE 1-10**  
**HOUSING STOCK CONDITIONS**  
**City of Ceres and California**  
**2013**

Year Structure Built	City of Ceres		California	
	All Housing Units	Category as Percentage of Total	All Housing Units	Category as Percentage of Total
2010 or later	0	0.0%	82,490	0.6%
2000 to 2009	3,462	24.8%	1,657,928	12.0%
1990 to 1999	1,957	14.0%	1,476,046	10.7%
1980 to 1989	2,997	21.5%	2,104,967	15.3%
1970 to 1979	2,768	19.8%	2,509,184	18.2%
1960 to 1969	922	6.6%	1,861,445	13.5%
1940 to 1959	1,573	11.3%	2,773,550	20.1%
1939 or earlier	277	2.0%	1,296,766	9.4%
<b>Total</b>	<b>13,956</b>	<b>100.0%</b>	<b>13,762,376</b>	<b>100.0%</b>
<b>Plumbing Facilities</b>				
Units With Complete Plumbing Facilities	13,798	98.9%	13,630,473	99.0%
Units Lacking Complete Plumbing Facilities	158	1.1%	131,903	1.0%
<b>Total<sup>1</sup></b>	<b>13,956</b>	<b>100.0%</b>	<b>13,762,376</b>	<b>100.0%</b>

<sup>1</sup>Does not match the housing unit estimate in Table 1-1 because Table 1-1 was estimated by the Department of Finance (DOF) and Table 1-10 is the U.S. Census, American Community Survey 3-Year Estimate  
Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, Table DP04: Selected Housing Characteristics and Table B25047: Plumbing Facilities for All Housing Units



## HOUSING UTILIZATION – OVERCROWDING AND TENURE

Data on overcrowded housing is available from the 2012 U.S. Census, American Community Survey in the form of the number of persons per room in occupied housing units. A housing unit is considered overcrowded if there are more than 1.0 persons per room. In calculating this figure, the number of rooms in a housing unit includes bedrooms, living rooms, family rooms, and similar rooms. Bathrooms, kitchens, hallways, porches, and similar areas are not included in this calculation. Table 1-11 compares data for the City of Ceres with data for California.

In total, 92 percent of the city’s occupied housing units had 1.0 or fewer persons per room in 2012. In other words, 8 percent of the city’s households would be considered overcrowded. This is approximately the same as the number of overcrowded households experienced statewide (8.2 percent). However, when summarized according to tenure, 4.7 percent of the owner households in the city were overcrowded compared to 4.1 percent of the households at the statewide level.

The greater number of overcrowded owner households can be attributed to the higher number of large families (see Table 1-11) that are present.

<b>TABLE 1-11</b>				
<b>OVERCROWDING BY TENURE</b>				
<b>City of Ceres and California</b>				
<b>2012</b>				
	<b>City of Ceres</b>		<b>California</b>	
<b>Owners</b>				
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
1.00 or less	8,042	95.3%	6,693,561	95.9%
1.01 to 1.50	369	4.4%	215,499	3.1%
1.51 to 2.00	24	0.3%	51,558	0.7%
2.01 or more	0	0.0%	17,779	0.3%
<b>Total</b>	<b>8,435</b>	<b>100.0%</b>	<b>6,978,397</b>	<b>100.0%</b>
<b>Renters</b>				
1.00 or less	4,191	85.2%	4,755,335	86.7%
1.01 to 1.50	559	11.4%	439,920	8.0%
1.51 to 2.00	160	3.2%	200,089	3.6%
2.01 or more	10	0.2%	92,590	1.7%
<b>Total</b>	<b>4,920</b>	<b>100.0%</b>	<b>5,487,934</b>	<b>100.0%</b>
<b>All Households</b>				
1.00 or less	12,233	91.6%	11,448,896	91.8%
1.01 to 1.50	928	6.9%	655,419	5.3%
1.51 to 2.00	184	1.4%	251,647	2.0%
2.01 or more	10	0.1%	110,369	0.9%
<b>Total</b>	<b>13,355</b>	<b>100.0%</b>	<b>12,466,331</b>	<b>100.0%</b>
Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table B25014: Overcrowded Households; 5 <sup>th</sup> Cycle Housing Element Data Package, Table 3.				

According to Table 1-12, there were 3,461 large families (five or more members) living in the city in 2010. This total accounts for 32.7 percent of the total number of family households in the city. At the





statewide level, only 23.5 percent of family households had five or more persons. To keep from being overcrowded, these households would require housing units with five or more rooms.

<b>TABLE 1-12 NUMBER OF PERSONS BY HOUSEHOLD TYPE City of Ceres and California 2010</b>				
	<b>City of Ceres</b>		<b>California</b>	
	<b>Total</b>	<b>% of Total</b>	<b>Total</b>	<b>% of Total</b>
<b>Family Households</b>				
2 Persons	2,405	22.7%	2,887,696	33.4%
3 Persons	2,240	21.2%	1,904,697	22.0%
4 Persons	2,469	23.3%	1,823,355	21.1%
5 Persons	1,713	16.2%	1,018,257	11.8%
6 Persons	879	8.3%	497,773	5.8%
7 or more	869	8.2%	510,695	5.9%
<b>Total</b>	<b>10,575</b>	<b>100.0%</b>	<b>8,642,473</b>	<b>100.0%</b>
<b>Non-Family Households</b>				
1 Person	1,586	74.9%	2,929,442	74.4%
2 Persons	399	18.8%	766,106	19.5%
3 Persons	73	3.4%	139,115	3.5%
4 Persons	32	1.5%	60,096	1.5%
5 Persons	18	0.9%	22,151	0.6%
6 Persons	5	0.2%	9,698	0.2%
7 or more	4	0.2%	8,417	0.2%
<b>Total</b>	<b>2,117</b>	<b>100.0%</b>	<b>3,935,025</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2010 Census, Table P28: Household Type by Household Size

Table 1-13 shows the number of bedrooms by housing unit in the city as of 2013. As indicated, approximately 75.2 percent of homes in the city contain three or more bedrooms. This is significantly higher than the number of homes containing three or more bedrooms at the statewide level (54.1 percent). This is likely due to a combination of factors including higher rates of homeownership and a larger percentage of newer units.

<b>TABLE 1-13 NUMBER OF BEDROOMS BY HOUSING UNIT City of Ceres and California 2013</b>				
	<b>City of Ceres</b>		<b>California</b>	
	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>
No Bedroom	77	0.6%	487,923	3.5%
1 Bedroom	727	5.2%	1,962,363	14.3%
2 Bedrooms	2,664	19.1%	3,861,290	28.1%
3 Bedrooms	6,361	45.6%	4,586,961	33.3%
4 Bedrooms	3,365	24.1%	2,270,393	16.5%
5 or More Bedrooms	762	5.5%	593,446	4.3%
<b>Total</b>	<b>13,956</b>	<b>100.0%</b>	<b>13,762,376</b>	<b>100.0%</b>

<sup>1</sup>Does not match the housing unit estimate in Table 1-1 because Table 1-1 was estimated by the Department of Finance (DOF) and Table 1-13 is the U.S. Census, American Community Survey 3-Year Estimate  
 Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, Table B25042: Tenure by Bedrooms



### EXISTING EXTREMELY LOW-INCOME (ELI) HOUSEHOLDS

In accordance with Section 65583(a)(1) of the State Government Code, the 2014-2023 Housing must provide an analysis of the City’s existing and projected housing needs for extremely low-income households. As noted in Table 1-21, Definition of Housing Income Limits, extremely low-income households are considered to be 0 – 30% of the City’s median family income level. Based on data provided by the Comprehensive Housing Affordability Strategy (CHAS), and as depicted below in Table 1-14, the City currently has 1,490 households within the extremely low-income category, approximately 81.2% of which are considered to have housing problems. Housing problems are defined as households with a cost burden of greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Other housing problems include overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

<b>TABLE 1-14</b>			
<b>EXTREMELY LOW-INCOME HOUSEHOLDS</b>			
<b>City of Ceres</b>			
<b>2015</b>			
	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
Extremely Low-Income Households (0-30% HAMFI)	1,170	320	1,490
% with any Housing Problems	81.6%	79.7%	81.2%
% Cost Burden >30%	80.8%	73.4%	79.2%
% Cost Burden >50%	73.1%	60.9%	70.5%
Source: Comprehensive Housing Affordability Strategy (CHAS), 2015			

For the 2014-2023 planning period, the City’s regional housing need for extremely low income households is 311 units, which is below the City’s existing households for this income category.

Extremely low-income households typically require specific housing solutions such as deeper income targeting for subsidies and housing with supportive services. In order to address the City’s extremely low-income housing need, the City has included various Programs, identified in Part 2 – Policy Document, to assist in the facilitation of housing for lower income households, particularly those households within the extremely low-income category. In summary, these Programs are as follows (for a detailed description of each specific Program, please refer to Part 2 – Policy Document, of the 2014-2023 Housing Element):

Program 2.0 – Encourage focused efforts by the Housing Authority of Stanislaus County to seek out and provide assistance to extremely low-income households through the Housing Choice (Section 8) Voucher Program.

Program 2.1 – Coordinate with developers and non-profit agencies to seek out, and obtain, available sources of funding for the development of housing for extremely low-income households.

Program 2.3 – Allow for incentives in conjunction with the Density Bonus Program for extremely low-income housing.



These programs combined are intended to rectify the disparity between the existing number of extremely low-income households and the City's projected need for this income category.



## SPECIAL HOUSING NEEDS

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, homeless persons, and farmworkers. Where possible, estimates of the population or number of households in the City of Ceres falling into each group are presented.

### SENIOR HOUSEHOLDS

Senior households are defined as households headed by an individual over the age of 65 years. As of the 2013 U.S. Census ACS, senior households represented 16.4 percent of all households in Ceres while, during this same period, seniors represented 9.1 percent of the population. There were 466 seniors 85 years and older, considered the frail elderly, or 10.9 percent of the senior population. Most senior households own their homes (80 percent). Twenty percent are renters.

Information reported in Table 1-15, below, is from the U.S. Census Bureau 3-year survey estimate 2006-2008, as well as from the 2011-2013 U.S. Census Bureau, American Community Survey 3-Year survey estimate.

Based upon Federal estimates, senior households represented 9.1 percent of all households in Ceres, which is up from the 2008 estimates of 7.3 percent. Most senior households own their homes (80 percent). Twenty percent are renters. It is reported that 715 persons over the age of 65, or approximately 7.6 percent of seniors in Ceres, had incomes below the poverty level in 2013, which represents an increase from 2008 where 356 seniors were below the poverty level.

<b>TABLE 1-15</b>		
<b>NUMBER OF SENIORS</b>		
<b>City of Ceres</b>		
<b>2008-2013</b>		
	<b>2008</b>	<b>2013</b>
Number of Persons 65 years and Over	3,097	4,245
Seniors as a Percentage of the Total Population	7.3%	9.1%
Percentage Male	49.1%	42.4%
Percentage Female	50.9%	57.6%
Percentage of Seniors below Poverty Level	11.5%	7.6%
Number of Households Headed by Individuals 65 Years and Over	2,089	2,151
Senior Households as a Percentage of All Households	15.8%	16.4%
Number of Renter Households Headed by a Senior <sup>1</sup>	418	452
Number of Owner Households Headed by a Senior <sup>1</sup>	1,671	1,699
Number of Seniors Below Poverty Level	356	715
<sup>1</sup> Note: Based on occupied housing unit. Source: U.S. Census Bureau 2006-2008 3-Year Survey Estimate; 2011-2013 American Community Survey, Table B25007: Tenure by Age of Householder, Table DP05: ACS Demographic and Housing Estimates, Table B17001: Poverty Status in the Past 12 Months by Sex and Age		



Table 1-16 below shows the number and percentage of renter and homeowner households paying more than 30 percent of their incomes for housing costs. As shown, more than half of households in the lower income groups are paying in excess of 30% of income towards housing costs. Out of 1,600 renter households in the Extremely Low income category, 1,518 (94.9%) are overpaying. Conversely, ownership households in the same income category are not as impacted, at 66.7 percent. At the Above Moderate income category, just 2.0 percent renter households are overpaying, as opposed to 26.6 ownership households.

**TABLE 1-16**  
**OVERPAYMENT BY INCOME CATEGORY<sup>1</sup>**  
**City of Ceres**  
**2012**

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
<b>Ownership Household</b>	<b>801</b>	<b>837</b>	<b>1,576</b>	<b>2,079</b>	<b>3,029</b>	<b>8,322</b>	<b>3,214</b>
Overpaying Owner Household	534	521	1,000	1,037	805	3,897	2,055
Percentage of Overpaying Owners	66.7%	62.3%	63.5%	49.9%	26.6%	46.8%	64.0%
<b>Renter Households</b>	<b>1,600</b>	<b>903</b>	<b>935</b>	<b>533</b>	<b>547</b>	<b>4,517</b>	<b>3,437</b>
Overpaying Renter Households	1,518	788	499	134	11	2,950	2,805
Percentage of Overpaying Households	94.9%	87.3%	53.4%	25.1%	2.0%	65.3%	81.6%
<b>Total Households</b>	<b>2,400</b>	<b>1,740</b>	<b>2,511</b>	<b>2,612</b>	<b>3,576</b>	<b>12,839</b>	<b>6,651</b>
Overpaying Households	2,052	1,309	1,499	1,171	816	6,847	4,860
Percentage of Overpaying Households	85.5%	75.3%	59.7%	44.8%	22.8%	53.3%	73.1%

<sup>1</sup>Households by Income Category Paying in Excess of 30% of Income Towards Housing Cost  
 Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table B25106; 5<sup>th</sup> Cycle Housing Element Data Package, Table 4

According to statistics from the Social Security Administration, as of April 2015, there were 1,082 Supplemental Security Income (SSI) recipients 65 years and over in Ceres. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked, or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With a maximum monthly benefit of \$1,496.20 for eligible couples and \$889.40 for eligible individuals (assumes Independent living status) as of January 2015, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can afford to pay only \$448.86 (couples) and \$266.82 (individuals) for rent, which is based on 30% of SSI income.

Additional information on seniors' housing needs is provided by social service agencies. The Stanislaus County Area Agency on Aging operates an information and referral service for seniors. According to Jill Erickson, most of the calls to her agency are for help with housing and in home services. Seniors throughout the county call asking for help to find affordable housing, either independent living or assisted living. This is identified as an issue because of the long waiting lists at most subsidized housing projects. In addition, rents in this area have increased significantly, adding to the stress on seniors' ability to find affordable housing.



Currently, Howard Training Service holds the contract to serve meals to seniors Mondays through Fridays at the Howard Training Center Facilities off Stonum Road, Ceres. Lunch is served from 11:30 a.m. to 1:30 p.m. and there is a congregate area at the Stonum Road facility that seniors can drive to and have lunch. Average attendance depends on a variety of factors, including mobility and availability of program participants, but can range anywhere from 5 to 25 seniors daily. Howard Training Center also delivers meals to seniors throughout Stanislaus County with the Meals-on-Wheels program.

The Second Harvest Food Bank Senior Bag Program provides nutritious supplemental groceries to more than 2,900 senior citizens at 25 sites in San Joaquin County. The seniors in this program receive a 15-18 pound bag of food twice a month. The program is not offered in Stanislaus County.

Salvation Army does hand out surplus food products once a month through their Commodity Supplement Food Program for seniors and children under the age five (5). This program enhances seniors' lives by providing nutritious supplemental groceries that seniors may not otherwise have and by allowing them to maximize their limited dollars towards other living expenses such as rent and medical needs.

The Ceres Community Center located at 2701 Fourth Street provides a broad range of services for seniors in Ceres. The Center has a dedicated Senior Lounge where activities such as line dancing, chess, pinochle and aerobic activities occur. Seniors also have use of the computer lab with Internet access with introductory classes being taught to seniors as well.

Assisted rental housing projects for seniors include Ceres Christian Terrace (67 units) at 1859 Richard Way, funded by the Section 202 program, and Whitmore Oaks Apartments (52 units) at 2617 Blaker Road, developed with tax credits and redevelopment funds. The Stanislaus Housing Authority also has six senior housing units arranged in duplexes south of Roeding Road in Ceres.

## **PERSONS WITH DISABILITIES**

The 2011-2013 U.S. Census 3-Year Survey provides some information on disabilities for persons five years and older. The U.S Census Bureau does not provide an update on statistics related to persons with disabilities as part of their 2010 Census. Table 1-17 presents 2013 census information on whether a person has a disability. In the general population, there are 6,224 persons with one or more disabilities, for a disability rate of 13.6 percent. The lowest rate of disability is among persons between the ages of 18 and 34, and persons over the age of 75, experience the highest rate of disability (59.1 percent).



**TABLE 1-17**  
**DISABLED POPULATION FIVE YEARS AND OLDER**  
**City of Ceres**  
**2013**

Age	Disability	No Disability	Total Persons <sup>2</sup>	Percent with Disability
Between 5-17	986	8,783	9,769	10.1%
18-34	785	11,678	12,463	6.3%
35-64	2,471	13,128	15,599	15.8%
65-74	569	1,558	2,127	26.8%
Over 75	1413	666	2,079	32.0%
Total Population 5 Years and Older <sup>1</sup>	6,224	35,813	45,785	13.6%

<sup>1</sup>Does not match the population estimate in Table 1-1 because Table 1-1 was estimated by the Department of Finance (DOF) and Table 1-17 is the U.S. Census, American Community Survey 3-Year Estimate

<sup>2</sup>Total population includes population under 5 years = 3,748

Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, Table B18101: Sex by Age by Disability Status

Table 1-18 provides information on the exact nature of these disabilities relying on the 2013 Census. The number of disabilities shown in Table 1-18 (12,280) exceeds the number of individuals with disabilities (6,224) because a person can have more than one disability. For example, one individual may contain multiple disabilities including hearing, self-care, and cognitive difficulties. This counts for one person, as noted in Table 1-17, but counts for multiple disabilities, which are totaled in Table 1-18. Among school age children, the most frequent disability is mental. For persons aged 18 to 64 years, the most frequent disability is physically related. Finally, for seniors, mental disabilities and ambulatory difficulties, such as limited basic physical activities are prevalent. (Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.)

**TABLE 1-18**  
**TYPES OF DISABILITIES, PERSONS FIVE YEARS AND OLDER**  
**City of Ceres**  
**2013**

Type of Disability	Age Group							
	5-17 years		18-64 years		65 years and over		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing	17	1.4%	535	9.3%	751	14.2%	1,303	10.6%
Vision	29	2.3%	396	6.9%	619	11.7%	1,044	8.5%
Cognitive	937	74.8%	1,412	24.5%	822	15.6%	3,171	25.8%
Ambulatory	28	2.2%	1,487	25.8%	1,405	26.7%	2,920	23.8%
Self-Care	242	19.3%	667	11.6%	660	12.5%	1,569	12.8%
Independent Living Difficulty	0	0.0%	1,258	21.9%	1,015	19.3%	2,273	18.5%
<b>Total Disabilities<sup>1</sup></b>	<b>1,253</b>	<b>100.0%</b>	<b>5,755</b>	<b>100.0%</b>	<b>5,272</b>	<b>100%</b>	<b>12,280</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, Table S1810: Disability Characteristics



The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of April 2015, 18,647 SSI recipients in Ceres were receiving benefits because they were blind or disabled, of which 211 were less than 18 years of age. As noted in the discussion of seniors receiving SSI, the maximum monthly SSI benefit is \$889.40; a severe limitation to a recipient’s housing choices.

The Modesto office of the Disability Resource Agency for Independent Living (DRAIL) provides assistance to persons with disabilities, including providing local listings for adequate housing. According to DRAIL representative George Sharp, the number one problem for its clients is the lack of affordable housing with proper access. Housing accessibility for the disabled person continues to be a problem. DRAIL continues to advocate the use of the provisions of “Model Universal Design” in all new or substantially remodeled residential units as authorized by Assembly Bill 2787 adopted into statute in 2002. AB 2787 suggests the use of a model ordinance prepared by HCD, which illustrates certain techniques to improve home and building accessibility. DRAIL provides services to some clients in Ceres and provides a range of services including:

The Mountain Valley Regional Center coordinates services for persons with developmental disabilities (intellectual disability, cerebral palsy, epilepsy, autism, etc), some who are able to live independently with supportive services.

There are no special assisted housing developments in Ceres for persons with disabilities. The Housing Authority administers the Section 8 After Care and Shelter Plus Care programs, which provide rental assistance to persons with disabilities. However, the demand for these vouchers far exceeds the supply- 54 After Care and 52 Shelter Plus Care for the county.

<b>TABLE 1-19</b> <b>LICENSED COMMUNITY CARE FACILITIES IN CERES</b> <b>City of Ceres</b> <b>2015</b>		
<b>Facility Type</b>	<b>No. of Facilities</b>	<b>Capacity</b>
Residential Care for Elderly	1	8
Group Homes	4	24
Large Family Child Care Homes	20	268
Child Care Centers	19	680
Adult Residential Facility	3	27
Adult Day Care	0	0
Source: State of California Department of Social Services, Community Care Licensing Division, 2015.		

The City’s Zoning Ordinance has a Reasonable Accommodation Ordinance, which establishes procedures for persons with disabilities are reviewed and considered. This was part of a Program of the City’s 2009-2014 Housing Element and as such, the City Council of the City of Ceres adopted Ordinance No. 2015-1027 on February 23, 2015, establishing the Reasonable Accommodations Policy and Procedures Chapter of the City’s Zoning Code. The new Reasonable Accommodation Chapter provides policies and procedures for reasonable accommodation in order to promote equal access to housing opportunities.





**DEVELOPMENTALLY DISABLED**

A “developmental disability” is defined as a disability that originates before an individual becomes eighteen (18) years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Senate Bill 812, Statutes of 2010, which took effect in January 2011, amended State Housing Element Law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

The U.S. Census does not have specific information regarding persons with developmental disabilities; however, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code.

DDS currently provides community based services to approximately 248,000 persons with developmental disabilities and their families through a statewide system of twenty-one (21) regional centers, three (3) developmental centers, and one (1) community-based facility. However, the DDS has announced preparations to initiate the closure planning process for the three (3) remaining developmental centers. The DDS will submit a closure plan to the Legislature on October 1, 2015 with the goal of closing the Sonoma DC by the end of 2018. The closure of the Fairview DC will follow the closure of the Sonoma DC and lastly, the closure of the General Treatment Area of Porterville DC.

<b>TABLE 1-20</b>						
<b>DEVELOPMENTALLY DISABLED RESIDENTS</b>						
<b>City of Ceres</b>						
<b>Zip Code Area</b>	<b>0 – 14 Years</b>	<b>15 – 22 Years</b>	<b>23 – 54 Years</b>	<b>55 – 65 Years</b>	<b>65+ Years</b>	<b>Total</b>
95307	152	56	99	8	4	319
95351	210	70	129	15	4	428
Source: California Department of Developmental Services (DDS), HCD 5 <sup>th</sup> Cycle Housing Element Data Package, Table 13.						

As shown in the data above, the age group with the most individuals with a developmental disability is the 0 – 14 year age group or 47.6 percent of the total number of developmentally disabled residents. Of the 152 residents in this age group, 146 have a residency type of own home in the 95307 zip code. The 95351 zip code encompasses a portion of Ceres as well as Modesto and Stanislaus County and as a result, the represented data is higher at 428 developmentally disabled residents.

To assist persons with developmental disabilities, Program 3.6 has been added to the 2014-2023 Housing Element, requiring the City to refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities. Additionally, the City may pursue State and federal monies for direct support for housing construction and rehabilitation specifically targeted for persons with developmental disabilities.



## LARGE HOUSEHOLDS

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the U.S. Census 2008-2012 5-Year Estimate, 3,080 households, or 25.0 percent of the total households in Ceres had five or more members. This percentage is almost the same for renters (29.8 percent) as for owners (22.9 percent). In Ceres, according to the California Department of Finance estimates of January 2014, the average household size (3.62) is larger than the average for Stanislaus County (3.13).

According to the U.S. Census 2008-2012 5-Year Estimate, there were 1,112 households overcrowded (1.01 or more occupants per room), including renter and owner households. Additionally, there were 194 households severely overcrowded (1.5 or more occupants per room), also including both renter and owner households. Thus, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units.

## SINGLE-HEADED HOUSEHOLDS

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2012 U.S. Census 2008-2012 5-Year Estimate indicates that there are 2,389 of these households headed by a female, representing 22.7 percent of all households in Ceres. The majority (64.0 percent or 1,530) of these female-headed households have children living with them who are under 18 years of age. In addition, there are 1,090 households that are headed by a male alone (10.4 percent of all households), with children under 18 in more than half of these households (62.3 percent).

Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. Generally, this special needs group will benefit from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

Both Partnership for Healthy Children and Ceres Healthy Start Family Resource Center provide assistance to Ceres families with children, especially single-parent households.

## HOMELESS PERSONS

On February 23, 2015, the Ceres City Council adopted Ordinance No. 2015-1026, permitting Emergency Shelters in the M-1, Light Industrial zoning designation and amended Section 18.32.040 of Chapter 18.32 to include the above principle use of M-1, Light Industrial. In addition to amending the City's Municipal Code to permit Emergency Shelters in the zoning districts above, the City amended the definition of "Family", in accordance with Program 3.9 of the City's 2009-2014 Housing Element, which removed the limit of the number of unrelated persons or persons in a group home from the definition.

The Ordinance also added requirements regarding property development standards and management standards. In summary they are as follows:

- A single Emergency Shelter for up to 30 occupants on a property, or a combination of multiple shelters with a combined capacity not to exceed 30 occupants on a property.



- Shall operate on a first-come, first serve basis with clients only permitted on-site and admitted to the facility between 5:00 p.m. and 7:00 a.m.
- A minimum distance of 300 feet shall be maintained from any other Emergency Shelter
- Cannot be located directly adjacent to any residentially zoned property
- No person shall be allowed to camp on the premises or sleep on the premises outside of the shelter building
- Adequate indoor client intake/waiting areas (100 square feet minimum) must be provided within the premises for clients and prospective clients.
- Parking for emergency shelters shall be provided at a rate of one (1) space per staff member plus one (1) space per six (6) occupants allowed at the maximum capacity.
- Bicycle rack parking shall be provided at a minimum of 10 bicycles per facility.
- An Emergency Shelter Management Plan shall be submitted as part of the permit application to address staffing and service providers.

Additional requirements and procedures are part of the Emergency Shelters Ordinance, identified in the Ceres Municipal Code in Section 18.32.040.

As elsewhere in the nation, homelessness is usually the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

It is very difficult to quantify the homeless population in a given community. It is especially difficult in a community such as Ceres, which does not have a homeless shelter or well-developed network of homeless assistance providers in contact with the homeless population. In other communities, these providers can often provide information about the homeless population from personal knowledge. While Ceres may have a limited homeless population, the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities such as daytime drop-in service centers, where homeless persons would be attracted and their numbers could be more easily counted.

According to Mr. Frank Alvarez, Code Enforcement Officer for the Ceres Department of Public Safety, homeless individuals and families camp in Recreational Vehicles, in parks and common areas, along the railroad tracks and along the Tuolumne River, as well as on the City fringes along the border of Stanislaus County. Generally, these individuals sleep during the day and are up all night. Several homeless folks are found panhandling in shopping centers or along major transportation corridors such as Mitchell and Hatch Roads. The Police Department estimates that there are as little as 20 to upwards of 75 homeless persons living in these areas of Ceres at any one time. Using the transportation corridors of Mitchell Road, Hatch Road, 7<sup>th</sup> and 9<sup>th</sup> Street, the homeless population has a rather large fluctuation in numbers based on political pressures exerted by either the City of Modesto or the City of Ceres. He states that the homeless tend to live in the areas outside the City but travel into Ceres to panhandle. Generally, the homeless population follows the path of least resistance. Police Department personnel refer the homeless persons that they encounter to other agencies, such as the Modesto Gospel Union Mission.

Community Housing and Shelter Services (CHSS), a non-profit 501(3)(C) organization located in Modesto, provides service to homeless families and individuals throughout Stanislaus County with temporary shelter, referral services, and assistance in obtaining permanent housing. CHSS can provide vouchers for emergency housing at county motels. Its rental assistance program can also provide rental



assistance of up to \$700 depending on the family size and rental needs. CHSS's objective is to place individuals into permanent housing as quickly as possible. CHSS recently expanded their services to include a Homeownership program with an emphasis on Home Foreclosure Counseling.

According to Ms. Esther Rosas, CHSS Director, the organization provides a number of services to individuals and/or families that are homeless or are at-risk of being homeless. She stated that it is difficult to know the exact amount of individuals that they provide services to due to 1) the amount of programs they offer, 2) the funding available can depict when a program is started and ended and 3) many programs overlap in providing services in the area. For instance, the CHSS Rental Assistance Deposit program starts in November of each year and ends in October. In this program, the CHSS provide Deposit assistance to low-income individuals and families.

The Stanislaus County Housing and Support Services Collaborative (SCHSSC) is the coordinating body for homeless programs and services in Stanislaus County and serves as the lead organization for the Continuum of Care planning process. The Continuum of Care Plan provides detailed information on services, most of which are located in Modesto, available for homeless persons and individuals in Stanislaus County. In addition to the services provided by CHSS discussed above, these services include the following:

- Modesto Union Gospel Mission – This emergency shelter provides 225 beds to single women, single men, single women with children, and single men with children. The Gospel Mission also provides meals to clients and the general public.
- Central Valley Homeless Veterans Project – This facility provides 26 beds and offers counseling and information and referral.
- Haven Women's Center of Stanislaus County – This facility provides 44 beds for women who have been abused or are in life-threatening situations, as well as the children of these women.
- Salvation Army Berberian Homeless and Transition Shelter, Modesto – This facility provides year round shelter, on a limited basis during the summer months and at full capacity (80 men and 20 women) during the winter months. Currently, there are a number of church congregations that provide nutritional meals for approximately 140 individuals at peak.

The SCHSSC is comprised of over 88 members and more than 50 agencies and organizations. One of the organization's current priorities is to develop a 10-year plan to eliminate chronic homelessness in Stanislaus County, and SCHSSC is working with the Corporation for Supportive Housing to develop and implement a plan.

The Stanislaus County Consolidated Plan (The Plan) 3-year Strategic Plan 2012-2015 collected data on the homeless population in Stanislaus County, using the Continuum of Care Point in Time survey, conducted in January of 2011. According to the Strategic Plan, PIT Homeless Count, conducted in January 2011, 1,434 homeless persons call Stanislaus County home. The results of the 2011 PIT Homeless Count illustrated:

- 351 homeless in shelters
- 292 are in transition
- 791 were unsheltered



Some facts about the homeless population in the county based on the 2011 PIT Homeless Count are the following:

### ***Chronic Substance Abusers***

According to the Continuum of Care analysis, there is not enough space in residential treatment facilities for all the homeless with substance abuse problems. The availability of more detoxification beds for women has been identified as a need. It is likely that more beds and facilities will be needed in the future.

Supportive housing, especially clean and sober living environments, is needed for persons leaving treatment who do not have homes to which they can return. Substance abusers account for the largest sub-population of homeless persons in Stanislaus County. There is an estimated 141 homeless individuals, who are chronic substance abusers. This a high priority group since needs go unmet. Homeless persons with substance abuse problems require longer-term transitional housing combined with treatment programs and other support services.

### ***Mentally Ill***

According to the Continuum of Care analysis, there are an estimated 99 homeless persons in Stanislaus County, who are mentally ill. This group will need continual mental health care, drug, and alcohol counseling services. They are also in need of transitional housing when they first leave institutional quarters. Those who are both severely mentally ill and substance abusers have limited services available to them. Afterward, they will need housing in group homes or affordable long-term independent apartments. Dually diagnosed persons with both substance abuse problems and who are mentally ill are estimated to total 240 persons.

### ***Runaways***

A facility may be needed for self-referring youths (those who are turned out from their homes or are involved in family disputes and need temporary respite). According to the Continuum of Care Plan, there is an estimated 400 homeless youths. The most pressing problem for homeless youths is the lack of shelter space. Many shelters will not accept youths under the age of 18 who are not with their families. Additionally, many of these youths need services that provide proper nutrition, health care, counseling and education.

### ***HIV/AIDS Patients***

Those persons who are HIV-positive or have AIDS would benefit from a transitional living facility a clean and sober halfway house for HIV-positive people leaving treatment programs has also been identified as a need. Accommodations for families where one or more of the adults are living with HIV/AIDS has also been identified as a need.

There is an estimated 28 homeless persons in Stanislaus County with HIV/AIDS. Persons with HIV/AIDS have more of a risk of becoming homeless since their medical condition may prevent them from working. The need for affordable housing will also increase as people live longer with this disease.

### ***Domestic Violence Victims***

Victims of domestic need additional shelter space for themselves and their children. It is estimated that approximately 313 homeless persons are victims of domestic violence and less than 10% receive needed



services. Homeless victims of domestic violence have needs such as security and the services from involvement with either the civil or criminal justice system. This group may also need legal assistance, a secure and confidential shelter location, specialized counseling, job training and long-term transitional affordable housing. These needs become even greater if these victims have children that require care.

### **Veterans**

According to the Area Agency on Aging, at this time there is a need for medical and psychiatric care, social and vocational counseling, and treatment for substance abuse. In the 2011 PIT Homeless Count, there was an estimated 62 homeless veterans in Stanislaus County.

Many of the veterans that used homeless facilities in prior years have died or not returned to the facilities for assistance. The WE CARE shelter of Turlock noted that many veterans did not survive this winter.

As discussed above, the City Council of the City of Ceres adopted Ordinance No. 2015-1026 on February 23, 2015, permitting Emergency Shelters in the M-1, Light Industrial zoning designation and amended Section 18.32.040 of Chapter 18.22 to include the above principle use of M-1, Light Industrial.

### **FARMWORKERS**

Farmworkers accounted for 3.4 percent of the employed persons living in the City of Ceres in 2013. The 2013 Census, 2011 – 2013 American Community Survey reported 606 Ceres residents working in agriculture, forestry, fishing and hunting. For Stanislaus County, the percentage was higher, 5.7 percent or 11,718 persons.

The Housing Authority of Stanislaus County operates a farm labor housing program. The units were developed through funding from USDA, Rural Development. Under this program, the Housing Authority rents 356 units to farmworkers year round in four locations in Stanislaus County, including Ceres. The Ceres Farm Labor Housing project provides 104 housing units (two-, three-, and four-bedroom) for farm labor workers with families. According to Scott Fitzgerald, Director of Asset Management for the Housing Authority of Stanislaus, there were 626 applicants on the wait list for Ceres Farm Labor Development as of March 2015. Seasonal farmworker housing would also be allowed on sites that allow for boarding homes. In Ceres, all residential zones allow for boarding homes.

With the Ceres Farm Labor Project being located within the City, the City recognized the importance of adopted a farmworker housing ordinance and was a part of the 2009-2014 Housing Element as Program 3.4. On November 23, 2015, the Ceres City Council adopted an Ordinance amending the Zoning Ordinance to identify Employee Housing as defined by Health and Safety Code Section 17021.5 as a permitted use specifically within the R-4 zone district.



## HOUSING OVERPAYMENT

### HOUSING COSTS COMPARED TO ABILITY TO PAY

The following section discusses current (as of March 6, 2015) income levels and ability to pay for housing compared with housing costs. Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table 1-21 below shows the definition of housing income limits as they are applied to housing units in Ceres.

<b>TABLE 1-21</b> <b>DEFINITIONS OF HOUSING INCOME LIMITS</b> <b>City of Ceres</b>
<p><b>Extremely Low-Income Unit</b> is one that is affordable to a household whose combined income is at or lower than 30% of the median income for the Modesto MSA (Stanislaus County) as established by the U.S. Department of Housing and Urban Development (HUD). For 2015, a Ceres household of four is considered to be extremely low-income if its combined income is \$24,250 or less.</p>
<p><b>Very Low-Income Unit</b> is one that is affordable to a household whose combined income is at or between 31% to 50% of the median income for the Modesto MSA (Stanislaus County) as established by the U.S. Department of Housing and Urban Development (HUD). For 2015, a Ceres household of four is considered to be very low-income if its combined income is \$28,450 or less.</p>
<p><b>Low-Income Unit</b> is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for the Modesto MSA established by HUD. A household of four is considered to be low-income in Ceres if its combined income is \$45,500 or less for the year 2015.</p>
<p><b>Median-Income Unit</b> is one that is affordable to a household whose combined income is at or between 81% to 100% of the median income for the Modesto MSA as established by HUD. A Ceres household of four is considered to be median income if its combined income is \$53,300 or less for the year 2015.</p>
<p><b>Moderate-Income Unit</b> is one that is affordable to a household whose combined income is at or between 101% to 120% of the median income for the Modesto MSA as established by HUD. In Ceres a household of four is considered to be moderate-income if its combined income is \$63,960 or less for the year 2015.</p>
<p><b>Above Moderate-Income Unit</b> is one that is affordable to a household whose combined income is above 120% of the median income for the Modesto MSA as established by HUD. A Ceres household of four is considered to be above moderate-income if its combined income exceeds \$63,960 for the year 2015.</p>
<p>Source: U.S. Department of Housing and Urban Development (HUD), 2015 – effective March 6, 2015</p>



Table 1-22 shows the 2015 HUD family income limits for the Modesto Metropolitan Statistical Area (MSA), which includes Ceres, by the number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes, assuming that households do not pay more than 30 percent of their incomes for housing expenses. For example, a four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$45,500. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,138 or to purchase a house priced at approximately \$166,537 or less.

<b>TABLE 1-22</b>						
<b>ABILITY TO PAY FOR HOUSING FOR VERY LOW-, LOW-, MEDIAN- AND MODERATE-INCOME HOUSEHOLDS</b>						
<b>City of Ceres</b>						
<b>2015</b>						
<b>Extremely Low-Income Households at 30% of 2015 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$11,950	\$15,930	\$20,090	\$24,250	\$28,410	\$32,570
Max. Monthly Gross Rent <sup>1</sup>	\$299	\$398	\$502	\$606	\$710	\$814
Max. Purchase Price <sup>2</sup>	\$42,490	\$58,306	\$73,549	\$87,294	\$103,985	\$119,228
<b>Very Low-Income Households at 50% of 2015 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050
Max. Monthly Gross Rent <sup>1</sup>	\$499	\$570	\$641	\$711	\$769	\$826
Max. Purchase Price <sup>2</sup>	\$73,017	\$83,468	\$93,884	\$104,118	\$112,554	\$120,991
<b>Low-Income Households at 80% of 2015 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$31,850	\$36,400	\$40,950	\$45,500	\$49,150	\$52,800
Max. Monthly Gross Rent <sup>1</sup>	\$796	\$910	\$1,024	\$1,138	\$1,229	\$1,320
Max. Purchase Price <sup>2</sup>	\$116,598	\$133,254	\$149,895	\$166,537	\$179,898	\$193,294
<b>Median-Income Households at 100% of 2015 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$37,310	\$42,640	\$47,970	\$53,300	\$57,564	\$61,828
Max. Monthly Gross Rent <sup>1</sup>	\$933	\$1,066	\$1,199	\$1,333	\$1,439	\$1,546
Max. Purchase Price <sup>2</sup>	\$136,583	\$156,086	\$175,589	\$195,091	\$210,748	\$226,340
<b>Moderate-Income Households at 120% of 2015 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$44,770	\$51,168	\$57,564	\$63,960	\$69,076	\$74,193
Max. Monthly Gross Rent <sup>1</sup>	\$1,119	\$1,279	\$1,439	\$1,599	\$1,727	\$1,855
Max. Purchase Price <sup>2</sup>	\$163,857	\$187,320	\$210,748	\$234,161	\$252,866	\$271,585
<sup>1</sup> Assumes that 30% of income is available for monthly rent including utilities.						
<sup>2</sup> Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance, homeowners insurance; 97% loan @ 4%, 30 year term, FHA, with no consumer debt.						
Source: HUD FY 2015 Income Limits (March 6, 2015) and Freddie Mac Loan Calculator, <a href="http://calculators.freddie.com/response/lf-freddie.com/calc/home01">http://calculators.freddie.com/response/lf-freddie.com/calc/home01</a>						





Table 1-23 below shows the HUD-defined fair market rent levels (FMR) for the Modesto MSA (Stanislaus County) for 2015 that the Stanislaus County Housing Authority uses in its Housing Choice Voucher program (Section 8). In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

<b>TABLE 1-23</b>					
<b>MODESTO MSA FAIR MARKET RENT</b>					
<b>City of Ceres</b>					
<b>2015</b>					
	<b>Bedrooms in Unit</b>				
	<b>Efficiency</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
Fair Market Rent (FMR) (2015)	\$583	\$720	\$923	\$1,360	\$1,578
Source: U.S. Department of Housing and Urban Development (HUD), 2015					

As noted above, a four-person household classified as Low-Income (80 percent of median) with an annual income of up to \$45,500 could afford to pay \$1,138 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$1,360, which is just above the affordable rent for Low-Income earners and not affordable. Furthermore, a four-person household classified as Very Low-Income (50 percent of median) with an annual income of up to \$28,450 could afford to pay only \$711 monthly gross rent, which is significantly below the FMR rent for a three-bedroom unit (\$1,360). The same would hold true for households with Extremely Low-Incomes below 30 percent of median, which would have even less income to spend on rent. However, the FMR-rent for a two-bedroom unit (\$923) is within the affordable range for a Low-Income household.

Table 1-24 is an abbreviated list of occupations and annual incomes for Ceres residents, such as city employees, employees of the Ceres Unified School District, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.



**TABLE 1-24**  
**INCOME AND HOUSING AFFORDABILITY**  
**City of Ceres**  
**2013-2015**

Category	Annual Income	Monthly Affordable Rent <sup>1</sup>	Affordable House Price <sup>2</sup>
<b>General (Median Wage)</b>			
Cashier	\$19,650	\$491	\$71,919
Retail Salesperson	\$20,980	\$525	\$76,794
Office Clerk	\$28,220	\$706	\$103,286
Registered Nurse	\$104,180	\$2,605	\$381,362
<b>City of Ceres</b>			
Account Clerk II	\$33,444	\$836	\$122,439
Accountant	\$53,472	\$1,337	\$195,472
Facility Maintenance Worker II	\$36,012	\$900	\$131,840
Police Officer, Step 2	\$57,336	\$1,433	\$209,901
Firefighter, Step 1	\$45,084	\$1,127	\$165,054
<b>Ceres Unified School District</b>			
Beginning Teacher	\$46,769	\$1,161	\$171,196
Teacher, 5 years, 24 units	\$50,637	\$1,266	\$185,340
Teacher, 5 years, Master's, 72 units	\$63,629	\$1,591	\$232,930
Teacher, 20 years, Master's plus required units	\$89,958	\$2,249	\$329,311
<b>Two Wage Earners</b>			
Cashier and Account Clerk II	\$53,094	\$1,327	\$194,357
Beginning Teacher and Retail Salesperson	\$67,749	\$1,694	\$247,990
Firefighter, Step 1 and Office Clerk	\$73,304	\$1,833	\$268,325
<b>Retired - Average Social Security</b>			
One person household with SS only	\$15,936	\$398	\$58,341
Two person household - both retired - only SS	\$31,872	\$797	\$116,681
<b>Minimum Wage Earners (\$9.00 per hour)</b>			
Single Wage Earner	\$17,280	\$432	\$63,266
Two Wage Earners	\$34,560	\$864	\$126,353
<b>SSI (Aged or Disabled)</b>			
One person household with SSI only	\$10,673	\$267	\$39,055
Couple with SSI only	\$17,954	\$449	\$65,728
<b>HUD/HCD-Defined Income Groups (4-person HH)</b>			
Extremely Low Income (below 30%)	\$23,850	\$596	\$87,294
Very Low-Income (below 50%)	\$28,450	\$711	\$104,118
Low-Income (below 80%)	\$45,500	\$1,138	\$166,537
Moderate-Income (below 120%)	\$53,300	\$1,333	\$195,091

<sup>1</sup> Assumes 30% of income devoted to monthly rent including utilities.  
<sup>2</sup> Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 97% loan @ 4%, 30 year term, FHA. No consumer debt is assumed.  
 Source: U.S. Dept. of Labor, Bureau of Labor Statistics 2013: Modesto MSA, City of Ceres, Ceres Unified School District, U.S. Social Security Administration and Freddie Mac Loan Calculator, <http://calculators.freddiemac.com/response/lf-freddiemac/calc/home01>



Of particular interest are those households with limited incomes, such as minimum wage workers, individuals on Supplemental Security Income (SSI) or Social Security. The FMR for a one-bedroom unit is \$720. An individual working at the minimum wage could afford to pay only \$432 for housing expenses, an SSI recipient, \$267, and the average retired worker receiving only Social Security, \$398. None of these individuals could afford to pay the rent for a one-bedroom unit or even for a studio unit. The table also shows examples of City employees in selected pay categories. Most could afford the rent for a two-bedroom unit (\$923) and in some cases not for a three-bedroom unit (\$1,360) unless there was another wage earner in the household.

Table 1-25 shows the average and median sales prices for homes in Ceres that sold between March 1, 2014 through March 25, 2015. The sales are from Multiple Listing Service (MLS) data maintained by the Central Valley Association of REALTORS and are primarily resales of existing homes. As of March 25, 2015, the median sales price was \$190,000 and the average, \$195,822. The overall average for the twelve-month reporting period was \$195,822 based on 622 sales.

<b>TABLE 1-25</b> <b>AVERAGE AND MEDIAN SALE PRICES</b> <b>City of Ceres</b> <b>March 1, 2014 – March 25, 2015</b>	
Selling Price	No. of Sales
\$19,000 thru \$29,999	2
\$30,000 thru \$49,999	8
\$50,000 thru \$69,999	6
\$70,000 thru \$89,999	22
\$90,000 thru \$119,999	31
\$120,000 thru \$159,999	92
\$160,000 thru \$179,999	96
\$180,000 thru \$199,999	89
\$200,000 thru \$249,999	161
\$250,000 thru \$299,999	73
\$300,000 thru \$349,999	27
\$350,000 or more	15
<b>Total</b>	<b>622</b>
<b>Median Sale Price</b>	<b>\$190,000</b>
<b>Average Sale Price</b>	<b>\$195,822</b>

Source: PMZ Real Estate, Eric E. Ingwerson, March 2015

Table 1-26 shows the median sale prices by number of bedrooms for homes in Ceres that sold from March 1, 2014 through March 25, 2015. The median price for a three-bedroom home was \$184,831 and for homes with four bedrooms, \$229,681. Some of the single wage workers whose salaries are shown on Table 1-24 can afford these prices, while all the two wage workers can.



**TABLE 1-26**  
**MEDIAN SALE PRICE BY NUMBER OF BEDROOMS**  
**City of Ceres**  
**March 1, 2014 – March 25, 2015**

	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	6-7-Bedroom
Number of Sales	57	379	182	39	4
Average	\$108,362	\$184,831	\$229,681	\$281,113	\$274,967

Source: PMZ Real Estate, Eric E. Ingwerson, March 2015

Table 1-27 below shows residential sales price trends in the City of Ceres over the past three years. Between 2012 and 2014, the average sales price increased nearly 50%, from \$133,000 to \$195,000. Most salaries and wages have fallen 10 percent or more and continue to be the focus of future cost savings measures by private industry and public agencies. No doubt, housing affordability has increased since the mortgage crisis began in early 2007; however, the cost of housing still appears to be out of reach for most of the working class.

**TABLE 1-27**  
**RESIDENTIAL SALES PRICE TRENDS**  
**City of Ceres**  
**2012 – 2014**

Category	2012	2013	2014	Change 2012-14
Median number Sales Price	\$133,000	\$161,000	\$195,000	46.62%

Source: Zillow.com, Ceres Market Overview



## FUTURE HOUSING NEEDS

### CITY OF CERES SHARE OF 2014 TO 2023 HOUSING NEEDS

Each housing element period the California Department of Housing and Community Development (HCD) prescribes housing allocations for each California region. The Regional Housing Need Plan (RHNA) is part of a statewide mandate to address housing issues that are related to future growth and is required by State law. The RHNA allocates to cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction’s housing element.

The Stanislaus Council of Governments (StanCOG) released its Draft RHNA in January 2014. The Draft RHNA was reviewed by the City of Ceres, and other jurisdictions within the County, over a sixty (60) day period. Upon review by the local jurisdictions, the StanCOG Policy Board adopted the RHNA in June 2014. The StanCOG RHNA is included as part of the 2014 – 2023 Housing Element as Appendix A.

### HOUSING NEEDS ALLOCATION

As shown in Table 1-28, StanCOG, in its housing needs determination for Ceres, allocated 2,571 housing units to the city for the period 2014 to 2023. The time frame for this Regional Housing Needs Allocation process is January 1, 2014, through September 30, 2023, (a nine year planning period). The allocation is equivalent to a yearly need of approximately 264 housing units for the 9 -year time period. The housing needs allocation for Ceres applies to the incorporated area of the city.

The total housing needs determination for Ceres includes 1,104 above-moderate income housing units, 446 moderate-income housing units, 399 low-income housing units, 311 very low-income housing units, and 311 extremely low-income housing units.

<b>TABLE 1-28</b>						
<b>REGIONAL HOUSING NEEDS ALLOCATIONS</b>						
<b>City of Ceres</b>						
<b>2014-2023</b>						
	<b>Extremely Low</b>	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA Allocation	311	311	399	446	1,104	2,571
Percent of Total	12%	12%	16%	17%	43%	100%
Source: StanCOG Regional Housing Needs Allocation Plan, June 2014						

### PROGRESS TOWARDS MEETING RHNA

Table 1-29, below, provides the remaining units needed for the regional housing needs allocation for the current (2014-2023) element timeframe as identified by HCD. The number of units produced from



January 1, 2014 – January 2015 period has been subtracted and distributed among the affordability categories using median housing pricing in Ceres.

Between January 1, 2014 and January, 2015, the City issued a total of 52 building permits (52 building permits for single-family dwelling units, and 0 building permits for multi-family dwelling units). The City is using the same assumptions estimating sales prices and rents for these residential units, specifically, low density or single-family residential units are generally priced for moderate to above-moderate income levels while medium and high density, or multi-family residential units are generally priced low, very low, and extremely-low income levels. This baseline assumption is supported by a review of average and median sales prices and/or rents for both single-family and multi-family residential units. The City determined said sales prices and rents through discussions with the Central Valley Association of REALTORS and PMZ Real Estate, as well as review of websites including MetroList ([www.mls.com](http://www.mls.com)) and Zillow ([www.zillow.com](http://www.zillow.com)).

In 2015, single-family residential unit sales prices (average) ranged from approximately \$108,362 (for a 2-bedroom) to \$229,681 (for a 4-bedroom), as noted in Table 1-25. Based on a review of Table 1-22 (Ability to Pay for Housing for Extremely Low, Very Low, Low, Median, and Moderate-Income Levels), this sales price can generally be afforded by residents within the Moderate-Income Category and Above Moderate Income Category. Therefore, the number of building permits issued for single-family residential units have been allocated towards the City’s regional housing need for Moderate-Income Households and Above Moderate Income Category.

Multi-family residential units (Apartments, Townhomes, etc.) are typically provided on a rental basis. In 2015, the fair market rent for multi-family dwellings in the City ranged from \$720/month (1-bedroom) to \$1,578/month (4-bedroom) according to local Realtors and Property Management Companies. Based on a review of Table 1-21, this monthly rent can generally be afforded by residents within the Low-Income Category. Therefore, the number of building permits issued for multi-family residential dwelling units have been allocated towards the City’s regional housing need for Low-Income Households.

When combined with the City’s regional housing need of 2,571 residential units (see Table 1-29), Ceres has produced 2 percent, of its overall need. The income groups with the highest remaining need are located in the extremely low, very low-, low-income and above moderate categories.

<b>TABLE 1-29</b> <b>BALANCE OF HOUSING NEED</b> <b>City of Ceres</b> <b>2014-2023</b>						
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA Allocation (Jan 2014 – Sept 2023)	311	311	399	446	1,104	2,571
Units Produced <sup>1</sup> (Jan 2014- Jan 2015)	0	0	0	52	0	52
Net Allocation to be Met: (Jan 2014 – Sept 2023)	311	311	399	394	1,104	2,519



## RESOURCE INVENTORY

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories Ceres available residentially-designated land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development.

### AVAILABLE LAND INVENTORY

In March 2015, the Housing Element Consultant (J.B. Anderson Land Use Planning) worked with information provided by the City's Planning & Building Division, the Stanislaus County Community Development Department, Stanislaus County Assessor's Office, Stanislaus County Local Agency Formation Commission and Master Infrastructure Updates performed by Eco Logic Engineers in March of 2010 to develop a picture of Ceres residential development potential. The inventory identifies sites for residential development within the city limits. This analysis includes sites in approved subdivisions.

Ceres RHNA balance of need is 2,519 (as of March 2015) new units according to the California Department of Housing and Community Development (HCD) and the Stanislaus Council of Governments (StanCOG) (Appendix A). A breakdown of those units by income category is presented in Tables 1-28. The City's major responsibility is to provide adequate sites zoned to meet future construction needs. This section evaluates the city's available land supply to see if there is enough residentially-designated land to meet future housing demands, as determined by the StanCOG's RHNA.

Table 1-30, below, provides a detailed description of the approved subdivisions within the City. These subdivisions represent both single-family and multi-family residential projects and/or units that are remaining either as finished lots or as valid Tentative Mapped lots. To determine the units remaining in approved projects, the City provided a list of current subdivisions with both tentative and final map approvals and use permit approvals for residential developments as of March 2015. For the most part, these sites are not identified in the vacant land inventory because the unit potential is already known. The City maintains that there is little or no change in project units for subdivisions as they proceed from a tentative map to final map approval. Both tentative and final map projects are included as current subdivisions. In addition, the likelihood of a project not being built after receiving tentative map approval was extremely low, according to City staff.

As depicted in Table 1-30, there are 168 single family units and 44 multi-family units in projects that are anticipated to be built in during the 2014-2023 Housing Element timeframe. These units are allocated towards the 2014-2023 planning period as their potential constraints to development have been removed and they are either supported by finished and development ready improvements or contain an approved Tentative Map.



**TABLE 1-30**

**CERES CURRENT/APPROVED RESIDENTIAL PROJECTS AND UNIT PRODUCTION**  
City of Ceres  
March 2015

Name	Location	Total Units	Final Permit Units	Units Remaining <sup>1</sup>
<b>Single Family Projects</b>				
Anderson Estates	2340 River Road	7	1	6
Aspen Survey	3136 Blaker Road	6	0	6
Castiglione	Castiglione/ Hackett Rd.	9	4	2
Davante Villas	River Road/Mitchell Road	32	16	16
Farris Estates	Farris Ave./Walnut Ave.	10	7	3
Gerald Shuman	1516 Central Ave.	2	1	1
Green River Estates	1936 & 1941 Butcher Ave.	16	3	13
Westpointe #4	Malik and Whitmore Ave.	81	10	71
Maxim Development	3001 Morgan Road	28	21	7
Mummert	3537 Morgan Road	7	0	7
On Point Design Group	1538 Moffet Road	4	0	4
Norwood Heights	1605 Evans and 1701 Richland	53	40	13
San Pedro North	San Pedro Ave/Morgan Road	11	5	6
San Pedro North #2	San Pedro Ave/Morgan Road	13	0	13
<i>Subtotal</i>		279	108	168
<b>Multi-family Projects</b>				
Marrad Group	3616 Morgan Road	4	0	4
Tuscany Village	E. Whitmore Ave.	40	0	40
<i>Subtotal</i>		44	0	44
<b>Total</b>		<b>323</b>	<b>108</b>	<b>212</b>
<sup>1</sup> Residential Units remaining either as finished lots or as valid Tentative Mapped Lots. Constraints to development have been removed. Source: City of Ceres; May 2015				

In 2015, single-family residential unit sales prices (average) ranged from approximately \$108,362 (for a 2-bedroom) to \$229,681 (for a 4-bedroom), as noted in Table 1-25. Based on a review of Table 1-21 (Ability to Pay for Housing for Extremely Low, Very Low, Low, Median, and Moderate-Income Levels), this sales price can generally be afforded by residents within the Moderate-Income Category and Above Moderate Income Category. Therefore, the 191 single-family residential units remaining to be developed, and as depicted above in Table 1-29, have been allocated towards the City’s regional housing need for Moderate-Income Households and Above Moderate Income Category.

Multi-family residential units (Apartments, Townhomes, etc.) are typically provided on a rental basis. In 2015, the fair market rent for multi-family dwellings in the City ranged from \$720/month (1-bedroom) to \$1,578/month (4-bedroom). Based on a review of Table 1-21, this monthly rent can generally be afforded





by residents within the Low-Income Category. Therefore, 40 of the 44 total multi-family residential units remaining to be developed have been allocated towards the City's regional housing need for Low-Income Households.

### **AVAILABLE LAND CURRENTLY PLANNED FOR RESIDENTIAL USE**

Table 1-31 shows vacant land designated residential (and nonresidential that allows for residential development) within the city limits. A database developed by the Planning and Building Division and field surveys conducted by the consultant team identified these sites. Using the database, each identified site in the table is given a site number identifier. The APN, address, acreage (gross and net), and the average and maximum number of potential housing units that could be accommodated on each site are shown in the table. Figure 1-1 shows the location of each site referred to in Table 1-30 and identifies each site by parcel number and address.

To calculate the development potential in the identified vacant sites, the City determined the net acreage for each available site based on the gross acreage of each site. As Table 1-31 shows, there is a total of 54.96 gross acres of available land planned for residential uses, and 43.41 net acres, excluding the West Landing Specific Plan. The majority of this land is designated Low Density Residential (LDR) and Medium Density Residential (MDR) for a combined net acreage of 40.82. Vacant sites within the Downtown Specific Plan, Downtown Mixed Use (DMU) and Downtown Residential (DR) total for a combine net acreage of 2.59. Non-residentially designated sites, Office (O), Neighborhood Commercial (NC), and Community Commercial (CC), which allow for residential development, make up the remaining 27.32 net acres.

The densities used in Table 1-30 represent the average density of each land use designation as determined by City staff and maximum density as indicated in the General Plan Land Use Element. The densities listed in the table are calculated using the net acreages of each land use designation. The table shows that 126 VLDR and LDR units can be accommodated at typical densities and 193 units at maximum densities. For parcels that have land use designations, which accommodate medium and high densities, including the parcels located within the Downtown Specific Plan, the typical unit potential is 135 units and maximum density unit potential is 208 units.

In addition, there are ten (10) non-residentially designated sites that allow high density residential uses. These can accommodate 338 residential units at typical densities and 683 units at maximum densities. In total, at average densities the land identified in the vacant land inventory can accommodate 261 average density units and 401 units at maximum densities units.

The average densities provided for non-residentially designated sites are based on past projects the City has approved, as well as permitted residential uses allowable under the City's General Plan. According to the City's General Plan, residential uses within non-residentially designated sites consist of High Density Residential (HDR) units, which allow for a density of 12-25 dwelling units per acre. In the City's experience, the average density for development within this land use designation is typically 12.4 dwelling units per acre. Therefore, the average density assumed for residential development within non-residentially designated sites is 12.4 dwelling units per acre. Through Program 1.0, the City, through its annual review of the amount of land needed to accommodate its Regional Housing Need Allocation, will review the vacant sites identified in Table 1-31 that permit residential uses within non-residentially designated zone districts. Should the City find that these parcels have been developed for non-residential uses, the City will identify other sites within the City that permit equal or greater residential density in accordance with Section 65863(c) of the Government Code (No Net Loss Law).



As referenced below in Table 1-31, within its City Limits, and specifically on parcels designated for High Density Residential (HDR) land uses, the referenced parcels, based on their size, are limited with regards to the feasibility of multi-family residential units being built on said parcels. Through the 2014-2023 Housing Element, the City has recognized this constraint, and has incorporated a Multi-Family Lot Consolidation Program (Program 1.9), that allows the City to encourage and incentivize Property Owners and/or Developers to consolidate HDR (or, R-3 and R-4 zone district) parcels of small size to increase the feasibility of multi-family residential development.

### **DEFAULT DENSITIES**

Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” Cere’s density range for Higher Density Residential is from a minimum of 12 to a maximum of 25 du/gross acre. According to the Default Density Standard Option 2010 Census Update, default densities are established using population based criteria and for Stanislaus County, the default density is at least twenty (20) dwelling units per acre. The default density is within the acceptable density range provided for in the General Plan for the High Density Residential designation.



**TABLE 1-31**  
**VACANT SITES INVENTORY**  
**CITY OF CERES**  
**2015**

Site No.	APN	Address	Gross Acres	Net SF	Net Acre	GP Land Use	Zoning	Capacity <sup>3</sup>	Max Capacity <sup>4</sup>	Infrastructure Availability
<b>Residential Sites</b>										
<i>Very Low Density Residential (VLDR)</i>										
V1	069-015-013	1537 Faith Home Road	9.22		6.92	VLDR	PC-52	20.75	31.12	Y
V2	039-013-027	3121 Golf Links Dr.		28,394	0.65	VLDR	PC-60	1	1	Y
V3	039-013-028	3155 Golf Links Dr.		26,574	0.61	VLDR	PC-60	1	1	Y
<b>VLDR Total</b>			<b>9.22</b>		<b>8.18</b>			<b>23</b>	<b>33</b>	
<i>Low Density Residential (LDR)</i>										
V4	040-086-013	Richland Avenue	0.56		0.42	LDR	R-1	1.89	2.94	Y
V5	040-086-012	1632 Richland Ave.	0.86		0.65	LDR	R-1	2.90	4.52	Y
V6	040-086-011	Richland Avenue	0.57		0.43	LDR	R-1	1.92	2.99	Y
V7	053-017-001	2700 Morgan Road	1.76		1.32	LDR	R-1	5.94	9.24	Y
V8	053-017-002	2716 Morgan Road	3.04		2.28	LDR	R-1	10.26	15.96	Y
V9	053-022-081	3136 Blaker Road	1.31		0.98	LDR	R-1	4.42	6.88	Y
V10	053-024-004	1748 Hackett Road	1.47		1.10	LDR	R-1	4.96	7.72	Y
V11	053-058-055	2808 Blaker Road	1.05		0.79	LDR	R-1	3.54	5.51	Y
V12	086-016-018	1206 Hackett Road	1		0.75	LDR	PC-49	3.38	5.25	Y
V13	086-016-022	3537 Morgan Road	1.6		1.20	LDR	PC-49	5.40	8.40	Y
V14	086-016-023	3507 Morgan Road	1.6		1.20	LDR	PC-49	5.40	8.40	Y
V15	086-016-024	3307 Morgan Road	1.6		1.20	LDR	PC-49	5.40	8.40	Y
V16	086-016-025	3413 Morgan Road	1.6		1.20	LDR	PC-49	5.40	8.40	Y
V17	086-016-075	1200 Hackett Road	7.26		5.45	LDR	PC-49	24.50	38.12	Y
V18	069-015-011	2401 Faith Home Road	5.14		3.86	LDR	PC-52	17.35	26.99	Y
<b>LDR Total</b>			<b>30.42</b>		<b>22.8</b>			<b>103</b>	<b>160</b>	
<i>Medium Density Residential (MDR)</i>										
V19	040-014-090	1751 Central Ave.	0.32		0.256	MDR	R-3	2.38	3.07	Y
V20	053-029-034	Walnut Avenue	0.25		0.2	MDR	R-1	1.86	2.4	Y
V21	127-029-001	Hackett Road	0.21		0.17	MDR	R-3	1.56	2.04	Y
V22	127-030-010	2005 Hackett Road	3.25		2.60	MDR	R-3	24.18	31.2	Y
V23	053-037-001	3913 Moffet Road	1.16		0.928	MDR	R-4	8.63	11.14	Y
V24	040-067-047	1516 Central Ave.	0.24	8,949	0.21	MDR	R-2	1	2.52	Y
V25	053-024-025	1840 Pleasant Ave.	3.54		2.832	MDR	R-1	26.34	33.98	Y
V26	053-024-023	1840 Walnut Ave.	1		0.8	MDR	R-3	7.44	9.6	Y
V27	086-034-008	3807 Morgan Road	1.75		1.4	MDR	PC-49	13.02	16.8	Y
V28	127-025-009	3605 9th Street	0.53		0.45	MDR	R-3	4.14	5.4	Y
<b>MDR Total</b>			<b>12.25</b>		<b>9.84</b>			<b>91</b>	<b>119</b>	
<i>High Density Residential (HDR)</i>										
V29	040-008-011	Herndon Road	0.13		0.13	HDR	PC	2.6	3.25	Y
V30	127-020-002	3235 6th Street	0.17		0.17	HDR	R-4	3.4	4.25	Y
V31	127-020-001	3243 6th Street	0.12		0.12	HDR	R-4	2.4	3	Y
V32	127-048-005	Address not yet assigned	0.63	23,827	0.55	HDR	PC-47	11	13.75	Y
<b>HDR Total</b>			<b>1.05</b>		<b>0.97</b>			<b>19</b>	<b>24</b>	
<i>Downtown Specific Plan (Downtown Mixed Use (DMU) and Downtown Residential (DR))</i>										
V33	127-017-016	2912 Fourth Street	0.18	7,680	0.15	DMU	PC	1.5	6	Y
V34	127-016-027	2736 Fourth Street	0.17	7,200	0.14	DMU	PC	1.4	5.6	Y
V35	127-013-044	2501 Fourth Street	0.47	20,473	0.37	DMU	PC	3.7	14.8	Y
V36	127-015-001	2436 Whitmore Ave.	0.12		0.10	DR	PC	1	4	Y
V37	127-014-034	2519 Magnolia Street	1.08	47,045	0.86	DR	PC	8.6	34.4	Y



**TABLE 1-31**  
**VACANT SITES INVENTORY**  
**CITY OF CERES**  
**2015**

Site No.	APN	Address	Gross Acres	Net SF	Net Acre	GP Land Use	Zoning	Capacity <sup>3</sup>	Max Capacity <sup>4</sup>	Infrastructure Availability
<b>DTSP Total</b>			<b>2.02</b>		<b>1.62</b>			<b>16</b>	<b>65</b>	
<b>West Landing Specific Plan</b>										
V38	Various	Various	See Table 1-32 for a summary of Land Uses and Appendix B for Land Use Map and Parcel Identification						Planned	
<b>Non-residential Sites (Office, Community Commercial, Neighborhood Commercial, and Business Park)</b>										
V39	086-016-079	Whitmore Avenue	4.80	209,088	4.08	O	PC	51	102	Y
V40	040-012-028	1930 Hatch Road	3.8	165,528	3.23	O	AP	40	81	Y
V41	039-043-074	2501 Hatch Road	1.24	53,874	0.99	O	PC	12	24	Y
V42	039-012-009	3501 Hatch Road	2.82	122,839	2.26	BP	MX-2	28	56	Y
V43	053-052-032	1307 Service Road	3.23	140,699	2.58	NC	PC	32	65	Y
V44	127-001-055	1957 Central Avenue	0.34	15,000	0.28	NC	C-1	3	7	Y
V45	127-002-022	2045 Hollister Avenue	0.34	15,000	0.28	NC	C-1	3	7	Y
V46	069-049-002	1500 Eastgate Blvd.	2.99	130,244	2.39	NC	PC	30	60	Y
V47	086-034-004	3901 Morgan Road	4.85	211,266	3.88	CC	PC	48	97	Y
V48	086-016-077	Morgan Road	8.65	376,794	7.35	CC	PC	91	184	Y
<b>Non-Residential Subtotal</b>			<b>33.06</b>		<b>27.32</b>			<b>338</b>	<b>683</b>	
<b>TOTAL UNITS</b>			<b>88.02</b>		<b>70.73</b>			<b>590</b>	<b>1,084</b>	

<sup>1</sup> As indicated on Figure 1-1.

<sup>2</sup> It is assumed that sites over two acres will need to dedicate land to right-of-ways (ROW) as follows:

- 25 percent ROW taken for Very Low Density Residential (VLDR) and Low Density Residential (LDR) development
- 20 percent ROW taken for Medium Density Residential (MDR) development
- 15 percent ROW taken for High Density Residential (HDR), Downtown Mixed Use (DMU) and Downtown Residential (DR) development

<sup>3</sup> The average density of each General Plan Designation is determined by City staff using past city project densities as follows:

- Very Low Density Residential (VLDR) – 3 DUA
- Low Density Residential (LDR) – 4.5 DUA
- Medium Density Residential (MDR) – 9.3 DUA
- High Density Residential (HDR) – 20.0 DUA (Default Density)
- Downtown Mixed Use (DMU) – 10.0 DUA
- Downtown Residential (DR) – 10.0 DUA
- Non residential designations that allow residential development are projected at the highest allowed average density. Density used for Realistic Capacity is 12.5 dwelling units per acre.

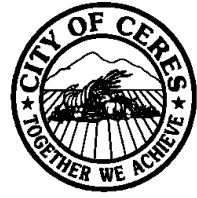
<sup>4</sup> The maximum density of each General Plan Designation is derived from the General Plan Land Use Element as follows:

- Very Low Density Residential (VLDR) – 4.5 DUA
- Low Density Residential (LDR) – 7 DUA
- Medium Density Residential (MDR) – 12 DUA
- High Density Residential (HDR) – 25 DUA
- Downtown Mixed Use (DMU) – 40 DUA
- Downtown Residential (DR) – 30 DUA
- Non residential designations that allow residential development are projected at the highest allowed average density. Max density equals 25 dwelling units per acre.

<sup>5</sup> The average and maximum densities for O, CC and NC are calculated using the maximum allowed residential density (HDR) as indicated in the General Plan Land Use Element.

<sup>6</sup> Site No. 41 consists of Business Park (BP) land use designation, but contains Mixed-Use zoning. Mixed-Use (MU) zone district permits high density residential development.

Source: City of Ceres, 2015; Stanislaus County Parcel Database, 2015; Stanislaus County Assessors Database, 2015; J.B. Anderson Land Use Planning, 2015.



# CITY OF CERES HOUSING ELEMENT

## FIGURE 1.1 VACANT SITE INVENTORY



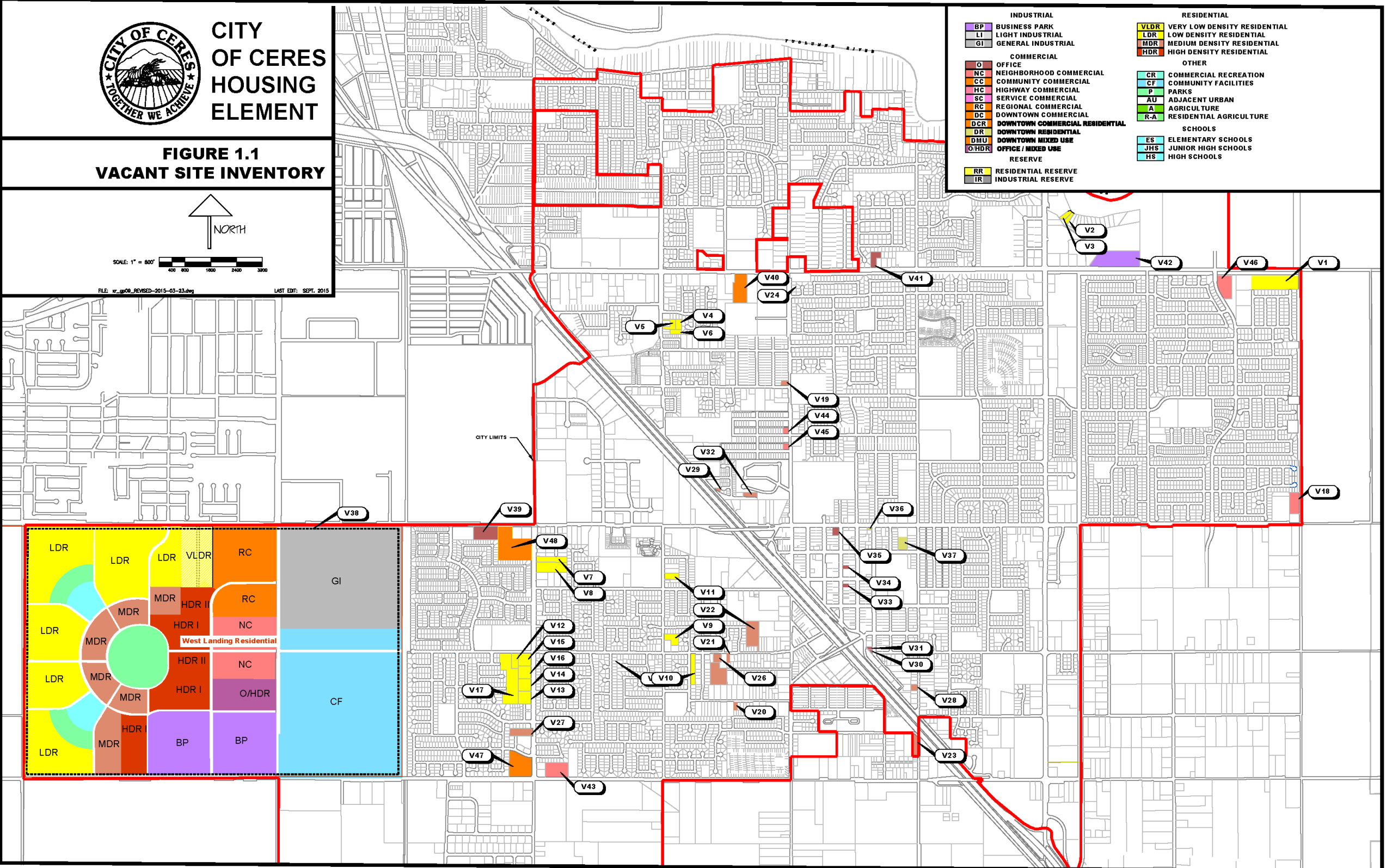
SCALE: 1" = 600'

400 800 1600 2400 3200

FILE: sr\_gp09\_REVISED-2015-03-23.dwg

LAST EDIT: SEPT, 2015

<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
BP BUSINESS PARK	VLDR VERY LOW DENSITY RESIDENTIAL
LI LIGHT INDUSTRIAL	LDR LOW DENSITY RESIDENTIAL
GI GENERAL INDUSTRIAL	MDR MEDIUM DENSITY RESIDENTIAL
	HDR HIGH DENSITY RESIDENTIAL
<b>COMMERCIAL</b>	<b>OTHER</b>
O OFFICE	CR COMMERCIAL RECREATION
NC NEIGHBORHOOD COMMERCIAL	CF COMMUNITY FACILITIES
CC COMMUNITY COMMERCIAL	P PARKS
HC HIGHWAY COMMERCIAL	AU ADJACENT URBAN
SC SERVICE COMMERCIAL	A AGRICULTURE
RC REGIONAL COMMERCIAL	R-A RESIDENTIAL AGRICULTURE
DC DOWNTOWN COMMERCIAL	
DCR DOWNTOWN COMMERCIAL RESIDENTIAL	<b>SCHOOLS</b>
DR DOWNTOWN RESIDENTIAL	ES ELEMENTARY SCHOOLS
DMU DOWNTOWN MIXED USE	JHS JUNIOR HIGH SCHOOLS
O/HDR OFFICE / MIXED USE	HS HIGH SCHOOLS
<b>RESERVE</b>	
RR RESIDENTIAL RESERVE	
IR INDUSTRIAL RESERVE	







### ***Downtown Specific Plan***

On January 10, 2011, the Ceres City Council adopted the Downtown Specific Plan. The Downtown Specific Plan area encompasses the central portion of the City, just east of State Route (SR) 99, and is bounded by Whitmore Avenue to the north, Park Street and SR 99 to the south, Ninth Street to the east, and SR 99 to the west.

Within the 2014-2023 Planning Period, it is anticipated that residential development within the Downtown Specific Plan area will consist of 125 dwelling units, including both rental and for-sale housing, minus five sites within the Downtown Specific Plan which are currently vacant, as identified in Table 1-30. These sites have a potential for 16 residential units at average densities and 65 residential units at maximum densities. It is anticipated that this residential development will occur on the south end of Fourth Street, along with nearby retail and dining uses. This area is known as Phase 1 within the Downtown Specific Plan, and mainly consists of Downtown Mixed Use land use designations. These 125 residential units shall be applied to the Vacant Sites Inventory included in this Housing Element. Based on an evaluation of current and projected residential sales data, as provided in Tables 1-24, 1-25, and 1-26, the residential units developed within the Downtown Specific Plan, and within the Planning Period, shall apply to Very Low and Low Income Households. Additionally, the Downtown Specific Plan anticipates that for-sale and rental multi-family housing (with 15 percent inclusionary units as per Community Redevelopment Law requirements), townhouses, and live/work units will be developed in the downtown area. These units will typically target young singles and families seeking more affordable units, etc.

It is also important to note that many of the Policies adopted as part of the Downtown Specific Plan, have been incorporated into Part 2-Policy Document for the 2014-2023 Housing Element in an effort for the City to encourage the development of residential units in the downtown area. Combined with the Policies adopted as part of the Downtown Specific Plan, Programs 1.10, 1.11 and 2.4 provide a detailed implementation plan as to how the City will encourage and facilitate the development of residential units within the downtown area.

### ***West Landing Specific Plan***

The City adopted the West Landing Specific Plan on June 27, 2011 and the Certification of Completion filed by Stanislaus LAFCO to the State Board of Equalization was complete on June 5, 2012. The planning area is located easterly of Ustick Road to the Union Pacific Railroad Grade, North of Service Road and South of Whitmore Avenue. The West Landing Specific Plan is approximately 959 acres and includes an existing Stanislaus County Public Service Center, an existing industrial center formerly known as the Proctor and Gamble Site, Regional Commercial, Neighborhood Commercial and Community Commercial Uses, right-of-ways, parks, and an estimated 318 gross acres of residential land. The West Landing Specific Plan designates a total of 318 acres as residential; 66.2 acres of land designated high density residential, 54.9 acres medium density residential, 178.9 acres low density residential, and the remaining 18.1 acres designated for very low density residential development.

The City Council adopted the West Landing Specific Plan and associated Environmental Impact Report (EIR) on June 27, 2011. The Stanislaus LAFCO approved the modifications of the City's Sphere of Influence and the annexation of the West Landing Specific Plan (960 acres) on February 22, 2012.



Residential development is permitted by right within the areas designated for residential land uses in the West Landing Specific Plan.

Table 1-32, below, provides the summary of residential land uses within the Specific Plan.

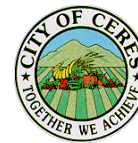
<b>TABLE 1-32</b>					
<b>WEST LANDING SPECIFIC PLAN</b>					
<b>SUMMARY OF RESIDENTIAL LAND USES</b>					
Symbol SP/Zone Designation	Land Use	Density DU/Acre	Approximate Acres	Estimated Units	Realistic Capacity
VLDR	Very Low Density Residential	4.5 max..	18.1	81	55
LDR	Low Density Residential	4.5 – 7	178.9	1,252	805
MDR	Medium Density Residential	7 – 12	54.9	659	510
HDR I	High Density Residential I	12 – 18	39.7	715	496
HDR II	High Density Residential II	18 – 25	26.5	662	530
NC	Neighborhood Commercial	18 – 25	34.3	-	-
O	Office	18- 25	17.7	-	-
<b>Total</b>			<b>370.1</b>	<b>3,369</b>	<b>2,397</b>
The average density of each General Plan Designation is determined by City staff using past city project densities as follows: <ul style="list-style-type: none"> <li>• Very Low Density Residential (VLDR) – 3 DUA</li> <li>• Low Density Residential (LDR) – 4.5 DUA</li> <li>• Medium Density Residential (MDR) – 9.3 DUA</li> <li>• High Density Residential I (HDR I) – 12.5 DUA</li> <li>• High Density Residential II (HDR II) – 20.0 DUA (Default Density)</li> </ul>					

As noted above, the West Landing Specific, at full build-out, is estimated to provide a total of 3,659 single and multi-family dwelling units. It is important to note that this information can also be found in Section 4.0 – Land Use, of the West Landing Specific Plan.

The West Landing Specific Plan also includes an affordable housing component that will provide affordable housing for lower income households through a combination of strategies. As noted in Section 4.3.2 of the West Landing Specific Plan, “the provision of affordable housing within the Plan Area relies upon several of the policies and programs specified in the 2007 Housing Element of the City of Ceres General Plan.” Specifically, the Housing Element policies and programs the West Landing Specific Plan will rely upon are as follows: Goal A, Policies 2 through 8, and Goal C, Policies 1 and 8. As noted in Appendix B, the Plan Area provides a mix of residential land uses including; Low Density Residential, Medium Density Residential, High Density Residential I, and High Density Residential II. The Plan Area also allows High Density Residential II land uses to be developed within areas designated for Neighborhood Commercial land uses.

Approval for affordable multi-family housing is by-right, in accordance with Government Code §65583.2(h)(i), which means (a) local government review must not require a Conditional Use Permit, Planned Unit Development Permit, or other discretionary review or approval, (b) a minimum density of 20 units per acre, and (c) at least 50 percent of the lower income need must be accommodated on sites designated for residential use only, unless otherwise meeting statutory requirements for mixed use. In this regard, the City meets these requirements as follows:





- a. Group, cluster and medium-high density multiple-family dwellings are a principle use in the R-4, Medium-High Density Multiple-Family Residential Zone and as discussed on page I-71, require an Architecture Site Plan Review approval from Planning Commission. However, the Planning Commission may not deny a project during this review based on use; only impose conditions that insure the project meets the development standards set forth in the Zoning Ordinance.
- b. Each parcel within the West Landing Specific Plan is listed in Appendix B. The parcels in which have a General Plan Designation and Zoning District of High Density Residential (HDR) will have a capacity of at least a minimum of 16 dwelling units.
- c. The City has elected to utilize the Default Density of 20 d.u./ac. for the West Landing Specific Plan. To clarify this default density in the West Landing Specific Plan, Program 1.1, as found in the Policy Document, calls for an amendment to the West Landing Specific Plan to state the minimum density for HDR II shall be 20 d.u./ac.
- d. Estimated realistic capacity for lower income units within the West Landing Specific Plan is 799 units. These are lands designated for residential uses as opposed to mixed use and can potentially account for 78 percent of the lower income need.

Of the 370.1 acres within the West Landing Specific Plan Area, 187.2 acres is subject to a Williamson Act Contract. There are three (3) parcels subject to the Williamson Act (APN 056-057-003, 056-055-008, and 056-055-019), all of which are designed for residential land uses. Williamson Act Contracts within the West Landing Specific Plan may serve as a potential constraint for housing development within the Plan Area. After approval of the annexation, the City is responsible for administering the Williamson Act Contracts within the Plan Area. The Property Owner of APN 056-057-003 filed a Notice of Non-Renewal in 2006, and this Contract is set to expire on January 1, 2016. The City, at the request of the Property Owner(s), may elect to cancel the Williamson Act Contracts after annexation occurs. Typically, Property Owners/Developers choose to pay off the penalty associated with Williamson Act Contract Cancellations, to allow development to occur. Therefore, this is not considered a constraint to development within the West Landing Specific Plan.

In addition to the available sites identified in Table 1-31, the West Landing Specific Plan, residentially-designated parcels are a source of available residential land. This area is designated as indicated in the West Landing Specific Plan Land Use/Circulation Map. As a result of the Vacant Sites Inventory analysis, residential land uses within the Specific Plan are vacant and/or underutilized and are currently being used for agriculture farm land. The West Landing Specific Plan Land Use Map and a list of specific parcels within the Specific Plan are included in Appendix B of this Housing Element. Due to the configuration of the Land Use Plan for the West Landing Specific Plan, some parcels listed in Appendix B have multiple land use designations.

## **AVAILABLE LAND OUTSIDE OF THE CITY LIMITS**

Outside the city limits, but within the Ceres General Plan Area, there is, for the most part, unconstrained vacant and agricultural land. In the most unconstrained areas for growth, there are about 2,217 acres of vacant and agricultural land that is designated to allow for residential uses. There was a net increase in acres designated to allow for residential uses since 2010 due to the Sphere of Influence amendment approved by Stanislaus LAFCO in February 2012. Eighty (80) acres were removed from the SOI in the north east area of the City, while the West Landing Specific Plan area was added to the SOI and Primary Area. The area that was added as a result of the West Landing Specific Plan was designated as Residential Reserve (RR) and Light Industrial (LI), not attributing to the land designated to allow for



residential land uses in Table 1-33. Stanislaus County designates much of this land as Urban Transition and Agricultural. The Urban Transition designation does not allow subdivisions less than 10 acres for residential development without consent from the City of Ceres.

As Table 1-34 shows, at build out, the residential land outside the city limits in the Sphere of Influence, could potentially support 3,024 single family units and 1,289 multi-family units at average densities. In addition, there is potential for 443 multi-family units in nonresidential designated land that supports residential development. At maximum densities the available land in the Sphere of Influence could support 7,854 residential units.

Table 1-33 also shows the available land outside the sphere of influence, but within the adopted General Plan Area boundary that supports residential development. According to the Eco:Logic Engineers and the Stanislaus County Assessor’s database, there is about 1,079 acres of vacant or agricultural land in this defined area. This has the potential to produce 2,500 additional residential units assuming net acreage and average densities as defined by the General Plan.

<b>TABLE 1-33</b>				
<b>RESIDENTIAL LAND OUTSIDE THE CITY LIMITS</b>				
<b>City of Ceres</b>				
<b>2010</b>				
	<b>Gross Acres <sup>1</sup></b>	<b>Net Acres <sup>2</sup></b>	<b>Average Unit Potential <sup>3</sup></b>	<b>Maximum Unit Potential <sup>4</sup></b>
<b>Residential Land in the adopted Sphere of Influence<sup>5</sup></b>				
Very Low Density Residential	138	103.5	310	466
Low Density Residential	804	603	2,714	4,221
Medium Density Residential	108	86.4	804	1,037
High Density Residential	46	39.1	782	978
<i>Subtotal</i>	<i>1,096</i>	<i>832</i>	<i>4,610</i>	<i>6,702</i>
<b>Non Residential Land in the Sphere of Influence<sup>5</sup></b>				
Mixed Use Commercial	42	35.7	443	893
<i>Subtotal</i>	<i>42</i>	<i>35.7</i>	<i>443</i>	<i>893</i>
<b><i>Subtotal</i></b>	<b><i>1,138</i></b>	<b><i>867.7</i></b>	<b><i>4,756</i></b>	<b><i>7,854</i></b>
<b>Residential Land outside the Sphere of Influence but in the General Plan Area <sup>5</sup></b>				
Residential Agriculture	121	90.75	27	45
Very Low Density Residential	712	534	1,602	2,403
Low Density Residential	236	177	797	1,239
Medium Density Residential	10	8	74	96
<i>Subtotal</i>	<i>1,079</i>	<i>809.75</i>	<i>2,500</i>	<i>3,783</i>
<b>Total</b>	<b>2,217</b>	<b>1,677.45</b>	<b>7,553</b>	<b>10,485</b>
<sup>1</sup> Total gross acres of land outside the city limits, but within the Sphere of Influence or General Plan Area that support residential development excluding parcels with Williamson Act contracts. 2. It is assumed that sites over two acres will need to dedicate land to right-of-ways (ROW) as follows: <ul style="list-style-type: none"> <li>• 25 percent ROW taken for Residential Agriculture (RA) Very Low Density Residential (VLDR) and Low Density Residential (LDR) development.</li> <li>• 20 percent ROW taken for Medium Density Residential (MDR) development.</li> <li>• 15 percent ROW taken for High Density Residential (HDR) development.</li> </ul> <sup>3</sup> The average density of each General Plan Designation is determined by City staff using past city project densities as follows: <ul style="list-style-type: none"> <li>• Residential Agriculture (RA) – 0.3 DUA</li> <li>• Very Low Density Residential (VLDR) – 3 DUA</li> </ul>				



- Low Density Residential (LDR) – 4.5 DUA
- Medium Density Residential (MDR) – 9.3 DUA
- High Density Residential (HDR) – 20 DUA (Default Density)
- Non residential designations that allow residential development are projected at the highest allowed average density.

<sup>4</sup>The maximum density of each General Plan Designation is derived from the General Plan Land Use Element as follows:

- Residential Agriculture (RA) – 0.5 DUA
- Very Low Density Residential (VLDR) – 4.5 DUA
- Low Density Residential (LDR) – 7 DUA
- Medium Density Residential (MDR) – 12 DUA
- High Density Residential (HDR) – 25 DUA
- Non residential designations that allow residential development are projected at the highest allowed average density

<sup>5</sup> Includes all lands that are designated for residential development (RA, VLDR, LDR, MDR, HDR). Residential Reserve (RR) has no assumed density per the General Plan Land Use Element.

Source: City of Ceres, 2015; Stanislaus County Parcel Database, 2015; Stanislaus County Assessors Database, 2015; Eco:Logic Engineers Sewer Master Plan Growth Projections, March 10, 2010; J.B. Anderson Land Use Planning , 2015.

### ABILITY TO ADDRESS REGIONAL HOUSING NEED

Table 1-34 shows the residential holding capacity after subtracting unit production during the current housing element period (January 1, 2014 to September 30, 2023). The table goes on to show the remaining capacity at average densities within the city limits in subdivisions and vacant land and the potential for second units. Finally, unit potential outside the city limits, but within the Sphere of Influence and General Plan Boundary, is shown.

The City has enough land to accommodate its total allocated RHNA with a surplus of 5,398 units. The city exceeds its need for above moderate households by 2,373 units and land available for very low-, low- and moderate-, groups meets the RHNA with a surplus of 3,025 units.



<b>TABLE 1-34</b> <b>RESIDENTIAL HOLDING CAPACITY</b> <b>(AVERAGE DENSITIES)</b> <b>City of Ceres</b> <b>2015</b>						
	Extremely Low	Very-Low	Low	Moderate	Above Moderate	Total
HCD RHNA Allocation (Jan 2014 – Sept 2023)	311	311	399	446	1,104	2,571
Units Produced <sup>1</sup> (Jan 2014 Jan 2015)	0	0	0	52	0	52
Net Allocation to be Met	311	311	399	394	1,104	2,519
<i>Allocation to be Met</i>	<i>1,415</i>				<i>1,104</i>	<i>2,519</i>
<b>Holding Capacity Within City Limits</b>						
Potential Units in Vacant Land	321		123		146	590
Potential Units in Downtown Specific Plan	109		0		0	109
Potential Units in West Landing Specific Plan	799		532		1,065	2,396
Remaining Units in Current Projects	40		85		87	212
<i>City Holding Capacity Subtotal</i>	<i>2,009</i>				<i>1,298</i>	<i>3,198</i>
<b>Holding Capacity Outside City Limits<sup>2</sup></b>						
Single Family Units				845	2,179	3,024
Multi-family Units	1,586					1,586
<i>Outside Holding Capacity Subtotal</i>	<i>2,431</i>				<i>2,179</i>	<i>4,610</i>
<b>Surplus</b>	<b>3,025</b>				<b>2,373</b>	<b>5,398</b>
<sup>1</sup> Units with final building permits issued between January 2014 and January 2015 as identified in Table 1-29. <sup>2</sup> Includes lands outside the City Limits but within the City’s Sphere of Influence. Source: Table 1-33. City of Ceres, 2015						

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan Land Use Element should provide a sufficient portion of land in its multi-family land use categories to meet its obligation to provide sites suitable for the production of needed housing affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households.

As the analysis above has shown, at average densities, the city has enough vacant land designated for single-family and multi-family development to provide for the needs of all income groups. The City has shown that the annexation process to provide for residential development is reasonable and supported by historic trends and the existing General Plan. As explained in previous sections, the City’s annexation policy and State law require the City to identify and designate adequate land at densities that can be developed for all income groups when an annexation occurs.



## LAND AVAILABLE FOR SPECIAL NEEDS GROUPS

Mobile homes, second units, sweat equity homes, and farmworker housing often provide housing options for special needs groups. Permanent supportive housing, transitional housing, and emergency shelters also provide critical housing for the homeless, the homeless disabled, and formerly homeless individuals and families. The following discussion provides an analysis of the City's available land for housing for special needs groups.

### ***Second Units***

Second units often provide housing for seniors and the elderly. Within the City, Second Units are permitted within the R-1 and R-2 zone districts per requirements of State Law. In addition, on February 9, 2015, the Ceres City Council adopted Ordinance No. 2015-1024, which created a Second Dwelling Unit Ordinance. According to Planning and Building Division Staff, the City has issued nineteen (19) second unit permits within the last ten (10) years. Based on Table 1-33, the City has sufficient land within its current City Limits to accommodate up to 150 second units. However, the City is anticipating the development of twenty-five (25) second units as part of the 2014-2023 Housing Element.

### ***Mobile Homes***

Mobile homes are an affordable homeownership for farmworkers and other very low, low and moderate-income households. Within the City, mobile homes are permitted in the R-4 and P-C zone districts. Within the R-4 and P-C zone district, the City has the capacity within its City Limits and Sphere of Influence to accommodate 517 units based on a default density of 20.0 dwelling units per acre.

### ***Farmworker Housing***

Farmworker housing in the City of Ceres includes such residential types as sweat equity single-family homes, mobile homes, duplexes, as well as multi-family residential units such as the Ceres Farm Labor Project administered by the County Housing Authority. Farmworker housing is typically permitted within the R-A and R-4 residential zone districts covered under the City's Zoning Ordinance. Within the R-4 and P-C zone district, the City has the capacity within its City Limits and Sphere of Influence to accommodate 517 units based on a default density of 20.0 dwelling units per acre.

### ***Emergency Shelter and Transitional Housing***

In accordance with Chapter 633, Statutes of 2007 (Senate Bill 2), the City Council of the City of Ceres adopted Ordinance No. 2015-1026 on February 23, 2015, permitting Emergency Shelters in the M-1, Light Industrial zoning district as well as provide development and management requirements and standards for Emergency Shelters. The City has approximately 6.38 acres of vacant or underutilized land within its M-1 zone district. This amount of vacant land should be sufficient enough to accommodate the existing and anticipated homeless population in the City of Ceres. The majority of parcels located within the M-1 Zone District are typically one (1) acre or less, and are suitable for the development of an emergency shelter based on size needed for structures, parking, etc. In addition, the City's M-1 zone district is located in close proximity to government services, commercial land uses, transportation corridors, and has the capacity in land to accommodate the City's need for an emergency shelter and the 20 to 75 homeless persons living in the City at any given time.



Within the City Limits, the City has 43.41 acres of vacant land within its R-1, R-2, and R-3 zone districts, as shown in Table 1-31. On November 23, 2015, the City Council adopted an Ordinance amending the Zoning Code to permit Transitional and Supportive Housing in the R-A, R-1, R-2, R-3, and R-4 zone districts as a by-right use and requires no discretionary review and located in all zones in which permit residential uses.

The Neighborhood Commercial and Community Commercial Zoning Districts allow residential uses as an accessory use but must be clearly secondary and incidental to the principle use. Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. This housing can take on several forms, such as single family or multi-family units, and may include supportive services. Supportive housing as defined in Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population. In this regard, transitional and supportive housing is a principle use and would not be considered “clearly secondary and incidental to the principle use.”

All other non-residential zoning districts such as A-P, C-3, H-1, M-1 and M-2 prohibit residential uses.

## **ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE**

The following discussion on the adequacy of the City’s public facilities and infrastructure is based on the City’s Water Master Plan, dated June 2011 and Sewer System Master Plan, dated July 2013. This document represents the City’s most up to date information and data on its public facilities and infrastructure.

### ***Water***

Potable water services within the City are provided by the City of Ceres. The City’s Water Services Division maintains the City’s fifteen (15) municipal water wells, and over 140 miles of water lines. The City receives 100 percent of its potable water from groundwater. The local groundwater source is the Turlock Subbasin (DWR Basin Number 5-22.03), which is a sub-unit of the San Joaquin Valley Groundwater Basin (DWR Basin Number 5-22). The Turlock Subbasin lies in the eastern portions of Stanislaus and Merced counties and has an aerial extent of approximately 347,000. The existing service area is approximately 4,860 acres, or about 7.6 square miles. The City currently provides water service to approximately 11,000 residential, commercial, industrial and institutional/governmental service connections.

According to the City’s Water Master Plan, based on available data regarding the groundwater conditions in the Turlock Subbasin, it appears that historical and current conditions in the western portion of the Turlock Sub basin are relatively stable with respect to groundwater levels. Pumpage by the City of Ceres accounts for only about 2 percent of the total annual pumpage in the Sub basin and current groundwater pumpage in this part of the Sub basin is generally being balanced by groundwater recharge. As such, the City’s current average annual groundwater production of about 10,000 acre feet per year (af/yr) appears to be sustainable into the future.

In addition to the fifteen (15) water wells maintained by the City, the City also has two (2) at-grade water storage tanks located adjacent to each other at Blaker Road. The storage capacity for these tanks is 1.5



million gallons (mg) and 2.3 mg, for a total storage capacity of 3.8 mg. The City also has one (1) booster pump facility to supply additional water during high demand periods. The booster pump station is located at the site of the two water storage tanks. The booster pumps are typically operated during high demand periods. During low demand periods, the existing well system is adequate to serve the entire demand of the City. The wells pump directly into the distribution system. Since 1980, the City's groundwater production has increased from approximately 3,300 acre feet per year (AFY) to approximately 10,000 AFY. The ten (10) year average from 2000 to 2010, however, has been relatively constant and averaged approximately 9,859 AFY.

The City requires that master planned communities ensure the identification and delivery of water as a condition of approval. For master planned communities, it will be required that prior to issuance of building permits, the proposed master plan applicants provide evidence that a well, permitted to operate by the State of California Department of Public Health and capable of a minimum of 1,000 gallons per minute (gpm) with a minimum pressure of 45 pounds per square inch (psi) is ready for operation. The water provided must meet State Title 22 drinking water standards.

It is anticipated that the City's existing water supply will be able to meet the demands of the City's regional housing needs for the 2014-2023 planning period.

### **Sewer**

Approximately three quarters of the wastewater generated in the existing City of Ceres Sewer Service Area is conveyed to the City of Ceres Waste Water Treatment Plant (Ceres WWTP). The remaining sewer flows (generated in the North Ceres Sewer Service Area, NCSSA) are conveyed to the City of Modesto sewer system north of the Tuolumne River.

According to the Ceres Sewer System Master Plan, the overall capacity of the existing wastewater treatment and disposal facilities are limited based primarily on the disposal methods employed. These limitations are based on differing water quality criteria depending on the discharge location, permit or agreement limitations, intrinsic hydraulic capacity of the discharge location, and the expected performance of the treatment system to meet the water quality requirements. The City is permitted to dispose of 2.5 Mgal/d on-site, and has an Agreement with the City of Turlock to dispose of up to 4.5 Mgal/d.

It is anticipated that the City has sufficient capacity in its WWTP to accommodate the demands of the City's regional housing needs for the 2014-2023 planning period.

In accordance with Government Code Section 65589.7, Program 1.14 has been added to the 2014-2023 Housing Element, which requires the City to deliver the 2014-2023 Housing Element, following City Council adoption, to all public agencies or private entities that provide water and sewer services to properties within Ceres a copy of the 2014-2023 Housing Element. The City of Ceres provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days.

### **Police**

As of March 2015, the Ceres Police Division employs 50 sworn officers and non-sworn personnel. The average response time (as of 2015) for a priority one (immediate threat/life threat) call is about 5 minutes.



According to Administrative Sergeant Jose Berber, response times range between 5 to 15 minutes depending on time of day and priority. The service ratio of 1.08 sworn officers per 1,000 persons is slightly under the department standard/goal of 1.5 officers per 1,000. Based on the California Department of Finance, Ceres population in 2014 is 46,463, which equates to the need for an additional twenty (20) officers in order to achieve the Department’s goal/standard.

Funding for the department’s operations is provided by the general fund,, Measure H Sale Tax, State Traffic Safety fund, Abandon Vehicle Fund and Supplemental COPS program. The City has also instituted the Community Facilities District Number 1, 2, and 3, which levies fees (escalated annually by CPI) on all new residential development to assure that new development pays for its prorated share of new police officers, in addition to fire department personnel and park maintenance.

The City requires the payment of Public Facility Fees (one-time) for any new residential, commercial or industrial development in order to mitigate the impacts to its police services. The amount of this Public Facility Fee is provided in Table 1-42. This, in addition to Community Facilities District Fees (annual), will allow the City’s police services to maintain an adequate service level as new residential development occurs within the 2014-2023 planning period.

<b>TABLE 1-35</b>			
<b>SUMMARY OF 2011-2012 CRIME STATISTICS BY TYPE</b>			
<b>CITY OF CERES</b>			
<b>Crime Type</b>	<b>2011</b>	<b>2012</b>	<b>Increase/Decrease</b>
Homicides	0	0	0%
Rapes/Attempts to Commit Rape	6	15	150%
Robberies	50	55	10%
Assaults (Aggravated and Simple)	108	113	4.6%
Burglaries	374	394	5%
Thefts	1,037	1,185	12%
Vehicle Thefts	281	361	28%
Arsons	13	11	-15%
<b>Total Crime</b>	<b>1,869</b>	<b>2,134</b>	<b>14%</b>
Source: <a href="http://www.city-data.com">www.city-data.com</a> , February 2015			

**Emergency Services**

The City’s Emergency Services Division operates from four (4) fire stations within the city limits, and as of March 2015, a total of thirty-one (31) paid positions, including twelve (12) fire captains and twelve (12) firefighters. The Emergency Services Division handles approximately 4,412 calls annually, about seventy (70) percent of which are medical emergencies. On average, response times are 4.35 minutes for each call, with a firefighter staffing ratio of 0.66 per 1,000 thousand population, or one (1) firefighter per 1,499 people.

Public Facilities Fees (one-time) cover the costs of capital facilities and these fees apply to all new residential, commercial and industrial development. These fees are identified in the 2014-2023 Housing Element in Table 1-41. Funding for the Fire Department is primarily from the City’s General Fund





budget, Measure H Sales tax and the City has instituted the Community Facilities District Number's 1, 2 and 3, which levies a fee (escalated annually by CPI) on all new residential development to assure that new development pays for its prorated share of new firefighters, in addition to police protection and park maintenance.

The Ceres Fire Department does not place any constraints on the production of housing. All available vacant sites considered within the Housing Element are within the service area and service parameters of the Ceres Fire Department.

### **Schools**

Ceres Unified School District (CUSD) operates the public schools within the City of Ceres and the surrounding rural areas south of the Tuolumne River/Service Road/Crows Landing Road/Hatch Road boundary, as well as lands easterly to the Washington Avenue corridor. Areas north of this boundary, within Ceres city limits, are serviced by the Modesto City Schools District (MCSD).

Ceres Unified School District operates twenty-three (23) schools, including fourteen (14) elementary schools (K-6) on year-round schedules designed to optimize space, three (3) middle schools (7-8), and four (4) high schools (9-12), one (1) charter school, and one (1) adult education center. As of March 2015, and according to the California Department of Education, the elementary school facilities accommodated 7,442 enrolled students. Approximately 1,930 regular education students are enrolled at the middle school level. The high school enrollment is at 3,817. The Ceres Unified School District has seen a three (3) percent increase in enrollment in the 2013-14 school year compared to the 2012-13 school year. In addition, the District operates an alternative high school, an independent school, and a charter school where enrollment is at or near capacity.

With the addition of new elementary and high schools, Ceres Unified School district will be below capacity and better able to serve the existing population. Furthermore, the addition of these schools allows the district to meet the expected population increase due to growth.



## ENERGY CONSERVATION OPPORTUNITIES

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric (PG&E) provides gas services for the City of Ceres. Publicly operated electrical service is provided by the Turlock Irrigation District.

The Turlock Irrigation District (TID) provides various opportunities for existing and new residential development to obtain energy efficiency rebates for implementing energy conservation measures. For new residential construction, TID offers rebates to homebuilders who incorporate energy efficiency measures into new residential construction, and become “Living Green” Certified.

As of March 2015, TID’s rebate offer is \$500 dollars per dwelling unit for new residential homes that meet the program requirements. Said requirements include:

- Meet guidelines for California ENERGY STAR® Qualified New Homes
- Have a cooling system with a minimum efficiency of 14 SEER/12 EER
- Have an air handler (FAU or Heat Pump) with an electronically commutated motor
- Be permitted, built and finalized under the 2008 Energy Efficiency Standards for Low-Rise Residential Buildings (Title 24)
- Be either a single family detached or single family attached unit of any number of stories on a utility residential rate
- Be receiving electrical service from TID
- Be pre-approved by TID for eligibility to receive funds through this program

Additionally, there are application procedures and requirements that must be met as well, including submission of floor plans, Title 24 plans, etc.

Typical features in the “Living Green” Certified home include; solar electric system, radiant barrier, tankless water heater, tightly sealed air ducts, upgraded air conditioner systems, high efficiency furnaces, and additional insulation.

For existing residential development, TID also offers energy efficiency rebates. According to [www.tid.org](http://www.tid.org), the following rebate programs are offered:

- **Room Air Conditioner:** \$50.00 rebate for customers who replace their old existing room air conditioner with a new ENERGY STAR qualified room air conditioner.
- **Refrigerator:** \$35.00 rebate for customers who replace their existing refrigerator with a new ENERGY STAR qualified refrigerator.
- **Refrigerator/Freezer Recycling:** \$35 rebate and free pick up and recycle of customers’ old refrigerator or freezer.



- **Clothes Washer:** \$35.00 rebate for purchase of new ENERGY STAR qualified clothes washer.
- **Sun Screen:** \$1.00 per square foot rebate to customers who cover their windows with heavy-duty vinyl coated shade screens that block at least 80 percent of the sun's heat.
- **Whole House Fan:** \$75.00 rebate for purchase and installation of whole house fan.
- **Solar Attic Fan:** \$100.00 rebate for purchase and installation of solar attic fan.
- **Radiant Barrier:** \$0.10 per square foot rebate for installation of radiant barriers in attic space.
- **Shade Tree:** \$20.00 per tree when planting new shade trees to help cool house.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2013 (effective date of July 1, 2014), which improved upon 2008 Standards for new construction. Local governments enforce energy efficiency requirements through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

*66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:*

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.*
- (2) Specifies any restrictions on vegetation, buildings and other objects that would obstruct the passage of sunlight through the easement.*
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.*
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.*
- (5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.*

As part of the 2014-2023 Housing Element, the City has incorporated Programs to actively promote and educate residents of energy conservation programs offered by TID. Refer to Programs 6.0, 6.1, and 6.2 in Part 2 – Policy Document, for a detailed description of the types of Programs the City has incorporated as part of the 2014-2023 Housing Element.



## POTENTIAL HOUSING CONSTRAINTS

### POTENTIAL GOVERNMENT CONSTRAINTS

Local governmental policies and regulations can effect the cost and development of housing. Land Use controls, development standards, permit and processing fees, and processing procedures can impede or facilitate housing production. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)). The following discussion reviews the City's policies and regulations governing housing development.

### LAND USE CONTROLS

#### *General Plan*

The City of Ceres governs land use through the 1997 General Plan and zoning ordinance. Residential uses are allowed in five residential land use designations and in some instances five commercial land use designations outlined in the General Plan:

- Residential Agriculture;
- Very Low Density Residential;
- Low Density Residential;
- Medium Density Residential;
- High Density Residential;
- Office;
- Neighborhood Commercial;
- Downtown Commercial/Residential;
- Regional Commercial; and,
- Commercial Recreation.

Each land use designation regulates the type of residential development and the gross densities at which dwelling units may be built. For those commercial designations listed above, residential uses may be allowed as accessory uses or above ground floor retail.

#### *Zoning*

Through its Zoning Ordinance, the City of Ceres enforces minimum site development standards for new residential uses. These standards specify minimum lot size, lot width, setbacks, lot coverage, maximum number of dwelling units, maximum building height, and minimum parking requirements.

The City of Ceres Zoning Ordinance (Municipal Code Chapter 18) allows residential uses, by right, in five residential zones, one specialized zone, and several commercial zones: Residential Agriculture (R-A), Single Family Residential (R-1), Two-Family Residential (R-2), Medium Density Multiple-Family Residential (R-3), Medium-High Density Multiple-Family Residential (R-4), and Planned Community (P-C). Each of these zones sets development standards for residential development.



The designations and corresponding zones that allow for residential development are as follows:

- The Residential Agriculture land use designation (R-A zone) allows for a maximum density of 0.5 dwelling units per acre. This designation is intended to be applied to areas on the eastern edge of the Urban Growth Area and provides opportunities for single family residential and agricultural uses on lots typically ranging in size from 2 to 5 acres.
- The Very Low Density Residential land use designation allows for a maximum density of 4.5 dwelling units per acre. This designation refers to the R-1 (Single family) zone and includes traditional detached single family homes and manufactured homes and allows duplexes on corner lots.
- The Low Density Residential designation (R-1 single family and R-2 low density multifamily and low density multi-family zone) is intended for detached single family homes, zero lot line homes, patio homes, attached single family homes (townhouses and condominiums) and mobile home/manufactured home subdivisions or mobile home parks. Residential densities within this designation may not exceed 7 dwelling units per acre.
- The Medium Density Residential designation provides opportunities for detached single family, attached single family, and multi-family residential housing types, not exceeding densities of 12 dwelling units per acre. This designation encompasses both the R-3 (medium density) and R-2 (Low density multi-family) zones.
- The High Density Residential designation is intended primarily for attached single family and multi-family housing at a maximum of 25 dwelling units per acre. Housing types within the R-4 (Multi-family) zone will generally consist of a mixture of attached single family dwellings, patio homes, zero lot line homes, townhouses, condominiums, duplexes, triplexes, apartments, and mobile home/manufactured home parks.
- The Office designation allows residential development within professional office use and limited commercial service designated areas. Residential densities allowed in the Lower Density Residential, Medium Density Residential, and High Density Residential designations are allowed in the office developments when found to be compatible with existing and future uses.
- The Neighborhood Commercial designation provides for neighborhood retail and service uses with some residential use. Residential development, particularly on the second floor or back of stores, is permitted at densities consistent with the High Density Residential designation: a maximum of 25 dwelling units per acre.
- The Downtown Commercial/Residential designation applies to a full range of retail and service uses, as well as older residential neighborhoods in the downtown area that are generally single family residential in character. This designation provides for single and multi-family residential uses from 5 to 25 units per gross acre. Residential development as a mixed use in conjunction with nonresidential development at densities consistent with the High Density Residential designation is permitted and encouraged.
- The Regional Commercial designation provides for region-serving commercial uses. Residential uses on second floors are permitted by discretionary approval, where appropriate.
- The Commercial Recreation designation provides for publicly and privately-operated recreational uses. Supporting and accessory uses such as multi-family dwellings are also be permitted by discretionary approval.



Table 1-36 links the Ceres General Plan land use designations with the corresponding zoning district. In addition, the typical use, minimum lot size, General Plan residential density, and zoning density are also shown. For the most part Ceres minimum lot size and density requirements are typical of towns of similar size in California.

<b>General Plan Designation</b>	<b>Residential Use</b>	<b>Minimum Lot Size</b>	<b>GP Density Range</b>	<b>Population Density<sup>1</sup></b>	<b>Corresponding Zoning Districts</b>
Residential Agriculture (RA)	Single family units	2-5 acres	0.2-0.5 units/gross ac	1 DUA (R-A)	R-A, P-C
Very Low Density Residential (VLDR)	Single family units	8,000 sq.ft. 43,560 sq.ft.	1-4.5 units/gross ac.	1-7 DUA (R-1)	R-1, P-C
Low Density Residential (LDR)	Zero lot line homes and attached and detached single family units	5,000 sq.ft. 7,000 sq.ft.	5-7 units/gross ac.	1-7 DUA (R-2)	R-1, R-2, P-C
Medium Density Residential (MDR)	Attached and detached single family units and all multi-family units	3,000 sq.ft. 5,000 sq.ft.	7-12 units/gross ac.	1-10 DUA (R-2) 7-15 (R-3)	R-2, R-3, P-C
High Density Residential (HDR)	Attached single family and multi-family units	5,300 sq.ft.	12-25 units/gross ac.	12-25 DUA (R-4)	R-4, P-C
Office (O)	Single family and multi-family units	5,300 sq.ft.	5-25 units/gross ac.	1-25 DUA (R-4)	R-2, R-3, R-4, P-C
Neighborhood Commercial (NC)	Second floor or back of store units	5,300 sq.ft.	12-25 units/gross ac.	12-25 DUA (R-4)	R-4, P-C
Downtown Commercial/ Residential (DCR)	Single family and multi-family units	5,300 sq.ft.	5-25 units/gross ac.	1-25 DUA (R-4)	R-2, R-3, R-4
Regional Commercial (RC)	Second floor units only	-- <sup>2</sup>	--	--	--
Commercial Recreation	Single-family units and Multi-family units as accessory uses	--	--	1-25 DUA (R-4)	R-3, R-4

<sup>1</sup> DUA refers to the allowed dwelling units per acre.  
<sup>2</sup> Allows for second floor units only.

Source: City of Ceres General Plan, 1997; City of Ceres Zoning Ordinance (Chapter 18 of the Ceres Municipal Code); 2015



### ***Site Development Standards***

#### ***Lot Size***

Minimum lot size restrictions can have a major influence on the housing supply. The density of residential development allowed under the General Plan designations (and the zoning ordinance) determines the type of housing that is desired by residents and therefore developed. Much of Ceres's incorporated land area is planned for Low and Medium Density residential uses, which reflects the predominant desire for detached single family homes by those renting or wishing to reside in the city. Mobile and manufactured homes on permanent foundations are permitted in both low and high-density areas and require no special zoning designation; however, they do require Planning Commission approval.

Ceres's Zoning Ordinance specifies the minimum lot area and the maximum lot coverage for each zoning district. Table 1-37 identifies the types of residential uses permitted in each district and designates the minimum lot sizes allowed for corner and interior lots. The minimum lot area in the R-1, R-2, and R-3 zones for single family dwellings are considerably higher than other communities that generally set single family lot minimums at or under 5,000 square feet. This can be viewed as a constraint, as housing prices are directly affected by land price. However, the City has mitigated this constraint by the use of the PC, Planned Community zone, which allows minimum lot sizes to be reduced in exchange for Planning Commission review of the site plan and the design of the house. In practice, the City has reviewed and approved an overall set of guidelines and standards and has delegated specific site plan and design review to staff as part of the building permit process.



<b>TABLE 1-37</b> <b>ZONING ORDINANCE LAND USE DESIGNATIONS PERMITTING</b> <b>RESIDENTIAL DEVELOPMENT</b> <b>City of Ceres</b> <b>2015</b>			
<b>Zoning District</b>	<b>Residential Uses Permitted</b>	<b>Minimum Lot Area</b>	<b>Maximum Lot Coverage</b>
R-A	Single family dwellings	43,560 sq. ft. (1 acre)	15%
R-1 <sup>1</sup>	Single family dwellings		
	Interior lots	6,200 sq. ft.	40%
	Corner lots	7,500 sq. ft.	40%
	Two-family dwellings		
	Corner lots	9,000 sq. ft.	40%
R-2 <sup>1</sup>	Single family dwellings		
	Interior lots	6,200 sq. ft.	40%
	Corner lots	7,500 sq. ft.	40%
	Low density multi-family dwellings		
	Interior lots	9,000 sq. ft.	50%
	Corner lots	9,000 sq. ft.	45%
R-3 <sup>1</sup>	Single family dwellings		
	Interior lots	6,000 sq. ft.	40%
	Corner lots	6,000 sq. ft.	40%
	Multi-family dwellings		
	Interior lots	6,000 sq. ft.	50%
	Corner lots	6,000 sq. ft.	45%
R-4 <sup>1,2</sup>	Single family dwellings		
	Interior lots	5,300 sq. ft.	40%
	Corner lots	5,300 sq. ft.	40%
	Multi-family dwellings		
	Interior lots	5,300 sq. ft.	60%
	Corner lots	5,300 sq. ft.	54%
	Mobile Home Parks <sup>3</sup>		
	Interior lots	3,200 sq. ft.	50%
	Corner lots	3,600 sq. ft.	50%
P-C	Single Family	--	40%
	Medium density Multi-family dwellings		
	Interior lots	--	50%
	Corner lots	--	45%
	Medium-high density Multi-family dwellings		
	Interior lots	--	50%
	Corner lots	--	45%
Mobile Home Parks			
	Interior lots	3,200 sq. ft.	50%
	Corner lots	3,600 sq. ft.	50%

<sup>1</sup> Allows transitional housing and group homes subject to approval of a Conditional Use Permit. <sup>2</sup> Allows temporary farmworker housing. <sup>3</sup> No more than one dwelling unit is allowed per lot within a Mobile Home Park.  
 Source: City of Ceres, Zoning Ordinance.





**Setbacks and Height Limitations**

In general, setbacks perform two very important functions. From a fire safety standpoint, setbacks provide a buffer or open area between structures in order to limit the spread of fire. Secondly, setbacks insure that each residential structure has at least a minimum amount of open space. As Table 1-38 shows, the R-3 and R-4 districts with higher densities have increased exterior side yard footage to insure safety and compatibility with surrounding development. These standards are typical of other communities similar to Ceres.

**TABLE 1-38  
RESIDENTIAL SETBACK AND HEIGHT REQUIREMENTS  
City of Ceres  
2015**

Residential Zone	Intended Use	Minimum Front Yard (Feet)	Minimum Back Yard (Feet)	Interior Side Yard (Feet)	Minimum Exterior Side Yard (Feet)	Maximum Height (Feet)
R-A	Single Family	25	25	1 yard (12ft)	25	25
R-1	Single Family	20	20	1 yard (5 ft) 2 yards (5ft/5ft) <sup>1</sup> 2 yards (12ft/5ft) <sup>2</sup>	15	25
R-2	Single Family, Low Density Multi-family	20	20	1 yard (5 ft) 2 yards (12ft/5ft)	10	25
R-3	Medium Density Multi-family	20	20	1 yard ( 5 ft) 2 yards (12ft/5ft)	20	35
R-4	High Density Multi-family	20	20	1 yard ( 5 ft) 2 yards (12ft/5ft)	20	35
R-4	Mobile Home Parks <sup>3</sup>	10	9	3	10	35
P-C	Single Family- Multi-family <sup>4</sup>	--	--	--	--	-- <sup>5</sup>
P-C	Mobile Home Parks <sup>6</sup>	10	Minimum 10% of lot depth, not to exceed 15 ft.	3 foot minimum	10	35

<sup>1</sup> If including a three car garage.

<sup>2</sup> If including a two car garage.

<sup>3</sup> Planning Commission approval is required of all mobile home parks developed within the R-4 district. The zoning ordinance specifies development standards governing mobile home parks in Chapter 18.20.120. Mobile homes for residential use are not allowed in zone R-A. The City permits the residential use of mobile homes in zones R-1, R-2, R-3, and R-4, pursuant to state law.

<sup>4</sup> Setback and height requirements are subject to Planning Commission or City Council approval.

- Single family unit setback requirements are listed under R-1.
- Two family unit setback requirements are listed under R-2.
- Medium density multi-family setback requirements are listed under R-3.
- Medium high density multi-family setback requirements are listed under R-4.

<sup>5</sup> Height requirements are subject to Planning Commission or City Council approval, except any area that falls within the area designated as an Airport Overlay Zone which shall comply with the height limitations prescribed by that Zone.

<sup>6</sup> See approval requirements under Mobile Home Parks below.

Source: City of Ceres Zoning Ordinance.



### ***Parking Standards***

With respect to residential parking, the following standards apply:

- Single family homes within a Residential Agriculture (R-A) zone are required to have two (2) off-street parking spaces per dwelling unit.
- Single family homes within R-1, R-2, R-3, and R-4 zones are required to have two fully enclosed and covered off-street parking spaces per unit. Existing garages may be converted subject to approval of the Planning/Building Division Manager if at least two off-street parking spaces are provided.
- For single-family, two-family, or multi-family dwellings, parking areas must be located on the same lot or building site as the buildings they serve.
- For all two-family and multi-family residential uses, one and one-half parking spaces per unit is required, one of which must be covered.
- Multi-family residential developments devoted entirely to persons fifty five years of age or older must meet off-street parking requirements through the architectural and site plan process as approved by the Planning Commission. A typical parking requirement for elderly housing in Ceres is set at one space per unit.
- Mobile home parks require one parking space per mobile home.

These parking standards are typical when compared to most cities in California.

### ***Special Development Standards***

In addition to the above regulations established in the Zoning Ordinance, special requirements are enforced for two-family dwellings, condominiums, group and cluster dwellings, and medium/medium high density multi-family dwellings listed under “Principal Uses” in districts R-1, R-2, R-3 and R-4. The following special requirements apply to multi-family dwelling types in these districts:

- For the R-3 Zone, all two-family dwellings on a corner lot, group dwelling, condominiums, medium or medium high density multiple family dwellings require submission of elevations, site plans, floor plans, and landscape to the Planning Commission for approval.
- Two-family developments in the R-1 and R-2 zones on lots over 9,000 square feet require Planning Commission approval.
- All multi-family residential complexes over 50 units are required to submit a security plan for review by the City Planning and Building Division and Police Departments to evaluate the protection and security of residents in the complex.
- Park land dedication or in-lieu fees are required on a per-dwelling unit basis for all new residential uses.

These special development standards do not pose any strenuous constraints to affordable housing development and in some cases (Planning Commission approval for two family developments on lots over 9,000 sq/ft), the standards help to limit the misuse of potential affordable housing sites by reviewing such developments.



### ***Manufactured Housing/Mobile Home Parks***

Mobile home parks are allowed as a type of development within the City of Ceres in both R-4 and P-C zones. Mobile home park development within the R-4 zone requires a conditional use permit and is subject to the development standards for mobile home parks in the P-C zone and architectural and site plan approval by the Planning Commission. Mobile home park development within the P-C zone does not require architectural and site plan approval; however, development approval requires the approval of a master plan and development plan.

As previously stated, mobile home parks are allowed in the R-4 and P-C zoning districts with the approval of a use permit and master/development plans, respectively (SEC. 18.18.080 & 18.20 City of Ceres Ordinance). Applicants for this use permit must use the Planned Community Zone development standards requiring a master plan; followed by a development plan. In addition, the Planned Community Zone (SEC. 18.20.120) sets development standards for the development of Mobile Home Parks. Ceres currently has seven mobile home parks of varied sizes. These are located throughout the city in Medium Density, High Density, Highway Commercial, and Regional Commercial designated land uses. Land for a mobile home park is restricted to sites over 3,200 square feet for interior lots and 3,600 square feet for exterior lots and is allowed only 50 percent lot coverage. Mobile home parks are required to locate along collectors and/or major thoroughfares as designated by the General Plan.

### ***Transitional Housing and Emergency Shelters***

Emergency shelters provide homeless persons with short-term housing accompanied by limited supplemental services. Transitional housing, which provides housing for a period between six months and two years, assists individuals and families to move from homelessness to permanent housing. Transitional housing facilities usually provide supportive services to assist formerly homeless persons.

Emergency Shelters are addressed in the Ceres Zoning Ordinance with Ordinance No. 2015-1026, adopted by City Council on February 23, 2015. This Ordinance permits Emergency Shelters in the M-1, Light Industrial zoning designation.

SB 2 states that transitional and supportive housing is required to be identified as a permitted (by-right) use within the respective zone district(s). On November 23, 2015, the City Council adopted an Ordinance amending the Zoning Code to permit Transitional and Supportive Housing in the R-A, R-1, R-2, R-3, and R-4 zone districts as a by-right use and require no discretionary review and located in all zones in which permit residential uses.

The Neighborhood Commercial and Community Commercial Zoning Districts allow residential uses as an accessory use but must be clearly secondary and incidental to the principle use. Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. This housing can take on several forms, such as single family or multi-family units, and may include supportive services. Supportive housing as defined in Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population. In this regard, transitional and supportive housing is a principle use and would not be considered “clearly secondary and incidental to the principle use.”

All other non-residential zoning districts such as A-P, C-3, H-1, M-1 and M-2 prohibit residential uses.



### ***Farmworker Housing***

The lower density zones in Ceres are not conducive to permanent farmworker housing development due to housing costs. Therefore, it is not financially feasible to accommodate farmworkers' housing needs in these zones. However, this need is addressed by sites where housing is developed for affordable households. These tend to be sites that are in higher density zones. The R-3 or R-4 zones both have high enough densities to accommodate residential units for farmworkers.

In addition, Health and Safety Code Section 17021.5 allows up to six employees to reside in single family dwellings without additional permits and Section 17021.6 requires that farmworker housing for up to 12 unrelated persons be allowed on agriculturally zoned lands and 12 units or spaces designed for use by a single family as an agricultural use.

Within the City of Ceres, Farmworker housing is permitted by-right within the R-A, R-3, and R-4 zone districts as single family dwellings. Along with single-family dwellings, the City's R-A zone district permits agricultural type uses, such as farms and ranches for orchards, tree crops, field crops, row crops, as well as animal husbandry and livestock farming. In recent past, the City has typically permitted farmworker housing projects within the R-3 and R-4 zone districts. For example, the Ceres Farm Labor Project, which is located on Central Avenue, which is administered by the Housing Authority of Stanislaus County. This Project is located within the City's R-4 zone district. The Ceres Farm Labor Project provides 104 units available for rent.

In addition, On November 23, 2015, the Ceres City Council adopted an Ordinance amending the Zoning Ordinance to identify Employee Housing as defined by Health and Safety Code Section 17021.5 as a permitted use specifically within the R-4 zone district

### ***Secondary Units***

The State of California legislation regarding second units (AB 1866) effective July 1, 2003, requires that second units be allowed by right on lots zoned for single family or multi-family use that contain an existing single family unit. The City does allow accessory structures on residential land, most notable within the R-1 and R-2 zone districts. On February 9, 2015, the Ceres City Council adopted Ordinance No. 2015-1024, which created a Second Dwelling Unit Ordinance consistent with AB 1866.

The following standards have been included in AB 1866 for communities without second unit ordinances development standards. Total floor space for a detached second unit shall not exceed 1,200 square feet, while an attached second unit shall not exceed 30 percent of the existing living area. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements are to be applied as other residential construction allowed in the city zone in which the property is located.

During the past 10 years the City of Ceres has processed nineteen (19) second unit developments.

According to the Stanislaus County Assessor's database, there are approximately 7,899 single family dwellings in the City of Ceres. With the exception of sites that already have second units or other impediments to the State requirements for second unit development, such as lot coverage, these single family sites offer second unit opportunities in Ceres. The City estimates that there is potential for 150 second units through this housing element period, considering the ministerial review process now



required by AB 1866 and support Programs 1.1 of this housing element. City Staff has reported that there has been a sharp increase in citizen inquiries about second units since the passing of AB 1866.

However, the City estimates that forty-five (45) Second Units will be developed within the Planning Period, or five (5) units per year. Although the City has the potential to develop approximately 150 Second Units, it is unrealistic to assume this many Second Units will be developed based on past years. To facilitate expected number of second units, the City will pursue programs to adopt a second unit ordinance, promote second units, or ease development procedures/fees.

While the typical cost to develop a second unit is not known, development cost can be estimated based on single family construction cost. According to local Developers, a typical single family unit in the City of Ceres has a construction cost of \$65 per square foot, including materials and labor. Typically, a second unit develops between 800 square feet to 1,200 square feet. At this price per square foot and unit size, a second unit would likely cost between \$52,000 and \$78,000. Typical rent for Second Units is estimated to be approximately \$720 per month. This estimate is based on the 2015 Fair Market Rent for a 1 Bedroom Units in Ceres, as noted in Table 1-23.

### ***Single Room Occupancy***

State Housing Law now requires that local jurisdictions address Single Room Occupancy (SRO) housing. SRO units can be hotel, boarding houses, or just rooms rented out on a monthly basis in a private residence. The City’s Zoning Ordinance defines boardinghouse as, “A building containing a single-dwelling unit, where lodging is provided with or without meals for compensation to more than three (3) non-transients.” This definition is applicable to single or multi-family dwelling units, rather than hotels. While the City does not have a specified definition of a “Single Room Occupancy Unit” in the Zoning Ordinance, the ordinance does provide for a wide variety of housing types that serve these needs including, but not limited to, single and multi-family residential, boardinghouses, and hotels.

Within the R-1, R-2, R-3, and R-4 zone districts, rooming and boarding is permitted as an accessory to the principal use.

### ***Persons with Disabilities***

The City of Ceres recently adopted Ordinance No. 2015-1027, establishing the provisions in the Zoning Code for Reasonable Accommodation. The Reasonable Accommodation Chapter provides policies and procedures for reasonable accommodation in order to promote equal access to housing opportunities. In general, these procedures are to identify who may request a reasonable accommodation (i.e. persons with disabilities) and these procedures are to provide relief from various land use, zoning, or building regulations that may constrain the housing needs of persons with disabilities. Reasonable accommodations typically include deviations from development standards and/or building regulations, and expedited processing of applications that consist of housing for persons with disabilities. Additionally, City does follow California’s handicap and accessibility laws, which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.



Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

The Zoning Ordinance identifies group homes as convalescent, nursing, or rest homes as a special residential care facility that is State authorized, certified, or a group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent when such home provides care on a twenty-four-hour a day basis. Special residential care facilities for elderly are group housing arrangements, licensed by the state Department of Social Services, serving seven or more persons, chosen voluntarily by residents who are over sixty-two years of age and who are provided varying levels of support service or care, but not skilled nursing. A conditional use permit is required for special residential care facilities in the R-1, R-2, R-3, and R-4 zone districts. The City’s Zoning Ordinance does not contain any spacing requirements for residential care facilities.

Group dwellings and group homes with seven (7) or more persons are allowed pursuant to site plan approval and the development standards of that zone. Sites best suited for transitional housing are those that can be developed at higher densities, such as the R-3 or R-4 zones, and in locations near social services and public transportation.

However, at this time, the City does not have any specific zoning provisions for the location, standards, costs, or processing for group homes of seven (7) or more persons with disabilities. Lacking any sort of provision poses a constraint for housing for persons with disabilities.

In accordance with SB520, and in order to address this constraint, the City has incorporated Program 3.0, identified in Part 2 – Policy Document, which will allow the City to amend the zoning ordinance to establish said provisions.

The City prepared and adopted a Zoning Code Amendment that revised the definition of “Family” with Ordinance No. 2015-1026, adopted by City Council on February 23, 2015. The amended definition reads as follows: *“Two (2) or more persons related by birth, marriage, or adoption; or an individual or group of persons living together who constitute a bonafide single housing keeping unit in a dwelling unit.”* The new definition fulfils Program 3.9 of the 2009-2014 Housing Element and is no longer considered a constraint.

### **Building Codes and Enforcement**

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement can act as a constraint on the amount of housing and its affordability.

While the City must, by State law, adopt and implement the requirements of various uniform construction codes, the City is governed under the 2013 California Building Code (C.B.C.) (Effective January 1, 2014). The codes enforced by the City of Ceres are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on affordable housing development. The City has **not** adopted local amendments to the 2013 California Building Code.



Once the existence of a violation has been verified, the building inspector will issue a Red Tag and a Notice to Builder, which details the nature of the violation and the permitting requirements. The property owner has ten working days to contact the Building Division to either obtain a permit or submit plans and specifications for plan check to legalize the building activity. If the property owner fails to contact the Building Division within the ten day time period, a certified letter is mailed. If, when the ten days have elapsed and there has been no response from the property owner, another certified letter is mailed. If the property owner does not respond within ten working days, then a Notice of Non-compliance is recorded against the property. The Notice of Non-compliance details the nature of the violation and how to clear the lien from the property.

**Growth Management**

The policies and standards of the General Plan and Zoning Ordinance guide new development in Ceres. The City has not adopted a policy or ordinance limiting growth on an annual basis.

**Local Processing and Permit Procedures**

The high cost of housing is often blamed in part on governmental delays and processing time. Unquestionably, in some communities, more stringent development regulations have increased processing time and thus added to housing costs. The cost to the developer as the result of unscheduled regulatory delay can include increased carrying costs for land, increased overhead cost, as well as increases in the cost of labor and materials due to inflation and/or demand and supply economics, or the loss of sales due to changes in the market. Table 1-39 summarizes the City's estimated processing times for City approvals that may be required in the residential development process. These times are at the shorter range for California cities.

<b>TABLE 1-39</b> <b>DEVELOPMENT SERVICES/PLANNING DIVISION</b> <b>SCHEDULE OF RESIDENTIAL PROCESSING TIMES</b> <b>City of Ceres</b> <b>2015</b>	
<b>Residential Approvals</b>	<b>Approximate Processing Time (Weeks)</b>
Subdivision Maps	6-8
Zone Change	14
Conditional Use Permit	6-8
Site Plan Approval	6
Planned Community Master Plan	12-16
Planned Community Development Plan	12-16
General Plan Amendment (No EIR)	14-18
General Plan Amendment (with EIR)	40-56
Source: City of Ceres; 2015.	

**Planned Community**

Chapter 18.20 of the City’s Zoning Ordinance provides a detailed description and processes required for residential development within a Planning Community (P-C) Zone District. According to Chapter



18.20.020, “the purpose of the District is to establish a needed level of pre-planning for the development and redevelopment of land and to encourage innovative design solutions while retaining good land use relationships and compatibility of uses.”

All Applications for a Planned Community require the preparation of a Master Plan (See Chapter 18.20.060). The Master Plan shall include the location and boundary of the project, existing/proposed topography and other natural features, proposed uses of all land within the Master Plan area, proposed densities, proposed development standards, location and width of proposed streets (public and private), and general site data, including acreage in development, acreage in each density classification, school sites, and total acreage devoted to common open space.

Residential development within the Planned Community zone district is augmented by the City’s Small Lot Design Guidelines, dated September 24, 2007. Property Development Standards for single-family residential, multi-family residential, and mobile home park developments are identified in Table 1-38, as well as Chapter 18.20.100 of the Zoning Ordinance. The City’s Small Lot Design Guidelines apply to single-family residential developments within a Planned Community zone district when the proposed lots are 4,999 square feet or less. When said lots are between 5,000 and 6,199 square feet, the City’s standard R-1, Single-Family Residential Development Standards shall apply.

Applicants must submit an application for Planned Community (P-C) zoning (master plan) to the Planning Commission. The Planning Commission holds a public hearing, and may approve or conditionally approve the master plan if specified criteria have been met, or deny if criteria has not been met or that master plan would be detrimental to public peace, health, safety or welfare. The City may initiate a rezoning to P-C in accordance with the municipal code.

The decision of the Planning Commission is forwarded along with the master plan to the City Council. The Council holds a public hearing and either approves, conditionally approves, or denies the master plan. The Council's decision is final. The P-C zone must be in compliance with the General Plan. The application for the master plan is required to indicate all proposed uses of land. Approval of a (P-C) zone will specify uses allowed within the master plan area.

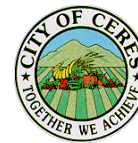
***Building Permit***

In general, development of a residential unit on an appropriately zoned lot requires a Building Permit. The City’s Building Division within the Planning and Building Division is responsible for reviewing and processing Building Permit Applications submitted to the City. An Application for a Building Permit must be filed with the City’s Building Division. The Building Division, with assistance from Planning Division Staff, then conduct a technical review of the Application. Planning Division Staff confirm setback and development standards requirements, and provide determinations to the Building Division. The Building Division, upon its technical review, then issues a building permit.

***Single-Family Residential***

Single-family residential dwellings are typically permitted through the mapping process (i.e. Tentative/Final Subdivision Map). The City’s Planning Division of the Planning and Building Division is responsible for processing tentative map applications. Upon submittal of a tentative map application, Planning Division Staff review the application for its completeness, which typically takes less than thirty (30) days. Other City departments and agencies, such as Caltrans and the Regional Water Quality Control Board, are contacted in writing and given the opportunity to comment on the project. Once the





application is deemed complete, the City will then prepare an environmental review of the project in accordance with the California Environmental Quality Act (CEQA). In most cases, an Initial Study and Negative Declaration/Mitigated Negative Declaration is prepared, which also requires a public review period of twenty (20) to thirty (30) days. Upon completion of the public review period, Planning Division Staff will schedule a hearing before the City's Planning Commission, publish a Notice of Hearing, and mail notices to surrounding property owners. The Application will then be reviewed and considered by the City's Planning Commission. Planning Commission's decisions are subject to appeal within ten (10) days of the decision.

The process for tentative map applications is typically six (6) to eight (8) weeks, but may vary depending on the level of CEQA review required for the Project (i.e. requirement of a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report).

### ***Multi-Family Residential***

Multi-family dwellings are a permitted use in a multi-family zone. Site Plan Approval must be obtained from the Planning Commission, who will review the site plan, floor plans of all buildings, and a landscape plan, pursuant to the requirements of the zone and the General Plan. The Planning Commission may not deny a project during this review based on use, only impose conditions that insure the project meets the development standards set forth in the Zoning Ordinance. Conditions placed on multi-family projects typically address parking and landscaping and are comparable to single family residential projects.

The City typically processes multi-family residential development applications in three (3) to four (4) months. Site Plan Approval is not a noticed public hearing, but rather a new business item for the Planning Commission. Once an application is deemed complete, City staff will refer the Application materials out to other departments and agencies, including but not limited to utility companies, Caltrans (if adjacent to a State Route or Highway) and the Air District. An Environmental Determination is made and the application is scheduled for the next available Planning Commission meeting, which are held on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month. As discussed above, Planning Commission review is based on Zoning Code and General Plan consistency and conditions may be placed on the project to ensure that the development meets City standards. This process is consistent with other jurisdictions in County and greater area and do not place an undue impact to the cost of development. Approval certainty is high as long as the project meets Zoning Ordinance standards and is consistent with the City's General Plan.

In addition, as previously noted in this Housing Element, for multi-family projects consisting of fifty (50) units or more, the City requires Applicants to submit a Security Plan for review by the City Planning and Building Division and Police Departments, to evaluate the protection and security of residents in the proposed complex. The Security Plan is submitted along with the initial Entitlement Application, and does not require an additional Fee. Once submitted, the Security Plan is reviewed by Planning and Building Division Staff and Police Department Staff during the initial 30-day Application Review process. During their review City Staff typically look for project components such as on-site lighting, parking layout and design, as well as the layout of the multi-family units. According to City Staff, there are no typical Conditions of Approval, and the Security Plan component of the Application does not hinder Staff's ability to process the entire application in the three (3) to four (4) month timeframe.

The requirement of a Security Plan for multi-family projects of fifty (50) units or more do not increase costs to the applicant, nor does it require any additional time in the processing of application. Therefore, this requirement is not considered to be a constraint to multi-family housing.



The City's permit processing procedures include the assessment of the environmental impact of proposed projects, and the consideration of a Negative Declaration, Mitigated Negative Declaration or review of the environmental impact report, if one is required. State law under the California Environmental Quality Act requires this assessment. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public a much needed opportunity to comment on the project impacts. This process does however; increase the time before final approval of a project. There have been efforts to simplify the regulatory maze; however, the City of Ceres has been able to incorporate efficient, uniform procedures, and standards for review and approval that have kept processing times substantially shorter than state-mandated timeframes.

The specified criteria refers to the minimum property development standards specified in the Municipal Code, for items such as lot coverage, setbacks, distances between buildings, density, yards, landscaping and open space requirements, fencing, off-street parking, off-street loading, access, signing, laundry, clothes drying areas and facilities, solid waste storage and disposal, recreational facilities, park in-lieu fees, security plan, security lighting, and recreational vehicle storage.

**Open Space and Park Requirements**

There are a number of ways to satisfy open space requirements. Larger developments can include golf courses and/or lakes as part of their overall development, while smaller developments may choose to landscape and enhance entryways and median strips. Recreation areas with a pool and/or tennis courts can also be included. Ceres’s open space and park standards were adopted in 1997 in conjunction with the General Plan update.

According to park land standards outlined in Table 1-40, 1.4 acres of neighborhood park land and 2.6 acres of community parkland for every 1,000 residents are required in Ceres. At Ceres’s 2014 population of 46,463 residents, approximately 64.7 acres of neighborhood park land and 120.2 acres of community parkland would be needed to meet the park land standards. Based on a review of the City’s West Landing Specific Plan Draft Environmental Impact Report, the City currently has total of 195.6 acres of developed and undeveloped parkland, including school sites. The City also has a 76 acre regional park, the Ceres River Bluff Regional Park located on Hatch Road and along the Tuolumne River corridor. The City has a shared responsibility with the City of Modesto and Stanislaus County in the continued development of the Tuolumne River Regional Park located along the northern city limits of Ceres. The amount of parkland in neighborhood parks, community parks, and regional parks falls below the standards outlined in the Open Space and Park Standards for population to park ratios.

<b>TABLE 1-40</b> <b>STANDARDS IN THE DEVELOPMENT OF PARK FACILITIES</b> <b>City of Ceres</b> <b>2015</b>		
<b>Facility Type</b>	<b>Size</b>	<b>Standard</b>
Neighborhood Park	5 to 10 acres	1.4 acres/1,000 population
Community Park	40 to 60 acres	2.6 acres/1,000 population
Source: City of Ceres General Plan Update 1997		



***Inclusionary Requirements***

The City of Ceres does not have an adopted inclusionary ordinance.

***Small Lot Design Guidelines***

On September 24, 2007, the Ceres City Council adopted the City’s *Small Lot Design Guidelines*. The purpose of the Guidelines for Small Lot Single-Family Developments is “to provide a clear set of design policies to project sponsors such as developers, property owners, architects, and designers. The goal is to expedite the planning review process by clearly stating the City’s desires for quality design of small lot residential projects.”

The City’s Small Lot Design Guidelines apply to single-family detached residential development projects that consist of lots 4,999 square feet or less. The guidelines only apply to those development projects and applications that consist of development within a Planned Community zone district. For said projects and applications, the City requires a Planned Community Development Plan Application.

A Planned Community is subject to review and approval by the City’s Planning Commission and City Council. Development Applications are reviewed for by City Development Services Staff for conformance with the Small Lot Design Guidelines prior to consideration by the Planning Commission and City Council. A Planned Community requires final review and approval by the City Council in accordance with the City’s Zoning Ordinance.

According to City Staff, the Planned Community Development Plan process takes on average, eight (8) to ten (10) weeks from Application to review and consideration by the City’s Planning Commission and City Council, depending on the level of CEQA review required for the Project proposal. There is no additional Application Fee charged to an Applicant for the City’s process of reviewing a Project Proposal against the City’s Small Lot Design Guidelines. Only those Application Fees charged for a Planned Community Application apply.

Because the City’s Small Lot Design Guidelines are folded into the City’s Planned Community Development Plan Application process, it does not add a constraint to housing in terms of added costs and time in which it takes the City to review and consider said applications.

***Density Bonus***

In 1993, the City adopted a Density Bonus Program as part of their Zoning Ordinance. Chapter 18.90 of the City’s Zoning Ordinance provides a detailed description of the program. The City’s Density Bonus Program was adopted to be in compliance with Sections 65915 and 65917 of the State Government Code.

Density bonuses serve as incentives to provide very low- and low-income housing. Density bonuses are allowed under State law and are defined by the State of California Government Code (Section 65915 et seq.). According to State law, a density bonus of at least 25 percent over the maximum authorized density must be granted to a developer of a housing project that provides any one of the following:

- Twenty percent for moderate-income households,
- Twenty percent of the units for lower-income households, or
- Ten percent of units for very low-income households, or
- Fifty percent of units for seniors.



According to Chapter 18.90 of the City of Ceres Zoning Ordinance (updated in 2015), developments that have a minimum of five units, excluding any bonus units, may be approved by the City Council for a density bonus only if the following findings are made:

- The developer has proven that the density bonus and adjustment of standards is necessary to make the project economically feasible.
- Additional adjustments of standards are not required in order for rents for the targeted units to be set pursuant to Government Code (Section 65915c).
- The proposed project is compatible with the purpose and intent of the General Plan and applicable zoning and development policies.

A density bonus agreement between a developer and the City is legally binding. It ensures that the requirements of the Density Bonus Ordinance are satisfied. The agreement establishes the number of target units, their size, location, terms and conditions of affordability, and production schedule. The agreement also requires proper management and maintenance of the units.

The City's Density Bonus Ordinance is currently in compliance with Section 65915 et. al. of the State Government Code. Section 65915 et al provides provisions in which a density bonus of up to thirty-five (35) percent can be granted for projects that provide affordable housing units.

As of March 2015, no Developers have recently applied for a density bonus. According to City Staff, in 2000, a multi-family housing component of the Westpointe Master Plan proposed to utilize the City's Density Bonus Program and was approved by the City. However, the proposed project was never built and thus, the Density Bonus Program was never applied.

### ***Historic Preservation***

The Planning Commission of Ceres is responsible for interpreting and applying the content of the Historic Preservation Ordinance to appropriate historical structures within the city. Designation of a historic site can be accomplished through an application process, if the site meets the following criteria:

- it represents special elements of the city's cultural, aesthetic, or architectural history;
- it is identified with persons or events significant in local, state, or national history;
- it is characteristic of a style, type, period, or method of construction, indigenous materials, or craftsmanship; or
- it is representative of the work of a notable builder, designer, or architect.

The Commission is required to hold a public hearing on applications submitted with the intent of tearing down, demolishing, constructing, altering, removing or relocating any structure already designated as a historic landmark. Protection policies within the ordinance, written with the intent to protect historical structures, will not be construed to prevent the construction necessary to correct unsafe or dangerous conditions of any historical structure. Historic preservation can protect housing that is under consideration for demolition for non-residential uses. Subsequently, it can also cause constraints to housing, as additions (rooms or second units) require public hearings and Planning Commission approval, which could increase costs or limit the production of housing.



### ***Site Improvement Requirements***

Ceres requires on-site infrastructure improvements, including the construction of interior road, street lighting, water, sewer, drainage, and underground utility systems, when new residential projects are approved. The City has not adopted any requirements above and beyond those authorized by the State Subdivision Map Act. Improvements are typically built by developers and are then either, dedicated to the City or privately maintained by a Homeowners Association upon completion.

Street width requirements can play a role in housing affordability based on the amount of land dedicated to rights-of-way and the costs of the street construction itself.

In Ceres, the following standards apply in accordance with the 1997 Improvement Standards:

- Local Residential Streets: fifty (50) foot road right-of-way;
- Primary and Secondary Collector Streets: sixty (60) to eighty (80) foot right-of-way; and,
- Arterial Streets: eighty (80) to 110 foot right-of-way.

Narrower, private streets in PC developments may be as narrow as 28 feet. Typical on-site improvements for a private street include emergency vehicle access easements and public utility easements. Depending on the impacts of the project, dedication of right-of-way for the widening and improvement of adjacent streets also may be required. Site improvement requirements on small infill sites (where no interior street system is required) are usually minimal. As needed, such projects typically require curb and gutter replacement, street tree planting, and sidewalk repair.

These requirements are typical of most cities the size of Ceres in Central Valley and do not impose any major impediments to housing affordability.

### ***Development Fees and Exactions***

The City of Ceres assesses a number of different types of fees and other public costs on new development. These include the following:

- Public Facilities Fees (one-time cost(s))
- Storm Drain Benefit Fee (may not apply to all development)
- Street Improvement & Landscape Fee (may not apply to all development)
- Fire Hydrant Benefit District Fee (may not apply to all development)
- Planning Fees (entitlement processing)
- Building Permit Fees (including plan-check fees)

It is also important to note that the City, in June 2010, reduced their Public Facilities Fees for all land use categories, including residential. This action has resulted in a 18.9% savings from the past Public Facilities Fee for single-family residential units, and may assist in providing financial incentives for new single and multi-family residential development. In 2013, the City updated their Public Facilities Fees to include a more thorough Transportation Fee, based on use as opposed to a flat fee. Table 1-41, below depicts the typical transportation fee imposed for Multi-family residential development. Additionally, Wastewater and Water fees were increased. In addition to the City of Ceres, Stanislaus County and the Ceres Unified School District also assess Public Facility Fees for new residential development. These fees are identified below in Table 1-40.



These fees, which are initially paid for by the developer, are eventually passed along to the consumer in the purchase price. Developers of residential subdivisions are required to install public improvements to City standards. Table 1-41 describes each residential development fee with the typical cost involved.



**TABLE 1-41**  
**RESIDENTIAL DEVELOPMENT FEES**  
**City of Ceres**  
**2015**

Fee	Single Family	Multi-family
Police	\$428.23	370.18
Fire	\$904.26	\$781.67
Municipal Facilities	\$1,221.80	\$1,056.17
Wastewater	\$6,079.20	\$5,288.90
Parks and Recreation	\$5,164.91	\$4,464.75
Community Facilities	\$1,758.34	\$1,519.98
Transportation	\$3,095.70	\$1,919.05
Water	\$6,830.94	\$3,647.52
Information Technology	\$193.77	\$167.50
<b>Subtotal</b>	<b>\$25,677.15</b>	<b>\$19,215.72</b>
Ceres Unified School District	\$5,040.00 <sup>1</sup>	\$3,192.00 <sup>2</sup>
County Public Facilities Fee	\$7,631.00	\$4,949.00
<b>Total (Per Unit)</b>	<b>\$38,348.15</b>	<b>\$27,356.72</b>

<sup>1</sup> Assumes a 1,500 sq. ft. single family unit.  
<sup>2</sup> Assumes a 950 sq. ft. multi-family unit.  
 Source: City of Ceres Public Facilities Fees, effective March 2015, Stanislaus County Public Facilities Fees (June 2013), Ceres Unified School District, 2015

In addition to the residential development fees described in Table 1-41, the City also requires application fees for several administrative procedures. Table 1-42 describes each application fee that could be applied during the process of developing residential units. These fees are typical of cities similar to Ceres and do not impose any impediments to housing affordability.

**TABLE 1-42**  
**CITY APPLICATION FEES**  
**City of Ceres**  
**2015**

City Application Fee	Cost
Site Plan Approval – Residential (Hearing)	\$920.00
Variance	\$1,170.00
Conditional Use Permit - Major	\$1,400.00
Conditional Use Permit - Minor	\$1,220.00
Planned Community Development Plan	\$1,500.00
Rezoning	\$1,440.00
Parcel Map – 4 or Less	\$1,940.00
Subdivision Map – 5 or More	\$2,040.00
Development Agreement	\$2,000 deposit plus actual costs
General Plan Amendment	\$2,000 deposit plus actual costs
Annexation	\$2,000 deposit plus actual costs
EIR	\$2500 deposit plus actual costs
Initial Study/Neg. Dec.	\$880 plus Dept. of Fish and Wildlife Fees

Source: City of Ceres Planning Division Application Fee Schedule, February 2015



While the required development and public facilities fees unquestionably increase housing costs, at least marginally, these fees provide for services that are necessary (i.e. sewer and water service, police and fire protection) or are expected by residents (i.e., parks, adequate streets, libraries). Due to the constraints on City finances, those who receive the benefits must pay for these needed and desired services. These costs can be considered a type of user fee, with the newer residents paying their own way.

New developments within the City of Ceres are required to pay a fee for the development of new school facilities. The maximum fee is set by the State for residential, commercial and industrial development. The City and the impacted school districts do not collect impact fees higher than the allowed maximum. These combined fees are typical of cities in California.

In addition, the City has instituted the Community Facilities Districts (CFD) Number 1, 2, and 3, which levies the following fee (escalated annually by CPI) on all new residential development (single-family and multi-family) to assure that new development pays for its prorata share of firefighters, police officers, and parks maintenance. The CFD Fees are typically paid on an annual basis by homeowners and property owners through the payment of Property Taxes.

- Community Facilities District No. 1 - \$259.34/year
- Community Facilities District No. 2 - \$768.85/year
- Community Facilities District No. 3 - \$803.23/year

## **ENVIRONMENTAL CONSTRAINTS**

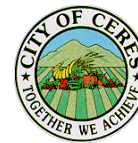
Environmental factors such as agricultural land, seismicity, flood zones, and fire hazards can impact the development of housing. Costs associated with mitigation can increase housing prices, and environmental issues may prevent development in some areas. A detailed analysis of all these issues is contained in the City of Ceres 1997 General Plan and associated Environmental Impact Report (EIR). The following discussion focuses on the most pertinent environmental constraints as they relate to housing. In addition, the following discussions include a summary of environmental constraints within the West Landing Specific Plan, which is being considered as part of the City's inventory of housing.

### ***Agricultural Resources:***

The majority of land within the City's existing City Limits has been developed into urban uses, or is designated for urban development by the City's General Plan and Zoning Ordinance. Therefore, agricultural resources typically have a less than significant effect on residential development within the City Limits.

Future development within the West Landing Specific Plan will result in the conversion of approximately 660 acres of farmland, and 187 acres of which, containing a Williamson Act Contract. The West Landing Specific Plan EIR determined this impact to be significant and unavoidable, and did not identify any mitigation measures that could potentially pose as a constraint to future residential development within the Plan Area. Therefore, it is not anticipated that the conversion of Farmland within the West Landing Specific Plan will have a constraint to residential development.





***Seismic and Geological Hazards:***

Structures located in seismically active areas can be at risk of damage or injury to the inhabitants. Furthermore, problems associated with earthquakes, such as landslides or liquefaction, can cause damage to dwelling units.

The City of Ceres is located approximately in the center of the San Joaquin Valley. According to the City's 1997 General Plan, the City has experienced ground shaking from earthquakes in the region, but no major damage. In addition, due to the City's flat topography and low elevation, there is little threat of landslides, liquefaction, settlement, or other seismically related hazards.

While the City may be subject to some ground-shaking resulting from earthquakes, buildings in the City have been built in conformance with the Uniform Building Code (UBC) prior to the adoption of the California Building Code (CBC). The UBC and CBC are designed to ensure the structural integrity of buildings and minimize damage resulting from seismic activity. The City's Planning and Building Division conduct inspections on homes to ensure compliance with City code, the CBC. Seismic hazards are not considered a constraint to development in the City of Ceres.

***Hydrologic Constraints:***

Hydrological constraints such as flooding can increase the cost of housing due to mitigation requirements or may preclude housing development in certain areas. According to the City's 1997 General Plan, the majority of the City is located outside of the 100-year flood plain. However, the northern part of the City is located within the 100-year flood plain due to its proximity to the Tuolumne River. New development, including residential, is required to comply with Policies 7.B.1 through 7.B.5 of the City's 1997 General Plan. These Policies were adopted to protect the lives and property of the citizens of Ceres from hazards associated with development in floodplains. Flooding is not considered to be a constraint to housing.

***Fire Hazards:***

Both structural and wildland fire hazards can threaten residences in Ceres. Grasslands and brush in existing vacant areas are located in and around the City. These pose a potential fire hazard in these areas. The City's Emergency Services Division operates from four (4) fire stations within the City Limits, and have a response time of 4.35 minutes for each call. The Health and Safety Element of the City's 1997 General Plan, and specifically, Policies 7.C.1 through 7.C.6, are designed to reduce fire hazards and protect structures and residents from fire hazards. Based on the Policies provided in the 1997 General Plan, fire hazards are not considered to be a constraint to housing.

***Biological Resources:***

According to the 1997 General Plan, there is no fish or wildlife habitat of major concern, and concluded that development within the General Plan Boundary would not have a significant impact on fish and wildlife habitat, with the exception of the area adjacent to the Tuolumne River.

Policies 6.C.1 through 6.C.5 of the 1997 General Plan address potential impacts to biological resources within the northern portion of the City. Therefore, biological resources are not considered to be a constraint to housing.



## POTENTIAL NON-GOVERNMENTAL/MARKET CONSTRAINTS

All resources needed to develop housing in Ceres are subject to the laws of supply and demand, meaning that these resources may not always be available at prices, which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Ceres. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction, are critical in determining the income a household must have in order to afford housing.

### *Availability of Financing*

Interest rates, impact sales price or rental payments in two ways. The first is the interest rate for the construction loan. The developer passes the cost of carrying the construction loan to the consumer in the form of a higher sales price.

The second and most noticeable way interest rates affect the prospective buyer is the rate charged for a long-term mortgage, typically over the course of 30-years. While rates have fluctuated between 4 and 10 percent over the last ten years, rates are currently (February 2015) 3.96 percent (for 30-year fixed rate loan), plus loan origination fees and other closing costs.

Through mid-2008, home mortgage financing was readily available to potential homebuyers. However, with recent economic conditions, and although housing sales prices have significantly decreased within the City and region, it is more difficult to obtain a home purchase loan. Persons with short credit histories, lower incomes, self-employment incomes, or other circumstances have had trouble qualifying for loans and are typically charged higher interest rates. In addition, many home purchase loans require a down payment in order to qualify for a loan. As an example, standard Federal Housing Administration (FHA) Loans require a down payment of 3% of the home purchase price.

In an effort to assist potential lower-income home buyers with their home purchase, the City has a First Time Home Buyer Down Payment Assistance Program. The First Time Home Buyer Program is available to individuals and families that make less than 80% of the City's median family income (i.e. Extremely Low, Very Low, and Low-Income Households), and those who have not owned a house within the last three (3) years. The maximum allowable assistance of the down payment program is 20% of the home purchase price or \$80,000, whichever is less. The loan is then deferred for the period of between 30-45-years with a simple annual interest rate of 3% per annum.

### *Land Costs*

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller.

According to Mr. Dan Avila of Central Valley Properties, finished lot costs in Ceres range from \$35,000 to \$45,000. Finished lots are residential lots with improvements (i.e. water, sewer, streets, etc.) already installed. In 2015, these lots are typically bank-owned, or being sold by Developers looking to reduce inventory. In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local



government to process applications for building, the lesser the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this chapter in the context of governmental constraints on the development of affordable housing.

**Construction Costs**

The cost of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary depending upon the quality, size, and the materials being used. According to Mr. Dan Avila, in 2015, per square foot construction costs for a one-story, stucco on wood frame are estimated at \$65.00. This construction cost includes labor and materials, and does not include other costs considered to be “soft” costs such as building permit fees, land costs, design, and marketing.

**Total Housing Development Costs**

As shown in Table 1-43 the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) is \$198,932.97, including land, site improvements, construction costs, fees and permits. Permit and plan check fees are based on a 1,500 square foot house with two baths and an attached garage built on a concrete slab. The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home. This figure does not include marketing or financing costs.

<b>TABLE 1-43</b> <b>TYPICAL SINGLE FAMILY HOME COST COMPONENTS</b> <b>City of Ceres</b> <b>2015</b>	
Cost Item	Amount
Finished Lot Price*	\$45,000
Total Construction Cost	\$97,500
Development Impact Fees	\$38,348.15
Developer Profit (10 %)	\$18,084.82
<b>Total Housing Development Cost</b>	<b>\$198,932.97</b>
Source: City of Ceres, Mr. Dan Avila (Central Valley Properties), 2015 *Finished Lot costs in Ceres range from \$35,000 to \$45,000 per lot.	



## INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

### CURRENT PROGRAMS

The City of Ceres utilizes local, state, and federal funds to implement its housing strategy. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources, such as the PAM Company's completed Whitmore Oaks project, which was developed with tax credits, HOME funds, and funding from the Ceres Redevelopment Agency.

On June 28, 2011, Governor Jerry Brown signed into law two bills that effectively dissolved all California Redevelopment Agencies (RDAs). This significantly impacts the options for Cities, including Ceres, to fund redevelopment projects within the City.

#### *City Housing Programs*

##### Home Funds

In an effort to assist potential lower-income home buyers with their home purchase, the City has a First Time Home Buyer Down Payment Assistance Program. This program is funded with HOME Funds, as well as funds from the City's Redevelopment Agency. The First Time Home Buyer Program is available to individuals and families that make less than 80% of the City's median family income (i.e. Extremely Low, Very Low, and Low-Income Households), and those who have not owned a house within the last three (3) years. In addition, the City's ability to provide funds through the Redevelopment Agency allows households within the moderate-income category (81 – 120% of MFI) to receive First Time Home Buyer assistance.

The maximum allowable assistance of the down payment program is 20% of the home purchase price or \$80,000, whichever is less. The loan is then deferred for between a period of 30-45-year with a simple annual interest rate of 3% per annum.

Between fiscal years 2009/2010 and 2013/2014, the City received \$682,873.22 in HOME Funds, and since 2009, the City has assisted seventeen (17) lower income households through the First Time Home Buyer Program.

##### BEGIN Program

In April 2010, the California Department of Housing and Community Development (HCD) Department issued a Notice of Funding Availability (NOFA) for the Building Equity and Growth in Neighborhoods (BEGIN) grant program. The purpose of the BEGIN program is to provide low and moderate-income first-time home buyers with down payment assistance in the form of low interest deferred payment loans.

In response to the NOFA, the City applied for and received \$689,000 in BEGIN funds in order to provide down payment assistance to fifteen (15) moderate-income first time homebuyers within the Dow Ranch I and II project, located on Richland Avenue and Richard Way. The Dow Ranch I and II Project consists of a total of forty-six (46) single-family residential homes, twenty (20) of which are required to be reserved for moderate-income households. The City has approved three (3) loans since the BEGIN funds were received. The money will go back to the State on June 30, 2015 if not used – the contract will



expire and there are no more extensions. According to City Staff, HCD is considering extending this program beyond the June 30<sup>th</sup> expiration date but the City has not received anything in writing.

**HOUSING AUTHORITY OF STANISLAUS COUNTY**

There are an additional 163 rental housing units in Ceres managed by the Housing Authority as summarized in Table 1-44. More than half of these units (104) are for farmworkers.

<b>TABLE 1-44</b> <b>HOUSING AUTHORITY OF STANISLAUS COUNTY</b> <b>City of Ceres</b> <b>2015</b>		
<b>Project</b>	<b>Type</b>	<b>Number of Units</b>
Holly Circle	Family	16
Kay St., Roeding Rd., Park St., 6 <sup>th</sup> St., 8 <sup>th</sup> St., 9 <sup>th</sup> St., 10 <sup>th</sup> St., Hacket Rd., and Pleasant Ave	Family	26
Ceres NSP (San Pedro/ San Juan)	Family	11
2490 Lawrence Street	Senior	6
Farm Labor Housing – Central Avenue	Farmworkers	104
<b>Total</b>		<b>163</b>
Source: Housing Authority of Stanislaus County; Scott Fitzgerald and Teagan Catlett, March 2015		

**Section 8 – Housing Choice Voucher**

Rental assistance is available from the Housing Authority of the Stanislaus County, which administers the Section 8 Voucher Program though now known as Housing Choice Voucher. The Housing Choice Voucher Program is available to extremely low and very low-income households, or households below 50% of the City’s Median Family Income.

As of December 2009, there were 300 households in Ceres receiving rental assistance from this program, which is funded by the federal Department of Housing and Urban Development.

**Community Development Block Grant (CBGB)**

Stanislaus County is responsible for administering the Stanislaus County Community Development Block Grant Consortium. The City of Ceres is part of a Consortium known as the Stanislaus County Community Development Block Grant Consortium. The Consortium is made up of the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

The City utilizes CBGB funds by implementing minor public works projects including; curb, gutter, sidewalks, sewer and waterline replacement, ADA curb cuts, and related storm drain improvements in lower-income neighborhoods. The City’s focus for CBGB funds is strictly to alleviate conditions in the City’s lower income neighborhoods.



### ***Neighborhood Stabilization Program (NSP)***

According to Scott Fitzgerald, Director of Asset Management for the Housing Authority of Stanislaus County, they recently developed an eleven (11) unit affordable housing project in Ceres. This project is designed for Low Income Families, approximately 50 percent of the area median income. Applicants are screened by the Housing Authority and then referred to this project. This project does not have an official name but in-house, the Housing Authority refer to them as San Pedro/San Juan, which is the name of the streets for the property or the Ceres NSP units since they were funded through the NSP program.

### **HABITAT FOR HUMANITY OF STANISLAUS COUNTY**

A non-profit housing organization established in 1989, Habitat for Humanity of Stanislaus County provides both existing home rehabilitation/renovation and new affordable home construction for lower income households within the County.

Most recently, Habitat for Humanity of Stanislaus County and the City of Ceres rehabilitated/renovated two (2) homes located on Holm Avenue and Sam Avenue. According to Habitat for Humanity Staff, there are plans to renovate two (2) single-family units within the City of Ceres that will include acquisition, rehabilitation, and re-sale. The target income categories are the very low and low-income households.

### **OTHER FUNDING PROGRAMS**

There are several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. Because of the high cost of project development and the competition for funding sources, several sources of funds are usually required to construct an affordable housing development. Funds provided may be low-interest loans that need to be repaid, or in some instances, grants are provided that do not require repayment.

Table 1-45 identifies a range of funds that are available from Federal, State, local, and private sources which may be used to develop and rehabilitate affordable housing.



<b>TABLE 1-45</b> <b>SUMMARY OF FINANCIAL RESOURCES FOR HOUSING</b> <b>City of Ceres</b> <b>2015</b>	
Program Name	Description
<b>FEDERAL PROGRAMS</b>	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the State Dept. of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Neighborhood Stabilization Program (NSP)	Federal block grant administered and awarded by HUD, which was enacted by the United States Housing and Urban Development Department to allow Municipal Agencies to purchase foreclosed or abandoned homes and to rehabilitate, resell, and redevelop these homes in order to stabilize home neighborhoods.
Emergency Shelter Grants (ESG) Program	Federal block grant program administered and awarded by the State Dept. of HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, States, and non-profit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties, and private non-profit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides in the mortgage, funds to rehabilitate and repair single-family housing.



HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities, and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides Federal and State income tax credit based on the cost of acquiring, rehabilitating or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-Family Housing - Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.





<b>STATE PROGRAMS</b>	
Affordable Housing Innovation Program: Catalyst Community Grant Program	Grants in support of designated Gold and Silver Catalyst Projects; ongoing targeted technical assistance from participating State agencies; and bonus points when applying for State funding programs.
Affordable Housing Innovation Program: Golden State Acquisition Fund	Provides quick acquisition financing for the development or preservation of affordable housing. Loans for developers, provided through a nonprofit fund manager.
Affordable Housing Innovation Program: Local Housing Trust Fund Program	To help finance local housing trust funds (LHTFs) dedicated to the creation or preservation of affordable housing
CalHome Program	Grants to local public agencies and nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.
California Self-Help Housing Program (CSHHP)	Grants are made to sponsor organizations that provide technical assistance to participating families.
State Community Development Block Grant Program (CDBG): CD, Native American, and Colonia Allocation	Funds housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Over the Counter Development	Economic development through assistance to local businesses, resulting in the creation or retention of jobs for low-income workers in rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Enterprise Fund Component	Assists low-income microenterprise owners, and create or preserve jobs for low-income and very low-income persons.
State Community Development Block Grant Program (CDBG): Planning and Technical Assistance Grants	Provides funds for small cities and counties for planning and evaluation studies related to any CDBG-eligible activity.
Disaster Recovery Initiative (DRI) / Disaster Recovery Enhancement Fund (DREF)	Established to distribute federal funds to assist physical and economic recovery from wildlife disasters in 2008 that affected 15 California counties and two Indian tribes.
Emergency Housing and Assistance Program Capital Development (EHAPCD)	To fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.
Enterprise Zone Program (EZ)	Stimulates business investment and job creation for disadvantaged individuals in state-designated economically distressed areas of California.
Governor’s Homeless Initiative (GHI)	Reduces homelessness by funding development or permanent supportive housing for persons with severe mental illness and are chronically homeless.



Housing Related Parks Program	Provides financial incentives to Cities and Counties that issue building permits for new housing.
Infill Infrastructure Grant Program	Funds infrastructure improvements to facilitate new housing development in residential or mixed use infill projects and infill areas.
Transit-Oriented Development Housing Program	Provides funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations that encourage increased public transit ridership and minimizes automobile trips.
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.
Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate-income homebuyers.
California Homebuyer’s Downpayment Assistance Program (CHDAP)	Provides deferred downpayment assistance loans for first-time moderate-income homebuyers.
California Self-Help Housing Program	Provides grants to organizations in order to assist low and moderate-income households who build their own homes.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as downpayment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the downpayment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a “need” formula derived from factors including population, unemployment and poverty.
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.
Joe Serna, Jr. Farmworker Housing Grant Program: Single Family	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households. – Homeowner Grants



Joe Serna, Jr. Farmworker Housing Grant Program: Rental	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households. – Rental new construction or rehabilitation grants and loans
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Mobile home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multifamily Housing Program: General Component (MHP-General)	Provides low-interest loans to developers of affordable rental housing.
Multifamily Housing Program: Supportive Housing Component (MHP-SH)	Provides low-interest loans to developers of permanent affordable rental housing developments that contain supportive housing units.
Multifamily Housing Program: Homeless Youth Component (MHP-HY)	Provides low-interest loans to developers of affordable rental housing developments that contain units for homeless youth (HY).
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of “at-risk” subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low-income housing projects.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
School Facility Fee Downpayment Assistance Program (CHFA)	Provides downpayment assistance grants for low and moderate-income homebuyers of newly constructed to cover school impact fees
<b>LOCAL PROGRAMS</b>	
Single-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
<b>PRIVATE RESOURCES</b>	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or lower- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low downpayment mortgage to help first-time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3% downpayment.



California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low-Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Source: HUD, HCD Financial Assistance Directory Program (June 2012), LISC, USDA, and CCRC.

## AFFORDABLE HOUSING PROJECTS IN THE CITY OF CERES

Table 1-46 lists subsidized housing projects in Ceres. Projects operated by the Housing Authority of Stanislaus County are not included here but are discussed separately below. As shown on the table, there are 375 affordable units, 256 for families, and 119 for seniors.



**TABLE 1-46**  
**ASSISTED HOUSING PROJECTS IN CERES**  
**City of Ceres**  
**2015**

Name of Development	Year Built	Sponsor/Manager	Total Units	No. of Affordable Units	Type of Units	Target Income Group(s)	Funding Source(s)	Expiration Date	Waiting List (March 2015)
<b>Family Rental Housing</b>									
Almond Terrace Apts. 2004 Evans Road	1981	Visionary Home Builders (209) 537-5959	46	45	30-2BR 14-3BR 2-4BR	Extremely Low-Income (0-30% MFI)	HUD Section 221 (d)(4)with Section 8, Tax Credits	Contract Renewed July 31st Annually	Current waiting list is currently 1 <sup>1/2</sup> years.
Casa Grande Village 3100 E. Whitmore Ave.	1973	Intercontinental Affordable Housing (209) 537-4527	134	134	8-1BR 36-2BR 52-3BR 4-4BR	Extremely Low-Income (0-30% MFI)	HUD Section 236 with Section 8	2031	Current waiting list is 2-3 years.
Sierra View Apts. 2121 Moffet Road	1986	Davis Paul Management Group	50	15	50-2BR	10 – 50% MFI 5 - 80% MFI	Tax exempt bonds	Expires September 30, 2015.	As of March 2015, there were 60 applicants on the wait list.
Della Tiara Apartments 2809 Della Drive	2005	PAM Company (209) 541-1967	26	26	14-2BR 8-3BR 4-4BR	Very Low-Income Households (50 – 65% MFI)	HOME Funds, CA Community Reinvestment Corp.	2060	Current waiting list is up to a year. As of March 2015, there were 36 applicants on the wait list.
River Crest Apartments 2809 Della Drive	2005	PAM Company (209) 541-1967	32	32	4-2BR 27-3BR 1 Mgr. Unit	Very Low and Low-Income Households (30, 45, 50, and 60% MFI)	Tax Credits	2060	Current waiting list is up to a year. As of March 2015, there were 42 applicants on the wait list.
1941 Darrah Street		Brian Jones	4	4	4-2BR/1BA	60 – 120% MFI	HUD Section 236 and 20% Set Aside Funds		Unknown at this time.
<b>Senior Rental Housing</b>									
Ceres Christian Terrace 1859 Richard Way	1981	California Commercial Investment Group (209) 537-5712	67	67	6-studios 60-1BR 1-2BR	Very Low, and Low Income Households 31 – 80% MFI	HUD Section 202	2038	Current waiting list is 6 months to one year.
Whitmore Oaks Apts. 2617 Blaker Road	2003	Whitmore Oaks Investors (209) 538-0690	53	52	Mix of 1BR and 2BR units	24 – 45% AMI 26 – 50% AMI 2 – 60% AMI	Tax credits and City of Ceres RDA	2058	As of March 2015, there were 35 Applicants on the waiting list. Property Management anticipates a



**TABLE 1-46**  
**ASSISTED HOUSING PROJECTS IN CERES**  
**City of Ceres**  
**2015**

Name of Development	Year Built	Sponsor/Manager	Total Units	No. of Affordable Units	Type of Units	Target Income Group(s)	Funding Source(s)	Expiration Date	Waiting List (March 2015)
									1 year wait for Applicants.
<b>TOTAL</b>			<b>512</b>	<b>375</b>					

Source: Project Managers/Developers, March 2015



## UNITS AT-RISK OF CONVERSION

Section 65583(9) of the State Government Code requires the Housing Element to consider and analyze the City's existing assisted housing developments that are eligible to change from low-income housing uses during the next ten (10) years, due to reasons such as: termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Table 1-46, above, identifies each assisted housing project within the City, as well as the expiration date of the current Federal and/or State subsidy currently being received by each project. The majority of assisted housing projects within the City are not considered to be at-risk within the next ten (10) years.

However, the Sierra View Apartments, which was developed in 1986 with tax exempt bonds are at-risk. Based on discussions with Property Management, the fifteen (15) affordable units out of fifty (50) total units will expire on September 30, 2015. Typically, this contract is renewed in September of this year but will go to market-rate after the expiration date. According to Property Management, they are advising current tenants and individuals and families currently on the wait list to contact the Housing Authority of the County of Stanislaus for other options in regards to affordable housing in the City and area. Therefore, the Sierra View Apartments are considered to be "at-risk" in accordance with Section 65583(9) of the Government Code. In response, Program 4.1 has been include as part of this Housing Element, which allows the City to assist in coordinating with the Stanislaus County Housing Authority in obtaining Housing Choice (Section 8) Vouchers for residents of the 15 housing units and future affordable housing at-risk of converting to market-rate.

## PRESERVATION AND REPLACEMENT OPTIONS

The City works to preserve the existing units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. The following discusses ways that the City's one at-risk project could be preserved as affordable housing. Of the total 50 unit in Sierra View Apartments, 15 are currently affordable. These units will expire on September 30, 2015 and the property management has referred each resident of the 15 units to the Stanislaus County Housing Authority for Section 8 Vouchers as well as other housing options. Through discussions with Valley Oak Property Management, Sierra View Apartments provided the necessary notice for these units. All of the presented alternatives are costly and are more than likely beyond the ability of the City of Ceres to manage without large amounts of subsidy from Federal, State and other local resources.

<b>TABLE 1-47</b>	
<b>MARKET VALUE OF AT-RISK HOUSING UNITS</b>	
<b>City of Ceres</b>	
<b>Unit Information</b>	<b>At-Risk Units</b>
Two-Bedroom Units	15
Annual Operating Cost	\$47,250
Gross Annual Income	\$164,410
Net Annual Income	\$107,035
Market Value	\$1,337,938
<p><i>Market value for project is estimated with the following assumptions:</i></p> <p><i>Average market rent based on Fair Market Rents (FY 2015) established by HUD. Two-Bedroom Unit = \$923</i></p> <p><i>Average size is 700 square feet, as determined by a Phone Conversation with Property Management of Sierra View Apartments</i></p> <p><i>Annual income is calculated on a vacancy rate = 5%</i></p> <p><i>Annual operating expenses per square foot = \$4.50</i></p> <p><i>Market value = Annual net project income*multiplication factor</i></p> <p><i>Multiplication factor = 12.5</i></p>	

Current market value for these units is calculated on the basis of the project’s potential annual income, and operating and maintenance expenses. As shown above, the market value for the affordable units in Sierra View Apartments is \$1.3 million. Please note that this is an estimate for the purpose of comparison and actual market rate will be based on a variety of factors including but not limited to, market trends, property conditions and lease-out/turnover rates.

<b>TABLE 1-48</b>							
<b>RENTAL SUBSIDIES REQUIRED</b>							
<b>City of Ceres</b>							
<b>Unit Size</b>	<b>Total Units</b>	<b>Fair Market Rent</b>	<b>Household Size</b>	<b>Household Annual Income</b>	<b>Affordable Cost (Minus Utilities)</b>	<b>Monthly per Unit Subsidy</b>	<b>Total Monthly Subsidy</b>
<b>Very Low Income (50% AMI)</b>							
2-BR	15	\$923	3	\$28,450	\$621	\$302	\$4,530
<p><i>Notes:</i></p> <p><i>Fair Market Rents (FMR) FY 2015 are determined by HCD.</i></p> <p><i>Stanislaus County 2015 Area Median Household Income (AMI) limits set by California Department of Housing and Community Development (HCD)</i></p> <p><i>Affordable cost = 30% of household income minus utility allowance.</i></p> <p><i>Utility allowance = \$91</i></p>							

The other option to preserve affordable housing is tenant-based rental subsidies. The level of subsidy required to provide to tenants equals the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table 1-48, above, estimates the rent subsidies required to preserve the affordability of the fifteen (15) at-risk units. Based on the estimates and assumptions shown in this table, approximately \$54,360 in rent subsidies would be required annually (\$4,530 monthly).



The construction of new low-income housing units can be a means of replacing the at-risk units. The cost of developing housing depends on a variety of factors including density, site of the units, amenities, location, land costs, and type of construction. Assuming the average development cost of \$150,000 per unit for multi-family rental housing, replacement of 15 at-risk units would require approximately \$2,250,000. This cost is substantially higher than the cost associated with transfer of ownership (\$1,337,938) or providing rent subsidies similar to Section 8 vouchers (\$54,360).

As such, the City is not in a financial position to take over responsibility of the 15 at-risk units in the Sierra View Apartment project. However, Program 4.1 has been added to the 2014-2023 Housing Element to 1) monitor at-risk units, 2) provide administrative assistance to residents and/or affordable housing projects at-risk and 3) pursue State and Federal monies to provide funding for affordable rental units at-risk of converting to market-rate.

**EFFECTIVENESS OF HOUSING ELEMENT IN ATTAINING THE CITY’S HOUSING GOALS AND OBJECTIVES**

According to the 2009-2014 Housing Element, the regional housing needs determination for the time period covered by the housing element (2009-2014) was a total of 1,819 units. According to the information shown in Table 1-49, by 2014, Ceres met 4.2 percent of its total housing goals for the time period 2009-2014. Although the City more than exceeded goals established for the moderate and above moderate-income group, it did not meet the goals established for the very low- and low-income groups.

<b>TABLE 1-49</b>					
<b>2009-2014 HOUSING ELEMENT NEEDS ASSESSMENT</b>					
<b>City of Ceres</b>					
<b>2015</b>					
Year	Total	Very Low-income	Low-income	Moderate-income	Above Moderate-income
Housing Needs Allocation (2007-2014)	1,819	424	297	351	747
Total Units Constructed (2009-2014)	76	0	0	61	15
Units Remaining	1,743	424	297	290	732
PERCENT GOALS ACHIEVED	4.2%	0.0%	0.0%	17.4%	2.0%

Source: City of Ceres, February 2015

**WHAT WAS LEARNED FROM THE PREVIOUS HOUSING ELEMENT**

While the City of Ceres did not meet its Regional Housing Needs Allocation during the past (2007 through 2014) housing element period, the City was able to produce a large amount of moderate-income housing.

Several of the policies and programs of the 2009-2014 Housing Element were successful in meeting their objectives; however, others were not. Within the planning period, the City’s Planning Division experienced a significant reduction in Staffing levels, as well as a restructuring of the Development Services Department, which was eliminated entirely in July 2010 and now is referred to as the Planning, Building and Housing Division and works under the direction of the City Manager. These actions severely hindered the City’s ability to implement several programs that involved Zoning Ordinance Amendments and the like.

**EVALUATION OF 2009-2014 IMPLEMENTATION PROGRAM**

Table 1-50 lists the City’s 2009-2014 housing element programs, their status, and the effectiveness of each program at meeting its objectives.



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
1.0	<p><b>REGIONAL HOUSING NEEDS ALLOCATION</b></p> <p>The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2009 and 2014. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs. Since some of the land needed to meet the City's housing needs between 2009 and 2014 is outside the present city limits, the City will have to annex this land before it can be developed. The City shall prezone enough land outside the current city limits to accommodate the remaining housing need. The City shall inform local developers and affected landowners of the rezoning action through a public outreach effort (e.g., direct mailings, website postings, etc.). The</p>	Completed and Ongoing	<p>Through the preparation, adoption, and certification of the City's 2009-2014 Housing Element, the City identified vacant sites both within the City limits and Sphere of Influence to accommodate its regional housing need. Part of the area of land identified within the City's Sphere of Influence included the City's West Landing Specific Plan, which was subsequently annexed into the City 2012. As such, the land needed to meet the City's housing need between 2009 and 2014 is now within the City limits.</p> <p>In addition, through the City's annual General Plan Progress Reports, the City monitors its vacant sites available for residential development. City staff intends to continue this process of monitoring vacant sites available for residential development on an annual basis.</p> <p>This Program was completed, and successful as part of the 2009-2014 Housing Element through the annexation of the West Landing Specific Plan and the annual General Plan Progress Reports. The City will continue, and modify this Program as part of the 2014-2023 Housing Element. The modifications will include removing language suggesting the City will be required annex new territory to meet its regional housing need.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	outreach effort should also seek to encourage developer interest in annexation of prezoned land by describing desirable development characteristics.		
1.1	<p><b>RESIDENTIAL SITES INVENTORY – WEST LANDING SPECIFIC PLAN</b>                      In conjunction with Program 1.0, the City shall maintain its vacant sites inventory by facilitating the development of the West Landing Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified within Table 1-31, and specifically, those sites designated for High Density Residential I and II in order to meet the regional housing needs of lower income households. As of December 2011, the West Landing Specific Plan is anticipated to be annexed into the City of Ceres in February 2012. Upon annexation, the City shall permit the development of sites designated for High Density Residential I and II (both owner-occupied and rental multi-family uses) in accordance with Section 65583.2 (h) and (i) of the Government Code, including permitting multi-family housing without discretionary review (or beyond what is typically required by the City, as described on Pages 1-66 and</p>	Completed	<p>In February 2012, the Stanislaus Local Agency Formation Commission (LAFCO) approved the annexation of the West Landing Specific Plan into the City of Ceres. Therefore, this portion of the Program was achieved.</p> <p>The West Landing Specific Plan (WLSP) consists of approximately 960 acres of land designated for High Density Residential I and II land uses. For projects consisting of multi-family development, the City requires Developers/Property Owners/Applicants to submit (and obtain approval of) an Architectural and Site Plan Approval application.</p> <p>Since annexation, the City has not received any formal applications to allow for the development of land within the WLSP that is designated for High Density Residential I and II land uses.</p> <p>This Program has been achieved as part of the 2009-2014 Housing Element, and will be deleted as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>1-67 of the Housing Element Background Report), and permitting at least 16 units per site and minimum densities of 20 units per acre. The City will consider allowing additional density bonuses within the West Landing Specific Plan’s High Density Residential I and II land use designations for affordable housing development projects that commit to providing Extremely Low-, Very Low-, and Low-Income Housing. If the West Land Specific Plan is not annexed into the City by September 2012, the City will take the following actions to identify and rezone, if necessary, higher density residential sites of equivalent capacity within 6 months to maintain a sufficient sites inventory to meet the City’s Regional Housing Needs Allocation:</p> <ul style="list-style-type: none"> <li>▪ Consider the rezoning of lands within the City Limits to residential uses in order to sufficiently meet the Regional Housing Needs Allocation. Said rezoning of lands shall consist solely of accommodating households within the lower income categories;</li> <li>▪ Consider amending the General</li> </ul>		



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>Plan to accommodate high density residential land uses within the City Limits to accommodate households within the lower income categories. Said amendments to the City’s General Plan shall accommodate only those land uses (i.e. High Density Residential) needed to accommodate the regional housing needs of lower income households;</p> <ul style="list-style-type: none"> <li>▪ Continue to pursue and encourage multi-family development within the Downtown Specific Plan Area:</li> </ul>		
1.2	<p><b>SECOND DWELLING UNITS</b> The City shall amend the Zoning Ordinance to ensure that its second unit provisions are consistent with State law (i.e., AB 1866), which requires that second units be allowed by right.</p>	Completed	<p>On February 9, 2015, the Ceres City Council adopted Ordinance No. 2015-1024, which established second units permitted by right in accordance with AB 1866.</p> <p>This Program was completed, and will be deleted as part of the 2014-2023 Housing Element.</p>
1.3	<p><b>PROMOTING SECOND DWELLING UNITS</b> The City shall promote the development of second dwelling units by publicizing</p>	Ongoing	<p>The City continues to promote second dwelling unit construction by providing information at City Hall and on the City’s website. While no second units were developed during the 2009-2014 planning period, the City believes that providing a brochure to the public and posting second unit</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>information in the City's newsletter and general application packet; providing a brochure at the Planning Division and local businesses; and posting information on the City's website. The City shall also provide a press release to local media promoting second dwelling units. The City shall provide information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.</p>		<p>information on the City's website is an efficient method of providing the public with information on second dwelling units.</p> <p>This Program will be continued and modified as part of the 2014-2023 Housing Element. Modifications will include preparation of a Second Dwelling Unit brochure.</p>
1.4	<p><b>SECOND UNIT BIBLIOGRAPHY</b> The City shall provide a bibliography of technical assistance resources for second dwelling unit applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and "how to" manuals.</p>	Deleted	<p>As noted above, an efficient method of providing the public with information on Second Dwelling Units has been through front counter assistance at the Planning Division front counter, and information on the City's website. Program 1.3, above, will require the City to produce a brochure to distribute to interested residents, developers, etc. information on second dwelling unit development within the City. This brochure will include technical assistance.</p> <p>Therefore, this Program will be deleted as part of the 2014-2023 Housing Element.</p>
1.5	<p><b>SECOND UNIT FINANCIAL INCENTIVES</b> The City shall develop a program using Redevelopment Agency set-aside funds to</p>	Deleted	<p>Since the elimination of the City's Redevelopment Agency, funding sources for housing has been limited to down payment assistance for lower income households. However, the City does offer incentives by way of Public Facility Fees (i.e. payment deferments) for granny flats and potential fee</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	encourage the development of second dwelling units, including a review and possible reduction of development fees that might deter the development of such units.		<p>reductions for units dedicated to very low-income housing. As such, the City has incentives in place that incentivize second unit development.</p> <p>This Program will be deleted as part of the 2014-2023 Housing Element.</p>
1.6	<p><b>MASTER PLANS, SPECIFIC PLANS, AND PLANNED DEVELOPMENTS</b>                      The City shall require that large tracts of vacant land to develop under a comprehensive site plan, either through a master plan, specific plan process, or a planned development process, that provides for a mixture of housing types and a range of housing densities. The purpose of this requirement will be to ensure that each undeveloped area within the city limits and the Sphere of Influence contains a percentage of land at various densities that correspond to the proportion of the City's regional housing needs for each income group.</p>	Ongoing	<p>In accordance with General Plan Policy 1.B.5, the City requires the preparation and adoption of a Master/Specific Plan for any development project that requires annexation into the City. This allows the City to ensure that undeveloped areas within its Sphere of Influence contain a variety of residential land uses in accordance with the 1997 General Plan, and to ensure the City meets its regional housing need.</p> <p>During the 2007-2014 planning period, the City approved and annexed the West Landing Specific Plan (WLSP) area. The WLSP consists of approximately 960 acres designated for a variety of residential land uses. The City has also recognized that land within the WLSP will assist the City in achieving its regional housing need. By requiring the preparation of a Specific Plan for the WLSP, the City was able to ensure land uses contained a variety of residential densities and types.</p> <p>As of March 2015, the City has also received an Application for a project known as the Whitmore Ranch Specific Plan. This Specific Plan area is currently located within the City's Sphere of Influence, and will require annexation approval from Stanislaus LAFCO.</p> <p>Therefore, this Program was successful as part of the 2009-2014 Housing Element, and it will be continued as part of the 2014-2023 Housing Element.</p>





**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
1.7	<p><b>HOUSING DIVERSITY</b>                      Encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, second dwelling units, and mobile homes/manufactured housing in their developments and give priority to annexation to developed areas that contain affordable housing or a range of housing types. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.</p>	Ongoing	<p>Through the development and preparation of Specific Plans, the City continuously coordinates with developers, applicants, and/or property owners to encourage a range of housing types within these Plan areas. As an example, the previous Specific Plan adopted by the City (West Landing Specific Plan) consists of single-family and multi-family housing types. This was a direct result of the Land Use Element of the City’s 1997 General Plan, as well as a coordinated effort by City staff.</p> <p>This Program has been successful under the 2009-2014 Housing Element, and will be continued as part of the 2014-2023 Housing Element.</p>
1.8	<p><b>PRESERVATION OF MOBILEHOME PARKS.</b>                      The City shall update the inventory of mobile home parks in properly zoned locations in which the park infrastructure and the majority of the units can be preserved. If requested for parks in need of preservation, the City shall assist park owners in applying for state assistance to rehabilitate park infrastructure, assist the residents in applying</p>	Ongoing	<p>The City continues to update the inventory of mobile home parks through its research in the Housing Element and annual General Plan Housing Element progress report.</p> <p>Within the 2009-2014 planning period, the City did not receive any interest from mobile home park owners who potentially desired to rehabilitate their parks. The City did begin the amortization process for the Lazy Wheels Mobile Home Park located north of the Whitmore Avenue Overcrossing, which was improved and expanded by Caltrans. Caltrans currently owns the property in which the Mobile Home Park is located and is in the process of</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	for state aid to purchase the park, and/or provide tax increment funding to rehabilitate the park infrastructure and units that are feasible to repair.		assisting residents in relocating to other properties. However, because the City continues to monitor its inventory of mobile home parks and could potentially assist mobile home park owners in rehabilitation efforts, this Program will be continued as part of the 2014-2023 Housing Element.
1.9	<p><b>SMALLER MINIMUM LOT SIZES</b>                      The City shall amend the Zoning Ordinance’s minimum lot size requirement for single family dwelling units to 5,000 square feet in the R-2 and R-3 Districts.</p>	Ongoing	<p>During the 2009-2014 planning period, the City did not amend its Zoning Ordinance to allow for smaller lot sizes (5,000 square feet) in the R-2 and R-3 zone districts due to lack of funding and staff resources. However, in 2015, the City is initiating an update to their General Plan. Through this General Plan update effort, the City will evaluate smaller lot sizes in land use designations allowing multi-family residential development, including the R-2 and R-3 zone districts.</p> <p>Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>
1.10	<p><b>ANNUAL HOUSING ELEMENT MONITORING REPORT</b>                      The Redevelopment Agency and Planning Division shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council shall include recommendations regarding changes in Housing Element programs. The report shall also include the following information, only to the extent applicable and in as much detail as appears warranted each year:</p>	Ongoing	<p>Within the 2009 – 2014 planning period, the City’s Redevelopment Agency was dissolved. However, the City’s Planning Division has prepared the City’s annual Housing Element monitoring report. The City continues to prepare this annual update, and this Program will be continued as part of the 2014-2023 Housing Element. The Program will also be modified to remove reference to the City’s Redevelopment Agency.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<ul style="list-style-type: none"> <li>• Progress made toward achieving the City's fair share housing allocation as determined by StanCOG.</li> <li>• An inventory of housing conditions, including the identification of areas to be targeted for rehabilitation efforts.</li> <li>• A summary of efforts taken to improve the condition of the City's housing stock (e.g., CDBG supported rehabilitation loans).</li> <li>• An inventory of sites suitable for the development of low income housing projects.</li> <li>• A summary of efforts undertaken to relocate residents displaced by redevelopment and to replace affordable units lost as a result of redevelopment.</li> <li>• Up-to-date information on the homeless population of Ceres and a summary of services available</li> </ul>		



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

Implementation Program Summary	Status	Evaluation
<p>locally to address the needs of the homeless, based on information provided by homeless shelter and service providers.</p> <ul style="list-style-type: none"> <li>• An analysis of measures that the City might pursue to assist in the development of affordable housing (e.g. reduction of parking and landscaping requirements for seniors projects, reduction of residential street development standards, and reduction of open space and park dedication requirements).</li> <li>• An examination of development in multi-family designated land versus General Plan densities to determine if minimum desirable densities are being achieved to meet City housing needs.</li> <li>• A listing of the housing sale and rental prices to track housing affordability levels.</li> </ul> <p>The City Council shall decide, based on this annual evaluation of its progress, whether or not to adjust its program actions or to adopt</p>		



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary		Status	Evaluation
	new program actions.		
1.11	<p><b>INFILL SITE INVENTORY</b> The City shall create and maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses, such as Retail Commercial (CR), Neighborhood Commercial (NC), Downtown Commercial/Residential (DCR), and Office (O). The City shall make this information available to the public by posting the inventory on the City’s website and providing the inventory at the Planning Division counter.</p>	Ongoing	<p>Through its Housing Element, the City has identified vacant sites within the City limits that can accommodate residential development. City staff annually reviews this inventory through the preparation of the annual Housing Element progress reports. This effort allows City staff to maintain the Citywide inventory of vacant sites suitable for residential development.</p> <p>In addition, in 2011, the City adopted the Downtown Specific Plan, which allows for residential development, among other land uses. Through the Downtown Specific Plan, the City identified specific parcels suitable, and designated for, residential development.</p> <p>The City will continue to maintain a Citywide inventory of potential residential infill sites through the annual Housing Element progress report and sites identified in the Downtown Specific Plan. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>
1.12	<p><b>FIRST-TIME HOME BUYER DOWNPAYMENT ASSISTANCE</b> The City shall continue to apply for State HOME funds to support a First-Time Homebuyer Down Payment Assistance Program, which lends qualified households up to \$80,000 for down payment assistance to lower income households, including those extremely low, very low, and low-income categories. The City shall publicize this</p>	Ongoing	<p>From 2009 through 2014, the City received a total of approximately \$682,873 in HOME Consortium grant funds to assist in providing qualified households with first time home buyer assistance.</p> <p>This grant funding led to City issuing the following First Time Homebuyer Loans to qualified applicants:</p> <p>Fiscal Year 2009/2010: 8 Loans Fiscal Year 2010/2011: 2 Loans</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	<p>program to residents on the City’s website with other housing information.</p>		<p>Fiscal Year 2011/2012: 2 Loans                      Fiscal Year 2012/2013: 0 Loans                      Fiscal Year 2013/2014: 5 Loans</p> <p>Through these allocations and First Time Homebuyer Loans, the City was successful in advertising this housing program. Therefore, this Program was successful as part of the 2009-2014 Housing Element. And, it will be continued and modified for the 2014-2023 Housing Element. Modifications will include lending qualified households up to twenty (20) percent of the home sales price.</p>
1.13	<p><b>MULTI-FAMILY LOT CONSOLIDATION</b>                      In order to provide vacant parcels of adequate size to encourage affordable multi-family development, the City shall encourage the consolidation of adjacent parcels zoned R-3 and R-4. This may include working with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multi-family housing development, working with developers to identify suitable vacant adjoining R-3 and R-4 sites, or providing incentives such as density bonuses of up to 35 percent and a 5 percent parking requirement reduction for applications consisting of lot consolidations.</p>	Ongoing	<p>Between 2007 and 2014, the City did not receive any formal requests or applications to consolidate lots to specifically take advantage of the City’s Density Bonus program. Therefore, this Program was not achieved. However, as applications for lot consolidation on medium and high density zoned parcels are received, the City makes applicants aware of the Density Bonus Program, and offers parking reductions. As such, this Program will be continued as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary		Status	Evaluation
1.14	<p><b>DOWNTOWN UNDERUTILIZED SITES</b> To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Mixed Use, Downtown Residential, and Downtown Office, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.</p>	Ongoing	<p>Between the 2009-2014 planning period, the City did not receive interest or formal development applications for residential development within the Downtown Specific Plan. As such, this Program was not completed.</p> <p>However, the City will continue this Program as part of the 2014-2023 Housing Element to further ensure there is no net loss of residential development potential for sites identified in the Downtown Specific Plan.</p>
1.15	<p><b>DOWNTOWN SPECIFIC PLAN</b> In conjunction with Program 1.14, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships between the Redevelopment Agency and developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached</p>	Ongoing	<p>Refer to the discussion above for Program 1.15. This Program will be continued and modified as part of the 2014-2023 Housing Element. Modifications will include removal of the reference to the City's Redevelopment Agency.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

Implementation Program Summary		Status	Evaluation
	single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.		
1.16	<p><b>ADDITIONAL WELLS AND WATER TREATMENT</b></p> <p>Should additional wells be taken off-line due to failure in meeting State and federal water quality standards, the City shall investigate the feasibility of reopening wells that were taken off line through water treatment measures, such as well blending or well-head treatment.</p>	Ongoing	<p>Within the 2009-2014 planning period, the City completed an update to its Water Master Plan, which is a planning document guided towards the City’s solutions for providing a quality water supply to its residents. Typically, as the City reviewed residential development applications, the City’s water wells are evaluated for their ability to meet State and Federal water quality standards. Should wells be determined to NOT meet State and Federal water quality standards, the City will typically coordinate with Applicants and Developers to install improvements necessary to re-open existing wells or potentially develop new wells as outlined in the Water Master Plan.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>
1.17	<p><b>LONG TERM WATER SUPPLY</b></p> <p>The City shall develop short and long-term contingency plans to ensure an adequate water supply for residents and businesses. The City shall continue to coordinate and develop long-term groundwater and surface water supply plans internally and with the Turlock Irrigation District. The City shall complete a Water Master Plan update to address long-term water supply.</p>	Ongoing	<p>During the 2009-2014 planning period, the City adopted an update to its Water Master Plan, which is a planning document that guides the future development of water infrastructure within the City. Therefore, this Program was successful as part of the 2009-2014 Housing Element.</p> <p>Through the implementation of its Water Master Plan, the City will continue coordinate efforts to implement infrastructure necessary to provide long-term water supply to its residents. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>





**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
2.0	<p><b>SECTION 8 PROGRAM</b>                      The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program. Specifically, the City shall encourage the Housing Authority to seek out and provide assistance to extremely low and very low-income households. The City shall publicize the Section 8 rental assistance program through marketing efforts such as: advertisements in Modesto Bee, Ceres Courier, and Ceres Vida, and brochures made available at City Hall.</p>	Ongoing	<p>During the 2009-2014 planning period, City staff continuously referred potential applicants to the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program. In addition, information such as brochures, is available at City Hall, and are posted on the City’s website.</p> <p>The City continues to cooperate with the Housing Authority through its administration of the Section 8 rental assistance program. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>
2.1	<p><b>EXTREMELY LOW-INCOME HOUSING DEVELOPMENT FUNDING</b>                      Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City’s Redevelopment Agency shall coordinate with the Housing Authority of Stanislaus County to research and pursue potential funding opportunities, process applications, and manage funds received for the development of affordable housing. Specific emphasis shall be placed</p>	Ongoing	<p>Within the 2009-2014 planning period, the City has maintained a balance of \$2.8 million in housing set aside funds. However, these funds have not been utilized as there has been no interest from property owners or developers to develop residential units within the City. This is largely due to the current economy.</p> <p>This Program will be continued and modified as part of the 2014-2023 Housing Element. Modifications include deleting reference to the Redevelopment Agency, as this Agency was dissolved during the previous planning period.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	<p>on the development of extremely low-income housing through a variety of activities, including annual outreach to affordable housing developers, providing technical and/or financial assistance in identifying grant and/or loan programs, and providing expedited processing of applications for the development of housing for extremely low-income households.</p>		
2.2	<p><b>USE OF TAX INCREMENT FUNDS FOR AFFORDABLE HOUSING</b>                      Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City’s Redevelopment Agency shall coordinate with the Housing Authority of Stanislaus County to research and pursue potential funding opportunities, process applications, and manage funds received for the development of affordable housing. Specific emphasis shall be placed on the development of extremely low-income housing through a variety of activities, including annual outreach to affordable housing developers, providing technical and/or financial assistance in identifying grant and/or loan programs, and</p>	Ongoing	<p>The City continues to coordinate with developers, non-profit housing agencies, and government agencies to obtain available sources of funding for the development of affordable housing. During the 2009-2014 planning period, the City did not receive an interest from property owners and/or developers to develop affordable housing. However, the City will continue to assist, where feasible, in obtaining funding for affordable housing, particularly for the extremely low-income households.</p> <p>This Program will be continued and modified as part of the 2014-2023 Housing Element. Modifications will include deleting reference to the City’s Redevelopment Agency.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	providing expedited processing of applications for the development of housing for extremely low-income households.		
2.3	<p><b>DENSITY BONUS</b> The City shall amend the Density Bonus Ordinance to incorporate changes in State law since the City adopted the Ordinance in 1993. The up to 35 percent density bonus will be offered whenever a developer proposed to provide at least 10 percent of the dwelling units in a project at costs affordable to very low income households or at least 20 percent of units at costs affordable to low and moderate income households. In addition, the City will consider providing a density bonus of up to 35 percent if at least 50 percent of the dwelling units in the project are for seniors.</p> <p>For rental housing developments, the City shall require, in exchange for the density bonus, that restrictions be imposed on the affordable units through a suitable legal instrument that ensures the affordability of those units for a minimum period of time and at a maximum cost as established by Section 65915 of California Government Code.</p>	Completed.	<p>Chapter 4.3 (Section 65915 et.al) of the State Government Code provides the rules and regulations of Density Bonuses and other incentives related to lower income housing development and childcare facilities. Currently, State Law permits a density bonus of up to thirty-five (35) percent for Projects that provide lower income housing units.</p> <p>On February 9, 2015, the Ceres City Council adopted Ordinance No. 2015-1025, which updated the City’s Density Bonus Ordinance in accordance with State Law, and this Program. Therefore, this Program has been completed, and will be deleted as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	<p>For ownership projects, the City shall require, in exchange for the density bonus that purchasers meet established income guidelines and intend to occupy the affordable units as their primary residence. Purchasers will be required to reside in their units for a minimum period of time (as an anti-speculation mechanism) to avoid resale restrictions. If this minimum time period is not met, the City shall reserve the right to recapture a portion of the profit on the sale of a dwelling unit.</p>		
2.4	<p><b>PUBLICIZE DENSITY BONUS PROGRAM</b>                      The City shall publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, by posting information on the City’s website, and by information available at the Planning Division counter.</p>	Ongoing	<p>The City last received a formal Density Bonus Application in 2000. Since that time, the City has not received any formal requests from Developers to implement the Density Bonus Ordinance as part of their Projects. However, through the pre-planning and predevelopment review process, City Staff regularly discuss the City’s Density Bonus Ordinance with Developers/Applicants. However, detailed information on the City’s Density Bonus Ordinance has yet to be provided on the City’s website but is available at the Planning Division counter.</p> <p>Therefore, this Program was not achieved as part of the 2009 -2014 Housing Element, and will be continued as part of the 2014-2023 Housing Element in conjunction with Program 2.3, above.</p>
2.5	<p><b>INCENTIVES IN CONJUNCTION WITH DENSITY BONUS</b></p>	Ongoing	<p>Refer to discussion in Program 2.3, above. The City has not received a formal request to implement the Density Bonus Ordinance since 2000.</p>



TABLE 1-50

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of extremely low, very low or low-income housing. The City shall consider other incentives on a case-by-case basis, in conjunction with density bonuses include, but are not limited to: fee reductions or deferrals, expedited permit processing, contributions of redevelopment tax increment housing set aside funds, applying for or providing technical assistance in applying for state or federal funds, the issuance of tax exempt bonds or mortgage credit certificates, and the consideration of alternative development standards to reduce development costs. The City shall determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.</p>		<p>However, as Applications are submitted, and the City receives requests from Developers to implement the Density Bonus Ordinance, the City shall review other incentives in an effort to increase production of lower-income housing, specifically, extremely low-income housing. Therefore, this Program will be modified and continued as part of the 2014-2023 Housing Element. Modifications to this Program include focusing the City’s efforts on projects that contain housing for extremely low-income households.</p>
<p>2.6 <b>REDUCED PARKING STANDARDS IN DOWNTOWN SPECIFIC PLAN</b> For attached single-family and multi-family projects within the Downtown Specific Plan consisting of units for extremely low, very low, and low-income households, the City shall consider reduced parking standards by</p>	<p>Ongoing</p>	<p>During the 2009-2014 Housing Element planning period, the City did not receive any formal development applications for residential projects within the City’s Downtown Specific Plan area. However, the City remains committed to evaluating and considering reduced parking standards for attached single-family and multi-family projects consisting of units for extremely low, very low, and low-income households. Therefore, although</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	<p>the following methods; angled parking on Downtown streets, reduced parking ratios, offering incentives for the provision of shared parking in alleys. Reduced parking standards will assist in maximizing the number of residential units to be developed on a specific site.</p>		<p>this Program was not successful during the 2009-2014 planning period, it will be continued as part of the 2014-2023 Housing Element.</p>
2.7	<p><b>PURSUE STATE AND FEDERAL FUNDING</b>                      The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Stanislaus County, and other interested entities to support efforts to meet the new construction needs of low and moderate income households and to assist persons with rent payments required for existing units. Whether the City applies for funding individually, as part of a consortium of public agencies, or through a formal Joint Powers Agreement with other public agencies, will depend on the type of program and the benefits to City of joint versus singular application.</p> <p>The following are currently (2010) funded</p>	Ongoing	<p>The City continues to pursue State and Federal funding in cooperation with affordable housing developers, etc. During the 2009-2014 planning period, while the City did not receive any interest from affordable housing developers to construct low and moderate income housing units, the City provided down-payment assistance to approximately seventeen (17) households.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element, as the City will cooperate with affordable housing developers as they inquire about funding sources, available sites, etc.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>state and federal programs the City specifically intends to pursue:</p> <p><u>Section 202 Housing for the Elderly or Handicapped.</u> This federal program provides low interest loans to finance the construction or rehabilitation of rental housing.</p> <p><u>Rental Housing Construction Program (RHCP).</u> This program, funding for which has been re-established under Proposition 84 (1988), provides for the development of rental units by private, non-profit, or public agencies, subject to the reservation 30 percent of the units for very low and low income households (two-thirds of which must be very low). Funds can be used for long-term financing or a combination of long-term and construction loan financing. If other programs become available, the City shall evaluate the eligibility and feasibility of City use of funds from those programs.</p> <p><u>Family Housing Demonstration</u></p>		



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p><u>Program.</u> This is a state demonstration program that provides funding for the construction or rehabilitation of low income rental housing projects that also provide support services and job training programs. The City would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.</p> <p><u>Predevelopment Loan Program.</u> This program provides low interest loans to governmental and non-profit housing agencies for land, engineering, architectural design, application and development fees, and other costs prior to the development of a low income housing project.</p> <p><u>HOME/HOPE Programs.</u> These programs provide funding for low income housing construction, rehabilitation, and home ownership for low income households and may</p>		





**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>eventually replace some current federal programs. The City has joined a countywide consortium in conjunction with other Stanislaus County jurisdictions to become an entitlement entity under the HOME Program.</p> <p><u>Community Reinvestment Act Programs (CRA)</u>. Sponsored by the Federal Home Loan Bank Board and the Federal Reserve Bank Board, participating lending institutions provide funds at below market interest rates for affordable housing developments.</p> <p><u>State Farmworker Housing Program</u>. This program provides grants to non-profit housing developers to construct permanent family housing for year round, very low income residents who are employed in agriculture.</p> <p>There are a number of other state and federal programs that provide grants, loans, or mortgage insurance for affordable housing development and in which eligible applicants</p>		



**TABLE 1-50**

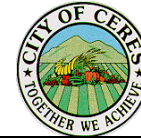
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	are for profit or non-profit home builders. The City would lend its support to such applications through favorable land use policies should eligible and financially feasible projects be submitted to the City		
2.8	<p><b>TAX REVENUE BONDS.</b> The City shall apply for an allocation from the state to issue tax exempt bonds to assist in the development of affordable ownership and rental housing. The City shall apply for at least one allocation. The financial feasibility of issuing bonds will depend on the ability of the Redevelopment Agency to raise the required ½ percent deposit (either from tax increment funds or developer contributions, or both), the size of the bond issue relative to the costs of issuing the bond, and the interest rate at which the bonds can be sold.</p>	Deleted	<p>During the 2009-2014 planning period, the City’s Redevelopment Agency was dissolved. As such, based on a lack of staff and resources, the City did not apply for an allocation from the State to issue tax exempt bonds to assist in the development of affordable ownership and rental housing.</p> <p>Because the City’s Redevelopment Agency has been dissolved, this Program will be deleted as part of the 2014-2023 Housing Element.</p>
2.9	<p><b>ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING</b> The City of Ceres shall continue to contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low and moderate income housing programs to allow local</p>	Ongoing	<p>City staff continues to contact the State and Federal legislative representatives to advocate for State and Federal financial assistance related to affordable housing. During the 2009-2014 planning period, while the City did not receive interest or formal development applications for affordable housing development, the City continued to administer its down payment assistance program.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	governments with greater financial resources to meet federal and state housing mandates.		
2.10	<p><b>GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS</b>                      The City shall prepare guidelines which specify the conditions under which fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing. The City shall review fee waiver/deferral programs developed by Stanislaus County, Modesto and Turlock.</p>	Ongoing	<p>The City currently has an adopted “Public Facilities Fees Administrative Procedures” manual, which was last updated in 1996. This manual provides the guidelines in which projects can qualify for fee waivers, deferrals, or reductions. Residential units included in this manual consist of “granny flats” and mobile homes. However, the manual does not provide guidelines in which affordable housing projects can qualify for a fee waiver/deferral program.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element, and the City will continued to monitor the Public Facilities Fee Administrative Manual, especially as affordable housing projects are proposed.</p>
2.11	<p><b>SELF HELP HOUSING PROGRAM.</b>                      The City shall continue to allocate redevelopment housing and set aside funds to provide for a local funding match for a Self Help Housing demonstration project. Such a project would have to be initiated by a non-profit housing sponsor and use state or federal funds as the primary governmental financing source.</p> <p>Since sufficient funding from the Redevelopment Agency may not be</p>	Ongoing	<p>During the 2009-2014 planning period, the City did not receive any interest or formal development applications that would allow for a Self Help Housing demonstration project. Therefore, this Program was not completed.</p> <p>However, this Program will be continued and modified as part of the 2014-2023 Housing Element. The City will continue to allocate housing funds, where feasible, to provide for a local match for a Self Help demonstration project. Modifications will include reference to the City’s Redevelopment Agency.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

Implementation Program Summary		Status	Evaluation
	immediately available, the City would assist an interested non-profit housing sponsor in applying for state or federal funding and provide assistance in identifying appropriate sites for such a demonstration project.		
2.12	<p><b>ACQUIRE SITES FOR SELF HELP HOUSING</b></p> <p>The City shall assist Habitat for Humanity in acquiring sites in Ceres to help meet the demand from Ceres residents for their self-help program.</p>	Ongoing	<p>The City has not received any requests from Stanislaus Habitat for Humanity to acquire sites for the potential development of a Self Help Housing Project. As requests are submitted, the City shall consider said request, and provide assistance where feasible.</p> <p>Therefore, although this Program was not achieved as part of the 2009-2014 Housing Element, it will be continued as part of the 2014-2023 Housing Element.</p>
2.13	<p><b>PUBLICIZE SELF HELP HOUSING</b></p> <p>The City shall publicize information on self-help or sweat equity programs on the City’s website. The City shall contact community non-profit organizations to provide information on the existing local opportunities.</p>	Ongoing	<p>The City has continued to coordinate with both the Housing Authority of Stanislaus County and Stanislaus Habitat for Humanity through the implementation of various housing programs (i.e. CDGB Funds) and affordable housing projects (i.e. Ceres Farm Labor Project). Most recently, the City has made two requests to Stanislaus Habitat for Humanity to assist on the rehabilitation of substandard homes.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>
2.14	<p><b>PUBLICIZE AVAILABLE PROGRAMS</b></p> <p>The City shall publicize programs, such as</p>	Ongoing	<p>The City posts information on the First Time Home Buyer Program, as well Projects and Funding Programs being administered by the City’s</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>the First Time Home Buyer Program, BEGIN Program, and Cal Rural Lending Programs, currently available to Ceres residents by posting information on the City’s website, making information at Planning/Building Division Front Counter, and periodically posting notices in local newspaper (i.e. Ceres Courier and Modesto Bee).</p>		<p>Redevelopment Agency on its website (<a href="http://www.ci.ceres.ca.us">www.ci.ceres.ca.us</a>). In addition, as recently as March 2015, the City has provided brochures to residents.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>
<p>3.0</p>	<p><b>REASONABLE ACCOMMODATION</b> Develop procedures for reasonable accommodations for housing for persons with disabilities in accordance with fair housing and disability laws and amend the City’s Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures should identify who may request a reasonable accommodation (i.e. persons with disabilities, family members, landlords, etc.) and these procedures and any fees associated with them should provide relief from various City land use, zoning, or building regulations that may constrain the housing needs of persons with disabilities. Reasonable accommodations can include, but are not limited to, fee reductions or</p>	<p>Completed</p>	<p>On March 9, 2015, the Ceres City Council formally adopted Ordinance No. 2015-1027, which established a Reasonable Accommodations Policy and Procedures Ordinance as part of the City’s Zoning Ordinance (Title 18).</p> <p>The City’s Reasonable Accommodations Policy and Procedures Ordinance has been created in accordance with Program 3.0, and summary of the Ordinance is provided in the Background Report of this Housing Element.</p> <p>This Program has been successfully completed as part of the City’s 2009-2014 Housing Element, and will be deleted as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>deferment, deviations from development standards and/or building regulations, and expedited processing of Applications that consist of housing for persons with disabilities.</p>		
<p>3.1</p>	<p><b>RESIDENTIAL CARE FACILITIES (SEVEN OR MORE PERSONS)</b> The City shall amend the Zoning Ordinance (permitting, standards, regulation, and processing), to allow 24-Hour community care facilities for seven or more persons with disabilities.</p>	<p>Completed</p>	<p>As of March 2015, City staff is in the process of preparing a Zoning Ordinance amendment to implement this Program. On November 23, 2015, the City Council adopted an Ordinance amendment which permits Residential Care Facilities (seven or more persons) in the R-A, R-2, R-3, and R-4 districts.</p> <p>This Program will be deleted as part of the 2014-2023 Housing Element.</p>
<p>3.2</p>	<p><b>REASONABLE ACCOMMODATION</b> The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.</p>	<p>Ongoing</p>	<p>On March 9, 2015, the Ceres City Council adopted Ordinance No. 2015-1027, which created a Reasonable Accommodations Policy in accordance with State law. City staff will provide information on this policy on the City's website, and when necessary, at the Planning Division front counter when speaking with customers. This Program will be continued as part of the 2014-2023 Housing Element.</p>
<p>3.3</p>	<p><b>HANDICAPPED ACCESSIBILITY</b> The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City shall encourage developers of affordable housing to incorporate mobility impaired accessibility in their project design, and</p>	<p>Ongoing</p>	<p>As residential development application and building plans are reviewed, City staff implements standards for accessibility in new housing during the plan check process. This Program is ongoing and is implemented as new development applications are received and reviewed.</p> <p>As noted above, this Program will be continued as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts on behalf of the developer, as an applicant for state or federal funding.		
3.4	<p><b>HOUSING FOR ELDERLY RESIDENTS.</b> The City shall prepare guidelines for the location and development of housing projects specifically designed for elderly residents with special housing needs. Included in this category would be various types of apartment projects with recreational and food service facilities designed especially for senior citizens and congregate care facilities.</p>	Ongoing	<p>The City currently has two (2) Senior Housing Projects: Whitmore Oaks Apartments and Ceres Christian Terrace. Although the City does not have a set of guidelines specific to the location and development of housing projects specifically designed for elderly residents, the City’s Zoning Ordinance provides the development standards in which age-restrictive multi-family housing can be developed. Most notably, the City’s R-2, R-3 and R-4 zone district permit condominium, group, and cluster dwelling units. These types of units can accommodate senior apartment housing, and provide the standards (i.e. setbacks, height, minimum lot size, etc.) in which they can be developed.</p> <p>Although the City’s Zoning Ordinance depicts the location and development in which senior apartment housing can be developed, the City did not achieve this Program as part of the 2009-2014 Housing Element, as specific Guidelines have not been prepared. Therefore, this Program will be continued as part of the 2014-2023 Housing Element, and in conjunction with Programs 3.0 and 3.1, the City shall prepare such guidelines.</p>
3.5	<p><b>TEMPORARY/SEASONAL FARMWORKER HOUSING</b></p>	Completed, Continued	As of March 2015, City staff will be preparing and processing a Zoning Code amendment to amend its Zoning Ordinance to comply with the Health



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>The City shall amend its Zoning Ordinance to comply with Health and Safety Act Sections 17021.5 and 17021.6 and allow temporary/seasonal farmworker housing in the R-4 zoning district.</p>		<p>and Safety Act and allow temporary/farmworker housing in the R-4 zoning district. On November 23, 2015, the City Council adopted an Ordinance permitting Employee Housing (farmworker housing) in the R-4 zoning district.</p> <p>However, this program will be continued as part of the 2014-2023 Housing Element, as the City shall work with Farmworker housing developers to identify adequate sites and to assist in applying for State and federal funding.</p>
3.6	<p><b>REGIONAL COOPERATION WITH HOMELESS NEEDS</b> The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSSC) and the Continuum of Care to help address homeless needs in Ceres and Stanislaus County.</p>	Ongoing	<p>During the 2009-2014 planning period, City staff continued to participate in the SCHSSC and Continuum of Care through meeting attendance, etc. This Program will be continued as part of the 2014-2023 Housing Element.</p>
3.7	<p><b>REZONING FOR EMERGENCY SHELTERS</b> Amend the zoning ordinance to define and clearly outline regulations governing emergency shelters. In accordance with Chapter 633, Statutes of 2007 (Senate Bill 2), amend the zoning ordinance to identify a Zone District(s) where emergency shelters are permitted by-right. Ensure that such revision/amendment to the zoning ordinance include language prohibiting any</p>	Completed	<p>On March 9, 2015, the Ceres City Council formally adopted Ordinance No. 2015-1026, which created an Emergency Shelter Ordinance as part of the City's Zoning Code.</p> <p>Consistent with this Program, Ordinance No. 2015-1026 permits, by-right, Emergency Shelters within the City's M-1 Light Industrial, zone district, and also defines the regulations in which Emergency Shelters are evaluated under the City's Zoning Ordinance.</p> <p>This Program has been successfully completed as part of the City's 2009-2014 Housing Element, and will be deleted as part of the 2014-2023</p>





**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

	Implementation Program Summary	Status	Evaluation
	<p>discretionary approval required for emergency shelters. The City shall commit that said amendment to the zoning ordinance will ensure the emergency shelter use shall be only subject to the same development and management standards that apply to other permitted uses within the identified zone district. Through the implementation of this Program, the City shall consider the M-1, Light Industrial zone district, whereby emergency shelters are permitted by-right in accordance with Senate Bill 2.</p>		<p>Housing Element.</p>
<p>3.8</p>	<p><b>TRANSITIONAL AND SUPPORTIVE HOUSING</b> To encourage transitional and supportive housing, the City will amend the residential zoning district to permit transitional and supportive housing as a residential use, and subject only to those regulations that apply to other residential dwelling of the same type in the same zone district (i.e. multi-family in the multi-family zone district).</p>	<p>Completed</p>	<p>As of March 2015, City staff in the process of preparing and processing an amendment to City’s Zoning Ordinance to permit, by-right, Transitional and Supportive Housing within the City’s residential zone districts. On November 23, 2015, the City Council adopted an Ordinance permitting Transitional and Supportive Housing in all residential zone districts.</p> <p>This Program will be deleted as part of the 2014-2023 Housing Element.</p>
<p>3.9</p>	<p><b>DEFINITION OF “FAMILY”</b> In accordance with Senate Bill 520, the City shall amend its Zoning Ordinance to re-define the definition of “Family” to remove the limit of the number unrelated persons or</p>	<p>Completed</p>	<p>On March 9, 2015, the Ceres City Council formally adopted Ordinance No. 2015-1026, which re-defined the definition of “Family” in accordance with this Program.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	persons in a group home.		<p>Per Ordinance No. 2015-1026, “Family” is now defined as, “Two (2) or more persons related by birth, marriage, or adoption; or an individual or group or persons living together who constitute a bonafide single housing keeping unit in a dwelling unit.”</p> <p>This Program has been successfully completed as part of the City’s 2009-2014 Housing Element, and will be deleted as part of the 2014-2023 Housing Element.</p>
4.0	<p><b>HOUSING REHABILITATION PROGRAMS</b></p> <p>The City shall continue to encourage the county-wide CDBG consortium to apply to the State for funds for housing rehabilitation on behalf of Ceres. Through the county-wide CDGB consortium, three programs for which the City would be eligible are:</p> <p><u>HOME and RDA 20% set aside).</u></p> <p>The state administered non entitlement CDBG program provides funding for three eligible activity areas: housing, public facilities, and economic development.</p> <p>Activities must address one of the following three objectives: serve lower income people, eliminate</p>	Ongoing	<p>During the 2009-2014 planning period, City staff continued to be involved in the County wide consortium to apply for CDGB funds to assist with housing rehabilitation. As noted previously in this Housing Element, the City has received and administered HOME funds.</p> <p>This Program will be continued as modified as part of the 2014-2023 Housing Element. Modifications will include reference to the City’s Redevelopment Agency, as this Agency has been dissolved.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	<p>slums or blight, or resolve urgent community development needs. State regulations require that at least 70 percent of the funds be used to benefit lower income households and that no activity exclude low income households. (CDBG funds can also be used to support public facilities and community services programs for low income households.)</p> <p><u>Rental Rehabilitation Program.</u> This program provides partial funding for low income housing rehabilitation.</p> <p><u>California Housing Rehabilitation Program.</u> The owner-occupant component of this program provides funding to local governments for rehabilitation loans to low income homeowners. The rental component of this program provides funding directly to eligible rental property owners.</p>		
4.1	<b>CONSERVATION OF AT-RISK UNITS</b>	Ongoing	During the 2009-2014 planning period, the Casa Grande Village apartments



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>The City shall monitor the status of the Casa Grande Village’s HUD Section 236 program and periodically contact the owner concerning plans to continue in or opt out of the subsidy program. If necessary, the City shall identify potential buyers of the at-risk project, such as the Housing Authority of the Stanislaus County or a local non-profit housing developer, and identify possible sources of City funding, such as housing set-aside funds, to supplement primary state and federal sources, such as tax credits.</p>		<p>obtained an extension for the HUD 236 program until 2031. Therefore, the Casa Grande Village is no longer considered to be at-risk of losing its subsidy program, and this Program was completed as part of the 2009-2014 Housing Element.</p> <p>However, during the 2014-2023 Housing Element planning period, the City is aware that the affordability status of the Almond Terrace Apartments and Sierra View Apartments are due to expire. As such, this Program will be modified to reflect the status of these two projects as part of the 2014-2023 Housing Element.</p>
<p><b>4.2 RELOCATION OF LOW INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING</b> The City shall defray relocation expenses of all low income households displaced by the demolition of dilapidated housing. The City shall follow the displacement guidelines outlined in the Redevelopment Agency’s Housing Production Plan.</p>	Ongoing	<p>During the 2009-2014 planning period, the City was not required to assist in relocation expenses of low income households that were displaced by the demolition of dilapidated housing. However, as housing conditions are reviewed, and the City considers the demolition of dilapidated housing, the City will consider assistance in relocation expenses for low income households.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>
<p><b>5.0 FAIR HOUSING PROGRAM</b> The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation</p>	Ongoing	<p>The City continues to promote equal housing opportunities for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation origin, or color.</p>



**TABLE 1-50**

**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2015**

Implementation Program Summary	Status	Evaluation
<p>origin, or color by supporting efforts of community groups which provide counseling, investigatory, legal, or referral to victims of discrimination. Specifically, the City shall:</p> <ul style="list-style-type: none"> <li>▪ Maintain information on state and federal fair housing laws in English and Spanish on the City’s website and at the Planning Division for public distribution.</li> <li>▪ Provide information on state and federal fair housing laws in English and Spanish at the public library, police station, fire department, and schools.</li> <li>▪ Designate a bilingual individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission, and</li> <li>▪ Seek the cooperation of the local homebuilders association, Realtor associations, and lenders in disseminating fair housing information.</li> <li>▪ The City will utilize the United Way Information and Referral Service as</li> </ul>		<p>Therefore, this Program has been achieved as part of the 2009-2014 Housing Element, and will be continued as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

	Implementation Program Summary	Status	Evaluation
	a resource to refer persons in need of assistance.		
6.0	<p><b>WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS</b></p> <p>The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation.</p>	Ongoing	<p>Information on currently available weatherization and energy conservation programs are provided at City Hall and on the City’s website. AS such, this Program is considered to be successful as part of the 2009-2014 Housing Element.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>
6.1	<p><b>ENERGY CONSERVATION FOR NEW CONSTRUCTION</b></p> <p>The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.</p>	Ongoing	<p>Through the Plan Check and Inspection process, the City ensures that all new residential development is constructed in accordance with Title 24. Prior to occupancy, Developers are required to submit architectural and structural plans to the City for review and approval. During the construction process, City Building Inspectors are responsible for reviewing new construction, and subsequently issuing a Certificate of Occupancy. The City will not issue a Certificate of Occupancy until all regulations are complied with, including Title 24. Therefore, this Program has been achieved as part of the 2009-2014 Housing Element.</p> <p>The City continues to enforce Title 24 Regulations on all new residential development within the City. In addition, in recent years, the Turlock Irrigation District has established various Energy Efficiency Rebate programs to help promote the use of energy efficient designs in residential units (i.e. Solar, Tankless Water Heater, etc.). The City encourages Developers to utilize the TID rebate programs. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>



**TABLE 1-50**  
**EVALUATION OF 2009-2014 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2015**

Implementation Program Summary		Status	Evaluation
7.1	<p><b>AFFORDABLE HOUSING DESIGN</b></p> <p>The City shall also require that developers of affordable rental housing projects provide information showing how the project will be managed to maintain units in sound condition.</p>	Ongoing	<p>Through the Plan Check and Inspection process, the City ensures that residential projects are built in sound condition, and in accordance with Title 24 within the California Building Code. This process ensures structures are built in accordance with all Federal, State, and local regulations, and is completed prior to occupancy. Therefore, this Program was achieved as part of the 2009-2014 Housing Element.</p> <p>The City continues to enforce Title 24 Regulations and the California Building Code on all residential projects (affordable and market rate) within the City. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p>







## PART 2: POLICY DOCUMENT

### INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements under the topics of new construction, encouraging affordable housing, special needs, rehabilitation/conservation, housing discrimination prevention, energy conservation, and neighborhood preservation. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

**Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved or households assisted over a nine-year time frame.



## NEW CONSTRUCTION

**Goal HE-1** To provide for the City's regional fair share of new housing for all economic segments of the community.

### Policies

Policy 1.0 The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth and to meet its regional share of housing.

Policy 1.1 The City shall establish flexible land use regulations through a planned development process for large tracts of land that allows for a range of housing types and densities within a single development.

Policy 1.2 The City shall encourage the use of specific plans and development agreements on large tracts of land to improve the site planning/development process and increase the predictability of the development process.

Policy 1.3 The City shall continue to expeditiously process residential development proposals that conform to General Plan policies and City regulatory requirements.

Policy 1.4 The City shall allow the installation of mobile homes and factory built housing on permanent foundations in accordance with residential design standards administered by the City. These standards will not distinguish between site built and factory built homes.

Policy 1.5 The City shall plan for a full range of housing types in relation to employment centers in Ceres, transportation, and commercial services.

Policy 1.6 The City shall require that higher density housing be located in areas served by the full range of urban services and near existing or potential public transit routes and employment centers.

Policy 1.7 The City should encourage the development of new residential projects that are designed to facilitate non-automobile modes of travel as described in the Transportation and Circulation Element.

Policy 1.8 The City shall update the adopted capital improvement plan, as needed, for necessary public facilities and services for new residential projects. The plan will provide for a schedule for completion of capital facilities, depending on when they will be needed in conjunction with development.

Policy 1.9 The City shall promote infill residential development within the Downtown Area and other older parts of the City where adequate public facilities and services are already in place for small projects that can be integrated with existing neighborhoods.

Policy 1.10 The City shall foster the development of vacant and underutilized infill sites by giving priority through expedited Application processing to applicants who are developing on the infill sites over applicants proposing greenfield development projects.



Policy 1.11 The City shall encourage a mix of housing types throughout the city in order to increase residential choices. The specific mix of housing for any particular neighborhood should depend on existing land uses within and surrounding the neighborhood, the environmental characteristics of undeveloped land within the neighborhood, the capacity of public services and facilities within the neighborhood.

Policy 1.12 The City shall encourage mixed commercial/housing developments through its planned development process, when said development can contribute to the City's balance of housing in relation to jobs and/or provide affordable housing for low and moderate income households.

Policy 1.13 The City shall promote the development of second units in appropriate locations to increase the availability of affordable housing.

Policy 1.14 The City will include a variety of housing types and densities in all annexations that include residential development in compliance and support of State mandated annexation requirements and LAFCO annexation approval procedures in accordance with the Cortese-Hertzberg Act.

Policy 1.15 Where appropriate, the City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

Policy 1.16 The City shall continue to conserve water usage in the short-term and improve the City's water supply and storage capacity in the long-term.

Policy 1.17 The City shall continue to publicize its water conservation efforts at the City Hall and on the City's website.

Policy 1.18 The City shall continue to enforce the 1988 Water Conservation Ordinance that limits landscape irrigation to three times per week.

## Programs

### Program 1.0: REGIONAL HOUSING NEEDS ALLOCATION

The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs.

Timeframe:	2014 - 2023
Responsibility:	Land owners and developers to initiate annexations with City concurrence; Planning Division to process annexation requests, subject to Planning Commission review and City Council approval; Local Agency Formation Commission to approve annexation.
Funding:	Cost of annexation proceedings to be paid by developer/applicants/property owner.
Quantified Objective:	N/A



**Program 1.1: RESIDENTIAL SITES INVENTORY – WEST LANDING SPECIFIC PLAN**

In accordance with Section 65583.2(h) of the Government Code, the City shall amend the West Landing Specific Plan to allow for a minimum density for the High Density Residential II land use designation of twenty (20) dwelling units per acre to address the City’s regional housing need for lower income households.

Timeframe: By the of 2018  
Responsibility: Planning Division, Planning Commission and City Council  
Funding: General Fund  
Quantified Objective: Amend the West Landing Specific Plan to allow for a minimum density of 20 dwelling units per acre for the High Density Residential II land use designation

**Program 1.2: PROMOTING SECOND DWELLING UNITS**

The City shall promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the Planning Division and posting information on the City's website. The City shall provide information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.

Time Frame: Ongoing  
Responsibility: Planning and Building Division  
Funding: General Fund  
Quantified Objective: Five second units annually

**Program 1.3: MASTER PLANS, SPECIFIC PLANS, AND PLANNED DEVELOPMENTS**

The City shall require that large tracts of vacant land to develop under a comprehensive site plan, either through a master plan, specific plan process, or a planned development process, that provides for a mixture of housing types and a range of housing densities. The purpose of this requirement will be to ensure that each undeveloped area within the city limits and the Sphere of Influence contains a percentage of land at various densities that correspond to the proportion of the City's regional housing needs for each income group.

Timeframe: Ongoing as large developments proposals are submitted to City.  
Responsibility: Developers, to propose projects with a mixture of housing types, and City, to approve large scale development proposals with a mixture of housing types.  
Funding: Costs of application processing to be paid by developer/applicant/property owner.  
Quantified Objective: N/A

**Program 1.4: HOUSING DIVERSITY**

Encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, second dwelling units, and mobile homes/manufactured housing in their developments and give priority to annexation to developed areas that contain affordable housing or a range of housing types. Use a variety of incentives including zoning



and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: No additional City funds required.  
Quantified Objective: Approve at least four developments that include a range of housing types.

**Program 1.5: PRESERVATION OF MOBILEHOME PARKS**

The City shall update the inventory of mobile home parks in properly zoned locations in which the park infrastructure and the majority of the units can be preserved. If requested for parks in need of preservation, the City shall assist park owners in applying for state assistance to rehabilitate park infrastructure, assist the residents in applying for state aid to purchase the park, and/or provide tax increment funding to rehabilitate the park infrastructure and units that are feasible to repair.

Timeframe: 2014-2023  
Responsibility: Planning Division, Mobile home Park Owners, Mobile home Park residents.  
Funding: State and federal housing program funds.  
Quantified Objective: Coordinate to assist one (1) mobile home park per year within the Planning Period.

**Program 1.6: SMALLER MINIMUM LOT SIZES**

In conjunction with the City's planned comprehensive update to their 1997 General Plan, the City shall amend the Zoning Ordinance's minimum lot size requirement for single family dwelling units to 5,000 square feet in the R-2 and R-3 Districts.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A

**Program 1.7: ANNUAL HOUSING ELEMENT MONITORING REPORT**

The Planning Division shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council should include recommendations regarding changes in Housing Element programs. The report should include the following information, only to the extent applicable and in as much detail as appears warranted each year:

- Progress made toward achieving the City's fair share housing allocation as determined by StanCOG.
- An inventory of housing conditions, including the identification of areas to be targeted for rehabilitation efforts.
- A summary of efforts taken to improve the condition of the City's housing stock (e.g., CDBG supported rehabilitation loans).
- An inventory of sites suitable for the development of low income housing projects.
- A summary of efforts undertaken to relocate residents displaced by redevelopment and to replace affordable units lost as a result of redevelopment.



- Up-to-date information on the homeless population of Ceres and a summary of services available locally to address the needs of the homeless, based on information provided by homeless shelter and service providers.
- An analysis of measures that the City might pursue to assist in the development of affordable housing (e.g. reduction of parking and landscaping requirements for seniors projects, reduction of residential street development standards, and reduction of open space and park dedication requirements).
- An examination of development in multi-family designated land versus General Plan densities to determine if minimum desirable densities are being achieved to meet City housing needs.
- A listing of the housing sale and rental prices to track housing affordability levels.

The City Council shall decide, based on this annual evaluation of its progress, whether or not to adjust its program actions or to adopt new program actions.

Timeframe: Submit report to City Council by April 1 of each year.  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A

#### Program 1.8: INFILL SITE INVENTORY

The City shall create and maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses and residential uses above ground floor retail, such as Regional Commercial (RC), Neighborhood Commercial (NC), Downtown Commercial/Residential (DCR), and Office (O). The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Planning Division counter.

Timeframe: 2015, update annually.  
Responsibility: Planning and Engineering Division  
Funding: General Fund (Staff time)  
Quantified Objective: N/A

#### Program 1.9: FIRST-TIME HOME BUYER DOWNPAYMENT ASSISTANCE

The City shall continue to apply for State HOME funds to support a First-Time Homebuyer Down Payment Assistance Program, which lends qualified households up to twenty (20) percent of the home's sales price for down payment assistance to lower income households, including those extremely low, very low, and low-income categories. The City shall publicize this program to residents on the City's website with other housing information.

Timeframe: Ongoing  
Responsibility: Planning Division  
Funding: Federal/State – HOME/BEGIN  
Quantified Objective: Assist 25 first-time homebuyers.

#### Program 1.10: MULTI-FAMILY LOT CONSOLIDATION PROGRAM

In order to provide vacant parcels of adequate size to encourage affordable multi-family development, the City shall encourage the consolidation of adjacent parcels zoned R-3 and R-4. This may include working with property owners to consolidate parcels, coordinating with local property owners to support the



development of affordable multi-family housing development, working with developers to identify suitable vacant adjoining R-3 and R-4 sites, or providing incentives such as density bonuses of up to 35 percent and a 5 percent parking requirement reduction for applications consisting of lot consolidations.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: General Fund, Application Fees  
Quantified Objective: Encourage consolidation of smaller R-3 and R-4 zoned lots to make affordable multi-family development feasible.

**Program 1.11: DOWNTOWN UNDERUTILIZED SITES**

To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Mixed Use, Downtown Residential, and Downtown Office, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

Timeframe: Ongoing  
Responsibility: Planning Division  
Funding: General Fund, Application Fees, and Developer Costs  
Quantified Objective: N/A

**Program 1.12: DOWNTOWN SPECIFIC PLAN**

In conjunction with Program 1.11, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships between the City and developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A

**Program 1.13: ADDITIONAL WELLS AND WATER TREATMENT**

Should additional wells be taken off-line due to failure in meeting State and federal water quality standards, the City shall investigate the feasibility of reopening wells that were taken off line through water treatment measures, such as well blending or well-head treatment or securing new sources of water.

Time Frame: Current and Ongoing  
Responsibility: Public Works Department  
Funding: General Fund  
Quantified Objective: N/A

**Program 1.14: LONG-TERM WATER SUPPLY**

The City shall develop short and long-term contingency plans to ensure an adequate water supply for residents and businesses. The City shall continue to coordinate and develop long-term groundwater and surface water supply plans internally and with the Turlock Irrigation District.



Time Frame: Current and Ongoing  
 Responsibility: Public Works Department  
 Funding: General Fund  
 Quantified Objective: N/A

**Program 1.15: HOUSING ELEMENT DELIVERY TO WATER AND SEWER PROVIDERS**

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the city must deliver to all public agencies or private entities that provide water and sewer services to properties within Ceres a copy of the 2014-2023 Housing Element. The City of Ceres provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days. The City will also establish a written procedure by the end of 2017 pursuant to Government Code Section 65589.7 to provide priority water and sewer service to development with units affordable to lower income households.

Time Frame: Deliver 2014-2023 Housing Element within thirty (30) days to applicable department(s), Prepare written procedures by the end of 2017  
 Responsibility: Planning Division  
 Funding: General Fund  
 Quantified Objective: N/A

**ENCOURAGING AFFORDABLE HOUSING**

<b>Goal HE-2</b>	To encourage construction and maintenance of affordable housing in the City of Ceres.
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**Policies**

Policy 2.0 While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure consistency with the City’s Small Lot Design Guidelines for all new small lot residential development.

Policy 2.1 The City shall pursue state and federal funding assistance that is appropriate to Ceres needs to develop housing that is affordable to low and moderate income households.

Policy 2.2 The City shall use available local financing techniques, such as tax exempt bonds, or other feasible financial assistance techniques to assist home builders in developing affordable housing.

Policy 2.3 Where government-assisted residential units are included within a housing development, the City shall require that such units be interspersed within the development and shall be outwardly indistinguishable from market rate units.

Policy 2.4 In accordance with provisions of State law, the City shall grant density bonuses of up to thirty-five (35) percent over the maximum density allowed by the General Plan, and at least one other specified incentive, for qualifying projects to promote the inclusion of extremely low, very low, low, and moderate-income and senior citizen housing. Density bonus provisions shall be consistent with the requirements of State Law and the Ceres Municipal Code Section 18.90.





Policy 2.5 The City shall discuss density bonus provisions with every multi-family residential development application.

Policy 2.6 If below market rate units are included within a rental project pursuant to the density bonus program or other local, state, or federal requirements, the City shall require buyer/renter eligibility screening and resale/rent controls to maintain affordability of the units to originally targeted income groups. Where allowed by law, preference will be given to existing Ceres residents.

Policy 2.7 The City shall continue to work with the Stanislaus County CDBG/HOME/Consortium in the administration of affordable housing programs.

Policy 2.8 The City shall actively explore the feasibility of assisting qualified housing developers in using surplus government lands within the City for the development of affordable housing.

Policy 2.9 The City shall work with private and/or non profit housing developers to develop one or more ownership housing projects for lower income households.

Policy 2.10 The City shall evaluate, on a case-by-case basis, whether fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing.

Policy 2.11 The City shall explore opportunities to inform and educate the public regarding the myths and realities of multi-family housing and affordable housing.

Policy 2.12 The City shall encourage and support proactive communications with potentially-affected neighborhood residents and business owners during the planning and implementation of new multi-family residential projects.

## Programs

### Program 2.0: HOUSING CHOICE VOICHER (SECTION 8) PROGRAM

The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Housing Choice (Section 8) rental assistance program. Specifically, the City shall encourage the Housing Authority to seek out and provide assistance to extremely low and very low-income households. The City shall publicize the Section 8 rental assistance program through marketing efforts such as: advertisements in Modesto Bee, Ceres Courier, and Ceres Vida, and brochures made available at City Hall.

Timeframe:	Current and ongoing.
Responsibility:	Planning Division Housing Authority
Funding:	Federal Section 8 program
Quantified Objective:	N/A

### Program 2.1: EXTREMELY LOW-INCOME HOUSING DEVELOPMENT FUNDING

Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City's Planning Division shall coordinate with the Housing Authority of Stanislaus County to research and pursue potential funding opportunities, process applications, and manage funds received for the development of



affordable housing. Specific emphasis shall be placed on the development of extremely low-income housing through a variety of activities, including annual outreach to affordable housing developers, providing technical and/or financial assistance in identifying grant and/or loan programs, and providing expedited processing of applications for the development of housing for extremely low-income households.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: Variety of Funding Sources identified in Table 1-44, Summary of Financial Resources for Housing  
Quantified Objective: Support applications by developers and non-profit agencies for funding and development of affordable housing, specifically, extremely low-income housing.

**Program 2.2: PUBLICIZE DENSITY BONUS PROGRAM**

The City shall publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, by posting information on the City’s website, and by information available at the Planning Division counter.

Timeframe: 2014-2023  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A

**Program 2.3: INCENTIVES IN CONJUNCTION WITH DENSITY BONUS**

In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of extremely low, very low or low-income housing. The City shall consider other incentives on a case-by-case basis, in conjunction with density bonuses include, but are not limited to: fee reductions or deferrals, expedited permit processing, contributions of redevelopment tax increment housing set aside funds, applying for or providing technical assistance in applying for state or federal funds, the issuance of tax exempt bonds or mortgage credit certificates, and the consideration of alternative development standards to reduce development costs. The City shall determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.

Timeframe: Current and ongoing  
Responsibility: Planning Division  
Funding: City administrative costs to be paid from Housing Set Aside funds or the General Fund.  
Quantified Objective: 250 extremely low income and 250 very low income dwelling units.

**Program 2.4: REDUCED PARKING STANDARDS IN DOWNTOWN SPECIFIC PLAN**

For attached single-family and multi-family projects within the Downtown Specific Plan consisting of units for extremely low, very low, and low-income households, the City shall consider reduced parking standards by the following methods; angled parking on Downtown streets, reduced parking ratios, offering incentives for the provision of shared parking in alleys. Reduced parking standards will assist in maximizing the number of residential units to be developed on a specific site.

Timeframe: 2014-2023



Responsibility: Planning Division  
Quantified Objective: Reduce parking standards for three (3) affordable housing projects within Downtown Specific Plan area.

**Program 2.5: PURSUE STATE AND FEDERAL FUNDING**

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Stanislaus County, and other interested entities to support efforts to meet the new construction needs of low and moderate income households and to assist persons with rent payments required for existing units. Whether the City applies for funding individually, as part of a consortium of public agencies, or through a formal Joint Powers Agreement with other public agencies, will depend on the type of program and the benefits to City of joint versus singular application.

The following are currently (2015) funded state and federal programs the City specifically intends to pursue:

Section 202 Housing for the Elderly or Handicapped. This federal program provides low interest loans to finance the construction or rehabilitation of rental housing.

Rental Housing Construction Program (RHCP). This program, funding for which has been re-established under Proposition 84 (1988), provides for the development of rental units by private, non-profit, or public agencies, subject to the reservation 30 percent of the units for very low and low income households (two-thirds of which must be very low). Funds can be used for long-term financing or a combination of long-term and construction loan financing. If other programs become available, the City shall evaluate the eligibility and feasibility of City use of funds from those programs.

Family Housing Demonstration Program. This is a state demonstration program that provides funding for the construction or rehabilitation of low income rental housing projects that also provide support services and job training programs. The City would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.

Predevelopment Loan Program. This program provides low interest loans to governmental and non-profit housing agencies for land, engineering, architectural design, application and development fees, and other costs prior to the development of a low income housing project.

HOME/HOPE Programs. These programs provide funding for low income housing construction, rehabilitation, and home ownership for low income households and may eventually replace some current federal programs. The City has joined a countywide consortium in conjunction with other Stanislaus County jurisdictions to become an entitlement entity under the HOME Program.

Community Reinvestment Act Programs (CRA). Sponsored by the Federal Home Loan Bank Board and the Federal Reserve Bank Board, participating lending institutions provide funds at below market interest rates for affordable housing developments.

State Farmworker Housing Program. This program provides grants to non-profit housing developers to construct permanent family housing for year round, very low income residents who are employed in agriculture.



There are a number of other state and federal programs that provide grants, loans, or mortgage insurance for affordable housing development and in which eligible applicants are for profit or non-profit home builders. The City would lend its support to such applications through favorable land use policies should eligible and financially feasible projects be submitted to the City.

- Timeframe: City to assess annually feasibility of applying for funding under various programs and to work with other responsible entities to submit funding applications each year for programs considered feasible.
- Responsibility: Private developers, non-profit housing corporations, City of Ceres (Planning Division to be lead agency), and Housing Authority.
- Funding: State housing funds, federal housing funds, and private capital from lending institutions, and contributions from interested developer applicants.
- Quantified Objective: Many of the above programs will work in conjunction with the density bonus program. In addition to density bonus objectives, 100 moderate income units from projects funded by private lending institutions under CRA.

**Program 2.6: ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING.**

The City of Ceres shall continue to contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low and moderate income housing programs to allow local governments with greater financial resources to meet federal and state housing mandates.

- Timeframe: Current and ongoing
- Responsibility: City Council
- Funding: General Fund (Staff Time)
- Quantified Objective: N/A

**Program 2.7: GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS**

The City shall review, and if feasible, update the Administrative Procedures of its Public Facilities Fees, which specify the conditions under which fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing. The City shall review fee waiver/deferral programs developed by Stanislaus County, Modesto and Turlock.

- Timeframe: Annually
- Responsibility: Planning Division, City Council.
- Funding: General Fund (Staff Time).
- Quantified Objective: N/A

**Program 2.8: SELF HELP HOUSING PROGRAM.**

The City shall continue to allocate redevelopment housing set aside funds, to provide for a local funding match for a Self Help Housing demonstration project. Such a project would have to be initiated by a non-profit housing sponsor and use state or federal funds as the primary governmental financing source.

- Timeframe: Depends on request for assistance.



Responsibility: Planning Division, non-profit housing corporation  
 Funding: RDA Housing Set Aside funds  
 Quantified Objective: Depends on whether non-profit housing corporation requests assistance from City.

**Program 2.9: ACQUIRE SITES FOR SELF HELP HOUSING**

The City shall assist Habitat for Humanity in acquiring sites in Ceres to help meet the demand from Ceres residents for their self-help program.

Timeframe: 2014-2023  
 Responsibility: Planning Division  
 Funding: General Fund (Staff Time)  
 Quantified Objective: Assist Habitat for Humanity to acquire two (2) sites within the Planning Period.

**Program 2.10: PUBLICIZE SELF HELP HOUSING**

The City shall publicize information on self-help or sweat equity programs on the City’s website. The City shall contact community non-profit organizations to provide information on the existing local opportunities.

Timeframe: Ongoing  
 Responsibility: Planning Division  
 Funding: General Fund (Staff Time)  
 Quantified Objective: N/A

**Program 2.11: PUBLICIZE AVAILABLE PROGRAMS**

The City shall publicize programs, such as the First Time Home Buyer Program, BEGIN Program, and Cal Rural Lending Programs, currently available to Ceres residents by posting information on the City’s website, making information at Planning/Building Division Front Counter, and periodically posting notices in local newspaper (i.e. Ceres Courier and Modesto Bee).

Timeframe: Ongoing  
 Responsibility: Planning Division  
 Funding: General Fund (Staff Time)  
 Quantified Objective: N/A

**SPECIAL NEEDS**

<b>Goal HE-3</b>	To provide a range of housing services to meet the needs of households with special needs within the city.
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**Policies**

Policy 3.0 The City shall implement State Law which allows for the establishment of group homes with six or fewer individuals in any residential zone.



**Policy 3.1** The City shall ensure that its land use regulations do not present barriers to the location of child care facilities within new residential developments or within reasonable proximity to where such facilities are needed.

**Policy 3.2** The City shall encourage the development of rental units for large families to accommodate the number of renters within the City who are considered to be large households.

**Policy 3.3** The City shall ensure that its land use regulations do not present barriers to the development of housing oriented to the needs of elderly residents, including housing that provides food and health care services, congregate housing, and other forms of housing for older adults.

**Policy 3.4** The City shall designate zoning categories that are appropriate for the location of facilities serving homeless individuals and families.

**Policy 3.5** The City shall ensure that its land use regulations and affordable housing policies do not discriminate against year round housing for large families, particularly farmworker families.

**Policy 3.6** The City shall implement state and federal requirements for handicapped access in new residential developments. Any housing developments in which the City acts as a developer, provides financing, or assists a developer in applying for state or federal funds must address the needs of mobility impaired individuals.

**Policy 3.7** The City shall encourage small residential developments and individual housing units meeting special needs to be integrated into existing neighborhoods and new residential developments. Examples include second dwelling units, duplexes on corner lots, and scattered site housing developments on in fill lots.

**Policy 3.8** The City shall continue to work with surrounding jurisdictions to address the needs of the transient homeless persons on a regional basis.

**Policy 3.9** The City shall provide priority permit processing of projects which are targeted toward special needs groups, such as seniors, the disabled, the homeless, and farmworkers, including priority for building plan check, subdivision map review, improvements plans for roadways and utilities, and environmental impact analysis.

## **Programs**

### **Program 3.0: REASONABLE ACCOMMODATION**

The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

Timeframe:	By December 2016 and reviewed Annually
Responsibility:	Planning Division
Funding:	General Fund
Quantified Objective:	N/A



**Program 3.1: HANDICAPPED ACCESSIBILITY**

The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City shall encourage developers of affordable housing to incorporate mobility impaired accessibility in their project design, and require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts as on behalf of the developer as an applicant for state or federal funding.

Timeframe: Current and ongoing  
Responsibility: Planning Division, developers  
Funding: General Fund (Staff Time)  
Quantified Objective: To assure that accessible units are available for the estimated 3 to 4 percent of the City's population with mobility impairments.

**Program 3.2: HOUSING FOR ELDERLY RESIDENTS.**

The City should prepare guidelines for the location and development of housing projects specifically designed for elderly residents with special housing needs. Included in this category would be various types of apartment projects with recreational and food service facilities designed especially for senior citizens and congregate care facilities.

Timeframe: By December 2016  
Responsibility: Planning Division  
Funding: General Fund (Staff Time)  
Quantified Objective: N/A

**Program 3.3: TEMPORARY/SEASONAL FARMWORKER HOUSING**

The City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will review the zoning ordinance to determine that zoning and development standards encourage a variety of housing types for farmworker housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, and second units. The City will encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The City will develop an informational brochure illustrating the possible funding sources and other City incentives for the development of farmworker housing and provide this brochure at the Community Development Department and City's website.

Timeframe: Assist developers as applications and inquiries are made. Assistance shall include site identification and administrative assistance in filling out State and federal funding applications. Develop informational brochure by end of 2017 and provide annual outreach to developers and/or non-profit agencies  
Responsibility: Planning Division  
Funding: General Fund (Staff time)  
Quantified Objective: N/A



**Program 3.4: REGIONAL COOPERATION WITH HOMELESS NEEDS**

The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSSC) and the Continuum of Care to help address homeless needs in Ceres and Stanislaus County.

Timeframe: Ongoing  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A

**Program 3.5: PERSONS WITH DEVELOPMENTAL DISABILITIES**

The City shall refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City’s website. As available, the City may pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Timeframe: 2014-2023  
Responsibility: Planning Divisions  
Funding: General Fund  
Quantified Objective: Rehabilitate 3 dwelling units per year specific to persons with developmental disabilities.

**REHABILITATION/CONSERVATION**

**Goal HE-4** To conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

**Policies**

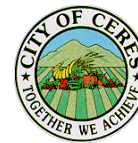
Policy 4.0 The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

Policy 4.1 The City shall pursue state and federal funding assistance that is appropriate to Ceres's needs to rehabilitate housing. The City shall also contribute redevelopment tax increment funds to support the rehabilitation of the existing housing stock.

Policy 4.2 The City shall work with interested individuals and non-profit housing corporations to acquire rental housing in need of rehabilitation and to maintain the affordability of the units to low income households, should such action be the only feasible method of preserving an affordable rental housing development. In no case will the City use its police powers to condemn private property in order to force a sale to a non-profit housing corporation.

Policy 4.3 The City shall continue to work with non-profit housing corporations with an interest in acquiring government assisted, privately owned rental housing at risk of converting to market rate housing. The City shall assist such entities in applying for state and federal funding to preserve the affordability of "at risk" rental housing and consider the use of redevelopment tax increment funds if state and federal funding is insufficient.





Policy 4.4 The City shall continue to make code enforcement inspections upon a complaint basis to assure that rental housing is maintained in habitable condition according to County Health Department standards.

Policy 4.5 The City shall work with the Stanislaus County Housing Authority to preserve Section 8 and other public and private rent subsidized units in the city.

Policy 4.6 The City shall provide assistance to mobile home park owners and residents in applying for state or federal assistance to rehabilitate a mobile home park or convert the park to resident ownership. The City shall also consider providing low interest loans from redevelopment tax increment funding for such assistance.

## Programs

### Program 4.0: HOUSING REHABILITATION PROGRAMS

The City shall continue to encourage the county-wide CDBG consortium to apply to the State for funds for housing rehabilitation on behalf of Ceres. Through the county-wide CDGB consortium, three programs for which the City would be eligible are:

HOME. The state administered non entitlement CDBG program provides funding for three eligible activity areas: housing, public facilities, and economic development.

Activities must address one of the following three objectives: serve lower income people, eliminate slums or blight, or resolve urgent community development needs. State regulations require that at least 70 percent of the funds be used to benefit lower income households and that no activity exclude low income households. (CDBG funds can also be used to support public facilities and community services programs for low income households.)

Rental Rehabilitation Program. This program provides partial funding for low income housing rehabilitation.

California Housing Rehabilitation Program. The owner-occupant component of this program provides funding to local governments for rehabilitation loans to low income homeowners. The rental component of this program provides funding directly to eligible rental property owners.

Timeframe:	The City would annually evaluate the feasibility of applying for funds from these programs.
Responsibility:	Redevelopment Agency
Funding:	State Funds
Quantified Objective:	Rehabilitate 10 dwelling units per year, 80 dwelling units

### Program 4.1: CONSERVATION OF AT-RISK UNITS

The City shall monitor the status of the Sierra View Apartments tax exempt bonds and the fifteen (15) affordable units that may convert to market rate and future at-risk affordable housing. If necessary, the City shall identify potential buyers of the at-risk project, such as the Housing Authority of the Stanislaus County or a local non-profit housing developer, and identify possible sources of City funding, such as housing set-aside funds, to supplement primary state and federal sources, such as tax credits. The City shall also provide assistance by coordinating with residents and directing them to the Stanislaus County



Housing Authority to obtain Section 8 Vouchers. The City shall pursue State and Federal monies to provide subsidy assistance to affordable housing units at-risk converting to market-rate.

Timeframe: Ongoing, and on an annual basis  
Responsibility: Planning Division  
Funding: General Fund (Staff time)  
Quantified Objective: Preserve 15 assisted units with Section 8 subsidies.

#### Program 4.2: RELOCATION OF LOW INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING

The City shall explore the defraying of relocation expenses of all low income households displaced by the demolition of dilapidated housing. The City shall follow the displacement guidelines outlined in the Redevelopment Agency's Housing Production Plan.

Timeframe: As needed  
Responsibility: Planning Division and applicant for demolition  
Funding: Housing Set Aside funds  
Quantified Objective: Defray relocation expenses of all low income households displaced by housing demolition.

## HOUSING DISCRIMINATION PREVENTION

### Goal HE-5

To provide decent housing and quality living environment for all Ceres residents regardless of age, race, religion, sex, sexual orientation, marital status, ancestry, national origin, color, disability, or economic level.

### Policies

Policy 5.0 The City shall promote housing opportunities for all persons regardless of age, race, religion, sex, sexual orientation, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

Policy 5.1 The City shall provide public information on the state and federal fair housing laws.

Policy 5.2 The City shall refer discrimination complaints to the State Fair Employment and Housing Commission. A person will be designated at the City as the information contact for housing discrimination referrals.

Policy 5.3 The City shall cooperate with community based organizations which provide services or information to victims of housing discrimination.

Policy 5.4 The City shall seek joint sponsorship with local homebuilders, real estate agents, and lenders of a periodic fair housing public information campaign.



## Programs

### Program 5.0: FAIR HOUSING PROGRAM

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation origin, or color by supporting efforts of community groups which provide counseling, investigatory, legal or referral to victims of discrimination. Specifically, the City shall:

- Maintain information on state and federal fair housing laws in English and Spanish on the City’s website and at the Planning Division counter for public distribution.
- Provide information on state and federal fair housing laws in English and Spanish at the public library, police station, fire department, and schools.
- Utilize a bilingual individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission, and
- Seek the cooperation of the local homebuilders association, Realtor associations, and lenders in disseminating fair housing information.
- The City will utilize the United Way Information and Referral Service as a resource to refer persons in need of assistance.

Timeframe: Current and ongoing  
Responsibility: Planning Division, real estate agents, home builders, local lenders  
Funding: General Fund  
Quantified Objective: N/A

### Program 5.1: PUBLIC ENGAGEMENT/GENERAL PLAN CONSISTENCY

To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Planning Commission and City Council as an avenue for public input on housing issues and housing element implementation.

- Maintain the Draft General Plan Housing Element Review on the City’s Website
- Notice Planning Commission and City Council meetings to enhance public awareness as well as post on the City’s website.
- Develop a General Plan Consistency Matrix and update annually, if necessary. This matrix will determine the consistency between the Housing Element Policies and Programs and the other Elements of the General Plan.

Timeframe: Annually  
Responsibility: Planning Division  
Funding: General Fund  
Quantified Objective: N/A



## ENERGY CONSERVATION

### Goal HE-6

To encourage energy efficiency in all new and existing housing.

#### Policies

Policy 6.0 The City shall require that new residential development meets local and state requirements for energy conservation.

Policy 6.1 The City shall encourage the use of energy conservation devices and passive design concepts which make use of natural climate to increase energy efficiency and reduce housing costs.

#### Programs

##### Program 6.0: WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS

The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation. Provide information at City Hall on Turlock Irrigation District weatherization and energy assistance programs.

Timeframe:	Ongoing
Responsibility:	Planning Division, Pacific Gas and Electric, Central Valley Opportunity Center, Turlock Irrigation District, Stanislaus County Department of Social Services
Funding:	RDA Housing Set Aside Funds, Turlock Irrigation District, Pacific Gas & Electric, Special Circumstances Grants, and state Office of Economic Opportunities
Quantified Objective:	Weatherize 25 dwelling units per year, 200 dwelling units total

##### Program 6.1: ENERGY CONSERVATION FOR NEW CONSTRUCTION

The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.

Timeframe:	Current and ongoing
Responsibility:	Planning and Building Division, Planning Commission, City Council
Funding:	N/A
Quantified Objective:	N/A

##### Program 6.2: PUBLICIZE ENERGY CONSERVATION FOR NEW CONSTRUCTION

The City shall make available on its website, and the Planning Division counter, information on energy efficient rebate programs offered by the Turlock Irrigation District (TID) for new residential construction. The City shall encourage developers and non-profit housing agencies to apply for rebates through the TID program.



Timeframe: 2014-2023  
 Responsibility: Planning Division  
 Funding: General Fund (Staff Time)  
 Objective: Provide information on TID energy efficiency rebate program

## NEIGHBORHOOD PRESERVATION

### Goal HE-7

To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

### Policies

Policy 7.0 The City shall promote quality design and appearance of all new multi-family units so that they add value to the community’s built environment and reduce potential for community objection.

Policy 7.1 The City shall require that affordable housing projects be designed so that there is no discernable exterior difference between such projects and market-rate housing projects.

Policy 7.2 The City shall encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Policy 7.3 The City shall strive to raise and enforce current standards on all rental properties in the community.

Policy 7.4 To create a balanced community, the City shall encourage large new residential developments to have a range of housing types and prices.

### Programs

#### Program 7.1: AFFORDABLE HOUSING DESIGN

The City shall require that developers of affordable rental housing projects to provide information showing how the project will be managed to maintain units in sound condition.

Timeframe: Current and ongoing  
 Responsibility: Planning Division, Planning Commission, City Council, and developers  
 Funding: N/A  
 Quantified Objective: N/A

## QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed,



rehabilitated, and conserved over a five-year time period. Table 2-1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2014-2023).

<b>TABLE 2-1</b>						
<b>SUMMARY OF QUANTIFIED OBJECTIVES</b>						
<b>Objective Category/Program</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above-Moderate</b>	<b>Total</b>
<b>FAIR SHARE ALLOCATION</b>						
HCD Housing Needs Determination (2014-2023)	311	311	399	446	1,104	2,571
Permit Development Activity (As of March 2015)	0	0	0	52	0	52
<b>Remaining Need (2014-2023)</b>	<b>311</b>	<b>311</b>	<b>399</b>	<b>394</b>	<b>1,104</b>	<b>2,519</b>
<b>QUANTIFIED OBJECTIVES JANUARY 2014 – JUNE 2023</b>						
New Construction <sup>1</sup>	306	306	394	394	1,104	2,504
Conservation/Preservation of At-Risk Units	7	22	7	N/A	N/A	
Rehabilitation	5	5	5	N/A	N/A	15
<b>TOTAL</b>	<b>318</b>	<b>333</b>	<b>406</b>	<b>394</b>	<b>1,104</b>	<b>2,555</b>
Notes: <sup>1</sup> New Construction includes residential projects currently approved, as well as vacant sites identified in Table 1-29. In addition, in some cases, particularly objectives related to Above-Moderate Residential Households, the City will need to annex new lands in order to meet with RHNA within the 2014-2023 timeframe.						

## **APPENDIX A:**

**STANISLAUS COUNCIL OF GOVERNMENTS 2014-2023  
REGIONAL HOUSING NEEDS ALLOCATION PLAN, DATED JUNE  
2014**

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# RHNP

## Final Regional Housing Needs Plan for Stanislaus County 2014-2023





# Acknowledgements

Many individuals aided in the preparation of the 2014-2023 Regional Housing Needs Assessment Plan.

## StanCOG Policy Board

**Luis Molina (Chair)**, City of Patterson

**Vito Chiesa (Vice Chair)**, Stanislaus County

**Mike Kline**, City of Ceres

**Jenny Kenoyer**, City of Modesto

**Dave Lopez**, City of Modesto

**Garrad Marsh**, City of Modesto

**Matthew Beekman**, City of Hughson

**Ed Katen**, City of Newman

**Michael Brennan**, City of Oakdale

**Richard O'Brien**, City of Riverbank

**Forrest White**, City of Turlock

**Charles Goeken**, City of Waterford

**Jim DeMartini**, Stanislaus County

**Dick Monteith**, Stanislaus County

**William O'Brien**, Stanislaus County

**Terry Withrow**, Stanislaus County

**Carrie Bowen**, Caltrans Ex – Officio

Former Members:

**Bret Durossette**, City of Ceres

**Stephanie Burnside**, City of Modesto

**David Geer**, City of Modesto

**Joe Muratore**, City of Modesto

## Valley Vision Stanislaus Steering Committee

**Tom Westbrook**, City of Ceres

**Thom Clark**, City of Hughson

**Patrick Kelly**, City of Modesto

**Stephanie Ocasio**, City of Newman

**George Osner**, City of Oakdale

**Joel Andrews**, City of Patterson

**JD Hightower**, City of Riverbank

**Debbie Whitmore**, City of Turlock

**Bob Borchard**, City of Waterford

**Angela Freitas**, Stanislaus County

**Marjorie Blom**, Local Agency Formation Commission

**Richard O'Brien**, StanCOG Policy Board

**Jean Foletta**, Social Services Transportation Advisory Council

**RJ Corwin**, Bicycle Pedestrian Advisory Committee

**Gil Bostwick**, Citizens Advisory Committee

## StanCOG Staff

**Carlos P. Yamzon**, Executive Director

**Rosa De Leon Park**, Deputy Executive Director

**Jaylen French**, Associate Planner

## Consultant Team

**Ted Holzem**, Senior Project Manager, Mintier Harnish

**Chelsey Norton**, Project Manager, Mintier Harnish

**Dov Kadin**, Planner, Mintier Harnish

**Jim Damkowitz**, Principal, Kittelson & Associates



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# Executive Summary

State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Stanislaus County region to the Stanislaus Council of Governments (StanCOG). The Regional Housing Needs Plan (RHNP) describes the methodology developed to allocate the region's identified housing needs in four income categories (very low, low, moderate, and above moderate) among the nine cities and the unincorporated county in accordance with the objectives and factors contained in State law.

The RHNA process begins with the RHNA Determination. HCD issues a RHNA determination to StanCOG and all other COGs in California to identify each region's housing needs. The StanCOG RHNA Determination is the total number of units that the jurisdictions within the Stanislaus county region must collectively plan for in their housing elements. The Determination, which is divided into four income categories, is based on Department of Finance (DOF) population projections and regional population forecasts. HCD provided the Stanislaus County region a final RHNA Determination of 21,330 housing units for the planning period of January 1, 2014 to September 30, 2023.

The State-mandated RHNA process (Government Code Sections 65580 et seq.) requires StanCOG to develop and adopt a methodology for allocating a portion of the RHNA Determination to each jurisdiction within the Stanislaus region. Prior to adoption of the RHNA Methodology, StanCOG staff consulted the Valley Vision Stanislaus Steering Committee, comprised of representatives from each of the jurisdictions as well as other agencies, groups and individuals with interests in the RHNA process, and the StanCOG Policy Board. Together, StanCOG staff, the Valley Vision Stanislaus committee, and the StanCOG Policy Board considered different methodologies to allocate a portion of the RHNA Determination to each jurisdiction. The proposed RHNA Methodology—Regional Income Parity—and three alternative methodologies were released for public review on September 20, 2013. The public, as well as the affected cities and unincorporated county were given the opportunity to comment on the



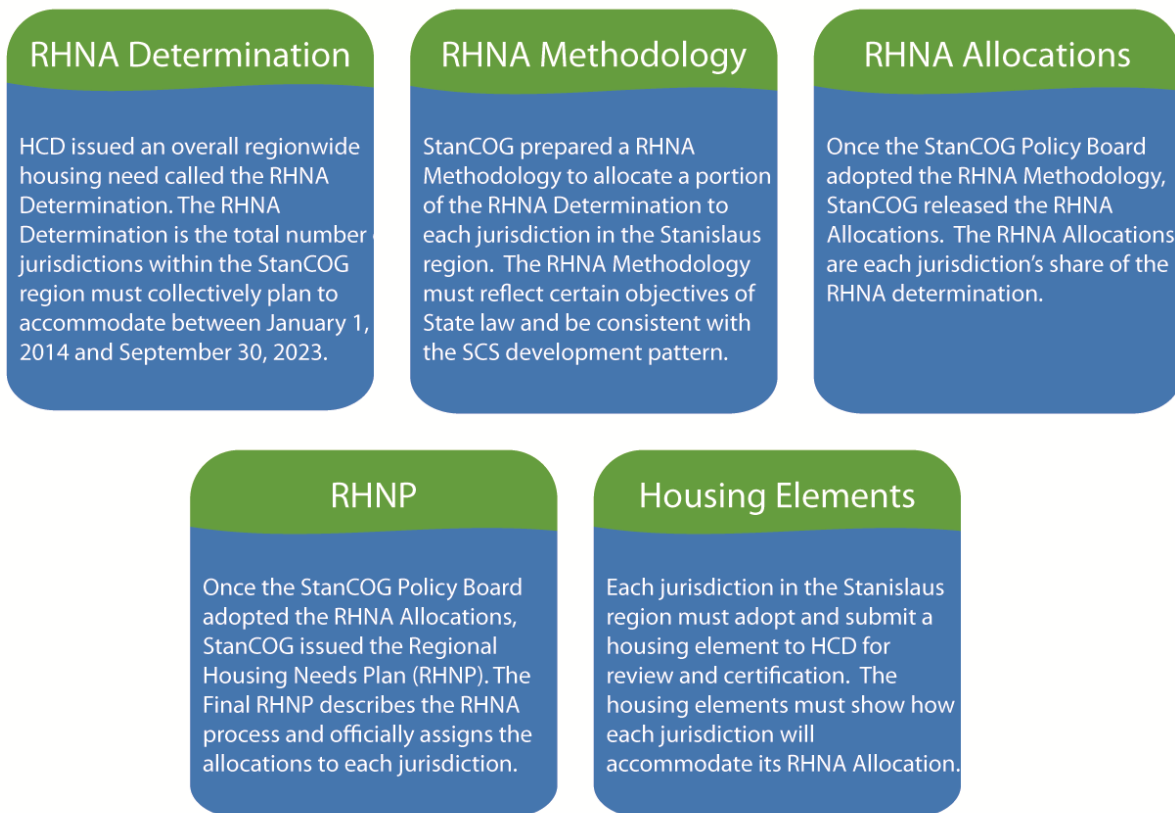
methodologies during a 60-day review and comment period, which was extended by two weeks to December 3, 2013.

The RHNA Methodology—Regional Income Parity—was adopted by the StanCOG Policy Board on December 18, 2013. An underlying principle of the methodology is to ensure that affordable housing is equitably distributed throughout the region. In short, the Methodology applies an adjustment factor to each jurisdiction's base allocation in consideration of disparities in existing household income. The adjustment factor adds affordable units to the RHNA allocation for

jurisdictions that currently have a lower proportion of affordable households than the regional average and subtracts affordable units from the RHNA allocation for jurisdictions that currently have a higher proportion of affordable households than the regional average. This methodology is intended to help each jurisdiction trend towards regional income parity over time. Table 1 summarizes the overall allocation of units to each jurisdiction and the allocation by the four income categories. The RHNA Methodology is described in more detail in Section IV.

By December 30, 2015–18 months after the anticipated adoption of the 2014 RTP/SCS—each jurisdiction must adopt its housing element consistent with the 2014-2023 RHNA and submit it to HCD for certification. The housing element must demonstrate that adequate sites and zoning are available during the planning period to accommodate the RHNA for all economic segments of a community. HCD reviews each jurisdiction's housing element for compliance with State law.

## Key Terms and Definitions





**Table 1: 2014-2023 Draft RHNA  
Allocations by Income Category**

	Total RHNA Allocation	Very Low Income Allocation		Low Income Allocation		Moderate Income Allocation		Above Moderate Income Allocation	
		Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA
Ceres	2,571	622	24.19%	399	15.52%	446	17.35%	1,104	42.94%
Hughson	218	53	24.31%	34	15.60%	38	17.43%	93	42.66%
Modesto	6,361	1,546	24.30%	991	15.58%	1,100	17.29%	2,724	42.82%
Newman	778	186	23.91%	119	15.30%	136	17.48%	337	43.32%
Oakdale	1,247	315	25.26%	202	16.20%	210	16.84%	520	41.70%
Patterson	2,491	636	25.53%	408	16.38%	416	16.70%	1,031	41.39%
Riverbank	1,280	321	25.08%	206	16.09%	217	16.95%	536	41.88%
Turlock	3,618	877	24.24%	562	15.53%	627	17.33%	1,552	42.90%
Waterford	525	131	24.95%	84	16.00%	89	16.95%	221	42.10%
Unincorporated County	2,241	538	24.01%	345	15.39%	391	17.45%	967	43.15%
<b>Total</b>	<b>21,330</b>	<b>5,225</b>	<b>24.50%</b>	<b>3,350</b>	<b>15.71%</b>	<b>3,670</b>	<b>17.21%</b>	<b>9,085</b>	<b>42.59%</b>

## Section I: Introduction

State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Stanislaus County region to the Stanislaus Council of Governments (StanCOG). StanCOG, and other California councils of governments (COGs), undertake the RHNA process prior to each housing element cycle. The current RHNA is for the fifth housing element cycle and covers a 9.75-year projection period (January 1, 2014 – September 30, 2023).

The RHNA process for the Stanislaus County region was initiated in January 2013, and is anticipated to be completed in June 2014 with the adoption of the Regional Housing Needs Plan (RHNP). The RHNP describes the methodology developed to allocate the region's identified housing needs in four income categories (very low, low, moderate, and above moderate) among the nine cities and the unincorporated county. State housing element law (Government Code Section 65584(d)) sets the following objectives for the RHNA Methodology:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low-income and very low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

The RHNP assigns each jurisdiction a portion of the RHNA Determination, issued by HCD. The StanCOG RHNA Determination is the total number of units that the jurisdictions within the Stanislaus county region must collectively plan to accommodate between January 1, 2014 and September 30, 2023. The RHNA Determination, which is divided into four income categories, is based on Department of Finance (DOF) population projections and validated by a regional population forecasts. Table 2 shows the breakdown of the RHNA Determination by the four income categories.

Table 2: Total RHNA Determination by Income Category		
Income Category	Units	Percent
Very Low	5,225	24.5%
Low	3,350	15.7%
Moderate	3,670	17.2%
Above Moderate	9,085	42.6%
<b>Total</b>	<b>21,330</b>	<b>100.0%</b>

## Organization

The RHNP is organized into four sections. Section I, *Introduction*, provides background information on the RHNA process, the connection between the RHNA and SB 375, and public outreach. Section II, *Growth Projections*, describes how StanCOG's 2040 Regional Demographic Forecast was used in the development of the RHNA Methodology. Section III, *RHNA Factors*, describes how StanCOG considered each of the RHNA Methodology Factors set forth in State law. Section IV, *Adopted RHNA Methodology*, provides a detailed description of the adopted RHNA Methodology. The appendices include the Regional Housing Needs Determination Letter from HCD, documents related to the development of the RHNA Methodology, California Government Code Section 65584, Stanislaus County's 2007 Measure E, and public outreach materials.

## The RHNA Process

The RHNA process began in January 2013 when StanCOG requested an early determination from HCD. HCD staff and StanCOG staff conducted phone calls and meetings between January and September 2013 to exchange information and refine the assumptions used to calculate the RHNA Determination (e.g., population projections, vacancy rates, household formation rates). HCD first provided a draft RHNA Determination to StanCOG in April 2013. Staff worked with HCD over the next several months to calculate a determination for the region that StanCOG felt better reflected local demographic projections. HCD provided a final RHNA Determination on September 30, 2013, of 21,330 housing units for the 9.75-year RHNA period (see Appendix A for HCD letter to StanCOG dated September 30, 2013).

State law requires StanCOG to develop and adopt a methodology for allocating a portion of the RHNA Determination to each jurisdiction within the Stanislaus region. Prior to adoption of the RHNA Methodology, StanCOG staff consulted the Valley Vision Stanislaus Steering Committee, the public, and the StanCOG Policy Board.

State law requires StanCOG to release the Proposed RHNA Methodology for a 60-day public review and comment period. The comment period gives the public and each jurisdiction an opportunity to provide comments on the RHNA Methodology. The public review and comment period for the StanCOG Proposed RHNA Methodology ran for 75 days from September 20, 2013

to December 3, 2013. The StanCOG Policy Board approved the RHNA Methodology at their December 18, 2013 meeting.

Based on the approved RHNA Methodology, StanCOG released the Draft RHNA Allocations as a part of the Draft RHNP in January of 2014. State law asserts that if any jurisdiction proposes a revision to the Draft RHNA Allocations, StanCOG, "shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need." Since after 60 days no revisions were requested by any jurisdiction, the StanCOG Board adopted the Final RHNP on June 18, 2014.

HCD has 30 days to review the Final RHNP for consistency with the objectives of the housing element law. Each jurisdiction must then update its Housing Element to demonstrate that it is meeting State law requirements. Jurisdictions within Stanislaus County are required to adopt and submit housing elements to HCD for final review and certification on or before December 30, 2015 (i.e., 18 months after the adoption of the 2014 Regional Transportation Plan and Sustainable Communities Strategy). The RHNA process and timeline is illustrated on the following page.

# StanCOG Regional Housing Needs Assessment Process



RHNA Determination

Draft RHNA Determination

Final RHNA Determination

RHNA Methodology

Proposed RHNA Methodology

60-Day Comment Period

RHNA Methodology Adopted

RHNA Allocation

Draft RHNA Allocations

60-Day Revision Request Period

Final RHNA Allocations

RHNP

Draft RHNP

Proposed Final RHNP

30-Day Comment Period

Final RHNP

VVS Steering Committee Meetings

8 Steering Committee Meetings (that directly discussed the RHNA)

10 City Council Presentations

7 City Council Presentations

City Council Presentations

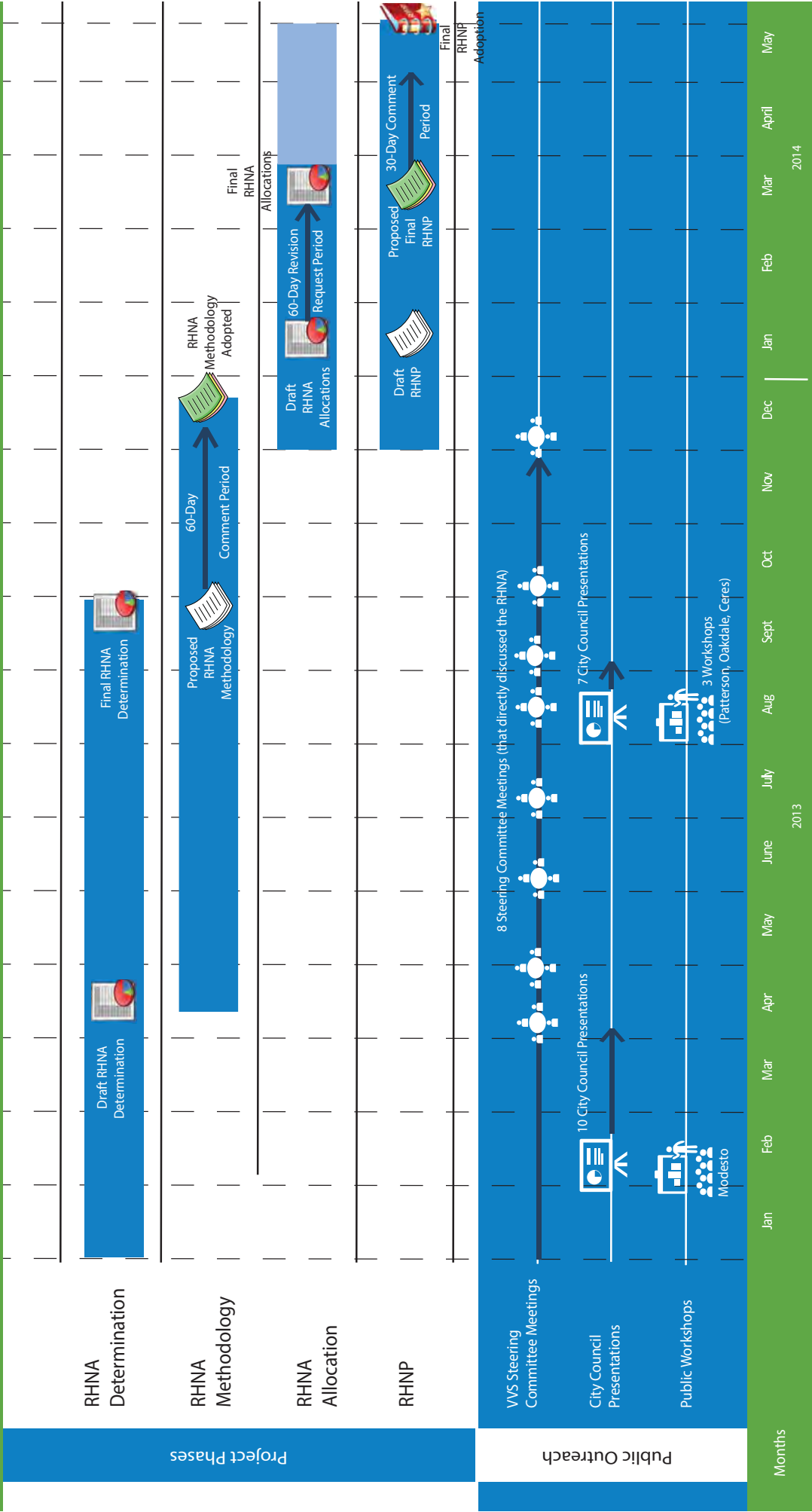
Public Workshops

Modesto

3 Workshops (Patterson, Oakdale, Ceres)

Months

Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec Jan Feb Mar April May 2013 2014



## SB 375: Integrating Land Use, Housing, and Transportation Planning to Reduce Greenhouse Gas Emissions



The Sustainable Communities and Climate Protection Act of 2008 (SB 375) was passed to support the State's climate action goals, as identified in Assembly Bill 32, to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning. The bill mandates each of California's Metropolitan Planning Organizations (MPOs) to prepare a *sustainable communities strategy (SCS)* as a part of its regional transportation plan (RTP). The SCS contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet its GHG reduction targets.

In the past, the RHNA was undertaken independently from the RTP. SB 375 requires that the RHNA and RTP/SCS processes be aligned to better integrate housing, land use, and transportation planning. The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing using transit, or by walking and bicycling.

In addition to the RHNA requirements of housing element law (Government Code Section 65584), SB 375 requires StanCOG to address the region's housing needs in the SCS of the RTP. SB 375 states that the SCS will:

- Consider the State housing goals (Government Code Section 65080 (b)(2)(B)(vi));
- Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period for the RTP (out to 2040 for the 2040 RTP/SCS) taking into account net migration into the region, population growth, household formation, and employment growth (Government Code Section 65080 (b) (2)(B)(ii); and
- Identify areas within the region sufficient to house the regional housing needs for the region (Government Code Section 65080 (b)(2)(B)(iii)).

### Public Outreach and Participation

State law (Government Code Section 65584.04 (c)(4)) states that "public participation and access shall be required in the development of the methodology and in the process of drafting and adopting the allocation of the regional housing needs." This includes participation by organizations other than local jurisdictions. StanCOG made a diligent effort to achieve public participation of all economic segments of the community through the Valley Vision Stanislaus Steering Committee meetings, public noticing and review, and the Valley Vision Stanislaus outreach program.

### **Valley Vision Stanislaus Steering Committee Meetings**

The Valley Vision Stanislaus (VVS) Steering Committee, comprised of representatives from each of the local jurisdictions as well as other agencies, groups and individuals, acted as the primary method of public outreach and participation for the RHNA Determination and Methodology. From January to December 2013 StanCOG hosted eight Steering Committee meetings that were open to the public, which specifically addressed the development of the RHNA Determination and Methodology. The meeting on September 3, 2013 included a presentation from HCD on the RHNA process. VVS Steering Committee members and the general public were given opportunities to review, comment, and ask questions about draft materials throughout the process.

### **Public Noticing and Review**

StanCOG released the Proposed RHNA Methodology for the required 60 day public review and comment period from September 21, 2013 to November 20, 2013. On October 6, 2013, the comment period was extended to December 3, 2013. The Proposed RHNA Methodology included both a Proposed Methodology, recommended by StanCOG staff, and three alternative methodologies. Written comments on the Proposed Methodology and alternatives were made a part of the record and were considered in the adoption of the Final RHNA Methodology on December 18, 2013. All public noticing is included in Appendix E.

### **Valley Vision Stanislaus Outreach Program**

The RHNA was also included as a part of the Valley Vision Stanislaus outreach program. The Valley Vision Stanislaus Plan is the RTP/SCS for the Stanislaus county region. The RHNA is part of the Valley Vision Stanislaus Plan in that SB 375 requires consistency between the RHNA and the development pattern outlined in the SCS. This requirement necessitated that the RHNA Methodology be developed in parallel with the Valley Vision Stanislaus Plan. Therefore, the RHNA Methodology was integrated into the Valley Vision Stanislaus outreach efforts.



StanCOG conducted a series of public workshops, community group presentations and city council/planning commission presentations that encouraged the ongoing and active participation of the public, community groups, local governments and a broad range of stakeholders. From January 2013 to August 2013 StanCOG conducted a total of 17 city council and/or planning commission presentations, community group presentations for seven unique stakeholder groups, and four public workshops. The workshops were scheduled prior to key decision points and sought input from the public on issues including plan visioning, land use scenario development, scenario selection, and the RHNA. Workshop participants were provided with a RHNA Factsheet (included in Appendix E) and were encouraged to ask questions about the RHNA process.

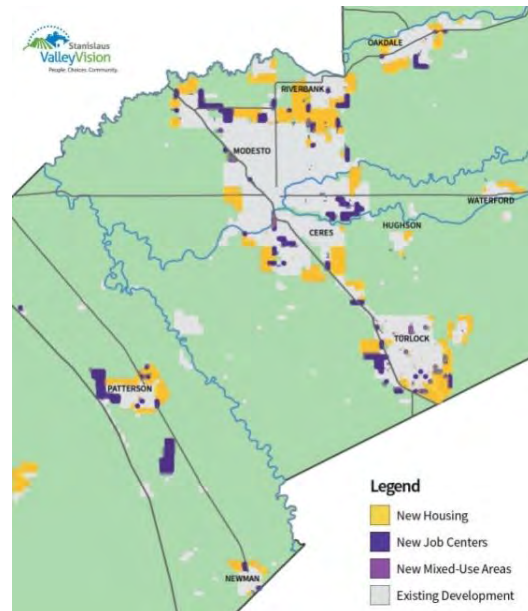
In addition to workshops and presentations, StanCOG also provided alternative methods to try to reach as many residents as possible. A project website ([www.ValleyVisionStanislaus.com](http://www.ValleyVisionStanislaus.com)) was

established in January 2013. The site includes a project overview, information about meetings and workshops, background reports and documents related to the RHNA, online surveys, and agendas and minutes from the Valley Vision Stanislaus Steering Committee meetings, and provided opportunities to comment or ask questions about the Valley Vision Stanislaus Plan. Over 20 individual eBlasts were released to the VVS email list of over 25,000 promoting meetings and workshops and distributing project-related materials.



## Section II: Growth Projections for the RTP/SCS and RHNA

The adopted 2040 Regional Demographic Forecast serves as the foundation for the RHNA Methodology and Allocations and also for the 2014 Regional Transportation Plan and Sustainable Communities Strategy. The 2040 Regional Demographic Forecast is a locally-driven study that provides housing unit, employment, and population projections for each jurisdiction in the Stanislaus county region through the year 2040. Over an approximately five-month period from May to September 2012, StanCOG staff collaborated with city and county staffs to develop a demographic-based projection of growth in the region. The forecast considered a variety of factors including, historical housing trends, pending development applications, entitlements, existing



general plans/community plans, and employment trends. StanCOG staff coordinated with city managers, planning directors, public works directors, and planning staff from each jurisdiction on the 2040 Regional Demographic Forecast. The information and comments collected through this coordination played an important role in forecasting the most likely regional development pattern over the next 30 years. The 2040 Regional Demographic Forecast was adopted by the StanCOG Policy Board on January 16, 2013, prior to commencement of the RHNA process. It complies with all applicable statutes and regulations regarding the RTP, SCS, and RHNA from SB 375 and the California Transportation Commission's RTP Guidelines.

### Difference between 2040 Regional Demographic Forecast and RHNA Determination

It should be noted that there is a difference between the housing units projected in the 2040 Regional Demographic Forecast and those projected in the RHNA Determination. The 2040 Regional Demographic Forecast provides housing unit projections in five-year increments. Using trendline estimates between the five year increments, StanCOG estimates that 19,144 housing units, or 1,963 units per year, would be added during the 9.75-year RHNA projection period. The RHNA Determination projects a need for 21,330 housing units, or 2,216 units (227 per year) more than the 2040 Regional Demographic Forecast for the same time period.

There are two main reasons why the projections are different: 1) the two projections have different purposes and; 2) they were developed using different assumptions. The 2040 Regional Demographic Forecast estimates actual housing production, whereas the RHNA Determination is intended to identify adequate housing capacity for the expected population growth. The 2040 Regional Demographic Forecast reflects the number of housing units that are likely to be built in the region based on market considerations and other policy factors.

The RHNA Determination is a projection of housing need based on demographic considerations (i.e., providing sufficient housing to accommodate population growth). State law (Government Code 65584.01 (b)) governs the process that HCD must use to calculate the determination. The law states that the Determination “shall be based on population projections produced by the Department of Finance and regional population forecasts used in preparing regional transportation plans.” HCD is required to use Department of Finance projections, but to also consider local assumptions for anticipated household growth, household size, household formation rates, headship rates, vacancy rates, and other characteristics of the projected population. The final RHNA Determination reflects a blending of the Department of Finance projections and assumptions contained in StanCOG’s 2040 Regional Demographic Forecast.

## **Consistency with the RTP/SCS and Calculating Total RHNA**

The pattern of growth projected in the 2040 Regional Demographic Forecast is the nexus between the RTP/SCS and the RHNA.

The growth projections for each jurisdiction from the 2040 Regional Demographic Forecast were used as the basis for distributing housing units and jobs in the RTP/SCS scenario development. The 2035 housing unit and employment growth projections for each jurisdiction acted as not-to-exceed targets, or control totals, for the development of three land use scenarios. StanCOG also developed a fourth scenario that shifted employment and housing towards Modesto, Ceres, and Turlock relative to the 2040 Regional Demographic Forecast. These scenarios mapped different alternatives for how Stanislaus County could grow through the year 2035. Three of the four scenarios assigned jurisdictions the same housing unit and employment growth totals from the 2040 Demographic Model. However, the location, density, and pattern of development within the jurisdictions varied by scenario. These scenarios were linked to the RTP transportation model and help to inform future transportation investments.

The housing unit control totals in the 2040 Regional Demographic Forecast were also the basis for the total RHNA allocations to each jurisdiction. StanCOG used the proportion of units allocated to each jurisdiction in the 2040 Regional Demographic Forecast to calculate the total RHNA Allocation for each jurisdiction for the 9.75-year period of January 1, 2014, to September 30, 2023. StanCOG estimated the housing units on September 30, 2023 using the 2040 Regional Demographic Forecast and then scaled up the proportions until the total units allocated to the jurisdictions equaled the RHNA Determination. Table 3 shows the total RHNA Allocation by jurisdiction. For more information on the process by which StanCOG calculated the Total RHNA in each jurisdiction, see Appendix B.

Table 3: Total RHNA Allocation by Jurisdiction										
Jurisdiction	2010 Housing Units	Estimated 1/1/2014 Housing Units	2015 Housing Unit Control Totals	2020 Housing Unit Control Totals	Estimated 9/30/2023 Housing Units		2025 Housing Unit Control Totals	Housing Units 9/30/2023 (Based on RHNA Determination of 21,330 units)		
	A	B	C	D	Housing Units	Percent of Total	G	Housing Units	Percent of Total	J
Ceres	13,673	14,243	14,386	15,534	16,633	8.19%	16,999	16,814	8.19%	2,571
Hughson	2,234	2,280	2,291	2,383	2,471	1.22%	2,500	2,498	1.22%	218
Modesto	75,044	76,350	76,676	79,303	81,819	40.27%	82,657	82,711	40.27%	6,361
Newman	3,357	3,531	3,575	3,927	4,263	2.10%	4,375	4,309	2.10%	778
Oakdale	7,822	8,096	8,164	8,715	9,242	4.55%	9,418	9,343	4.55%	1,247
Patterson	6,328	6,898	7,041	8,189	9,288	4.57%	9,654	9,389	4.57%	2,491
Riverbank	7,069	7,352	7,423	7,993	8,539	4.20%	8,721	8,632	4.20%	1,280
Turlock	24,627	25,416	25,613	27,201	28,721	14.14%	29,228	29,034	14.14%	3,619
Waterford	2,665	2,782	2,811	3,046	3,271	1.61%	3,346	3,307	1.61%	525
Unincorporated County	36,684	37,118	37,226	38,098	38,934	19.16%	39,212	39,358	19.16%	2,241
<b>Total</b>	<b>179,503</b>	<b>184,066</b>	<b>185,207</b>	<b>194,388</b>	<b>203,180</b>	<b>100.00%</b>	<b>206,111</b>	<b>205,396</b>	<b>100.00%</b>	<b>21,330</b>

Sources

- Column A: 2040 Regional Demographic Forecast
- Column B: Calculated by Minifier Harnish using a trendline between Column A and Column C
- Column C: 2040 Regional Demographic Forecast
- Column D: 2040 Regional Demographic Forecast
- Column E: Calculated by Minifier Harnish using a trendline between Column D and Column G
- Column F: Column E divided by countywide total of 203,180
- Column G: 2040 Regional Demographic Forecast
- Column H: Proportionally scaled up from Column E to 9/30/2023 countywide total (205,396)
- Column I: Column H divided by countywide total of 205,396
- Column J: Column B subtracted from Column H

## Section III: RHNA Methodology Factors

State law (Government Code 65584.04(d)) requires that StanCOG, to the extent sufficient data is available, consider 10 unique factors in the development of the RHNA Methodology. StanCOG directly addressed these factors in three ways: 1) as part of the process to develop the RHNA Determination and Methodology, 2) in the development of the 2040 Regional Demographic Forecast, and 3) in the development of the StanCOG Regional Transportation Plan / Sustainable Communities Strategy. Several factors were also addressed by cities and counties within the StanCOG region through locally adopted plans and regulations. These processes and how they related to the RHNA Methodology are described below:

*The RHNA Methodology.* A variety of planning objectives were directly reflected in the development of the RHNA Methodology (e.g., efficient land use patterns, a balance of jobs and housing, and socioeconomic equity). The adopted methodology adjusted the distribution of affordable units based on differences in existing household incomes as a means of moving each jurisdiction towards regional parity. Also, other factors were considered as alternative methodologies.

*The 2040 Regional Demographic Forecast.* StanCOG considered many of the required RHNA factors during the development of the 2040 Regional Demographic Forecast (e.g., jobs/housing balance, constraints to development, and opportunities for infill). As the foundation of the RHNA Methodology, the 2040 Regional Demographic Forecast was the basis for the total RHNA Allocations by jurisdiction. For more information on how the 2040 Regional Demographic Forecast was used in the RHNA Methodology see Section II.

*The Sustainable Communities Strategy.* State law requires that the SCS be consistent with the RHNA. To accommodate this requirement, the RHNA Methodology and the Sustainable Communities Strategy were developed in parallel. As a part of the process to develop the SCS, StanCOG prepared and evaluated four growth scenarios that showed potential future development patterns for the Stanislaus region. StanCOG also prepared performance measures to help compare these scenarios. Many of these performance measures also address the RHNA Methodology factors.

*Other Locally Adopted Regulations.* In some cases, local regulations, ordinances, and plans addressed or will address RHNA Methodology Factors in ways that the RHNA Methodology could not (e.g., addressing the housing needs of farmworkers through Housing Elements).

The following section describes how StanCOG addressed each of the 10 RHNA Methodology factors using one or more of the aforementioned processes. It is organized around each RHNA factor, as excerpted from State law.

## **1. Each member jurisdiction's existing and projected jobs and housing relationship.**

The RHNA Methodology addressed this factor through the 2040 Regional Demographic Forecast. A major consideration in the development of the 2040 Regional Demographic Forecast was a balance between jobs and housing. The 2040 Regional Demographic Forecast used each jurisdiction's existing and projected jobs and housing to determine where job growth would likely occur and assigned new housing units to areas with expected increases in jobs.

## **2. The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:**

### **(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.**

The RHNA Methodology addressed this factor through the 2040 Regional Demographic Forecast and the SCS. Both the 2040 Regional Demographic Forecast and the SCS reflect planned residential densities included in local general plans and community plans. State law requires that each jurisdiction's general plan consider "public utilities and facilities" in its circulation and land use elements. Capacity for sewer and water service is included within public utilities and facilities. State law also requires that city/county infrastructure standards and plans be consistent with local general plans.

It should be noted that the RHNA Methodology did not cap a jurisdiction's overall allocation because of existing sewer or water capacity issues. As long as a jurisdiction was planning for additional sewer and/or water capacity, no special adjustments were considered in the RHNA Methodology.

### **B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.**

The RHNA Methodology addressed this factor through the SCS. The SCS generally directs growth away from greenfield development and towards infill within downtowns and mixed-use neighborhoods. One of the primary goals of the RTP/SCS is to reduce vehicle miles traveled (VMT). The preferred scenario prioritizes infill development as a means of minimizing urban sprawl and reducing the distance between residence and workplace. The scenario did not limit its consideration of suitable housing sites to existing zoning ordinances. Based on input from local planning staff, strategic redevelopment sites that had potential for future rezoning/upzoning within the RTP/SCS horizon year were identified and incorporated into the scenario. In addition, the SCS assumes an increased share of multifamily housing units relative to historic trends.

**(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.**

The RHNA Methodology addressed this factor through the SCS. The SCS categorizes land preserved or protected from urban development as constrained. Since this land is not projected to be developed in local land use plans, the SCS assumes no growth on these lands within the RHNA planning period.

**(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.**

The RHNA Methodology addressed this factor through the 2040 Regional Demographic Forecast and the SCS. In November 2007 the voters of Stanislaus County passed Measure E, the Thirty Year Land Use Restriction Initiative (see Appendix D). With its passage, the Initiative amended the Land Use Element of Stanislaus County's General Plan by adding Goal 6 and Policy 25 to restrict for a period of 30 years the Board of Supervisors of Stanislaus County from approving the re-designation or rezoning of land in the unincorporated area of the County from an agricultural or open space use to a residential use without the approval of a majority of voters of the County. The initiative shall be in effect until December 31, 2036.

The 2040 Regional Demographic Forecast took into consideration Measure E and policies in the County General Plan intended to protect agricultural land. The preservation of prime farmland is a secondary objective of the SCS as well. StanCOG used performance measures that assessed conversion of prime farmland to compare the four growth scenarios. The SCS took this performance measure into account.

**3. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.**

The RHNA Methodology addressed this factor through the SCS. StanCOG used an iterative process to distribute housing and transportation facilities to mixed-use centers and along corridors to maximize the relationship between the two. StanCOG used performance measures that assessed peak period transit ridership and percent of housing within one-half mile of frequent transit service to compare the four growth scenarios. The SCS took these performance measures into account.

**4. The market demand for housing.**

The RHNA Methodology addressed this factor directly and through the 2040 Regional Demographic Forecast. The 2040 Regional Demographic Forecast, is based on a market-based projection of housing. The distribution of housing growth within the 2040 Regional Demographic Forecast takes into consideration market indicators, including pending development applications, entitlements, and expected employment growth. There is not a significant difference in the market demand for housing between the jurisdictions in the county and it was not treated as an affordable housing adjustment factor in the development of the

methodology. The RHNA Determination for the Stanislaus county region as a whole did consider the market demand for housing by adjusting for regional vacancy rates and absorption of existing excess vacant units.

**5. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.**

The RHNA Methodology addressed this factor through the 2040 Regional Demographic Forecast and the SCS. The 2040 Regional Demographic Forecast took into consideration the Stanislaus County General Plan, which includes goals and policies that encourage growth within and around cities to minimize the conversion of farmland. This is consistent with the goals and objectives of the San Joaquin Valley Blueprint and Measure E, which restricts Stanislaus County from approving the re-designation or rezoning of land in the unincorporated area of the County from an agricultural or open space use to a residential use without the approval of a majority of voters of the County.

The SCS is based on a development pattern that emphasizes compact, infill development. StanCOG used performance measures that assessed acres of land consumed per 1,000 people, percentage of new development that will be infill, total acres of land consumed by development, and conversion of prime farmland to compare the four growth scenarios. The SCS took these performance measures into account.

**6. The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.**

Multiple programs and funding streams make it difficult for jurisdictions and other interest groups to compile accurate lists of the assisted properties in each jurisdiction, especially larger jurisdictions. As such, StanCOG determined that the data available was insufficient and could not be incorporated into the RHNA Methodology in a consistent and rationale manner. State law requires housing elements to address the loss of assisted housing developments for lower-income households. StanCOG will rely on each jurisdiction to address this factor when preparing their housing elements.

**7. High-housing cost burdens.**

Overall, housing costs in Stanislaus County are lower than the large metropolitan and coastal regions in California. Within Stanislaus County, the median income is \$50,671 and 40.20 percent of all units in the RHNA Determination are affordable (i.e., very low- and low-income). The income categories of the RHNA are relative to the median income of the region. Since the adopted RHNA Methodology is based on regional income parity, planning for enough housing to meet each jurisdiction's very low- and low-income housing needs will address local housing cost burdens.

## **8. The housing needs of farmworkers.**

The RHNA Methodology addressed this factor through the 2040 Regional Demographic Forecast. According to the California Employment Development Department (EDD), there were approximately 13,300 farmworkers in Stanislaus County in 2012. The total number of farmworkers has remained relatively constant since 1992 despite increases in total employment. The 2040 Regional Demographic Forecast takes these residents into account in its allocation of future growth. Further, the housing need of farmworkers is an issue that will be addressed by each jurisdiction when preparing their housing elements.

## **9. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.**

The RHNA Methodology addressed this factor through the SCS. The Preferred Scenario assumes mixed use, high density development types adjacent to the California State University Stanislaus (CSUS) campus in Turlock. The “university district” development types meet the anticipated housing need of the CSUS students as envisioned in the 2012 Turlock General Plan. Additional student housing considerations will likely be addressed in Turlock’s Housing Element.

## **10. Any other factors adopted by the council of governments.**

StanCOG considered several factors in the development of the RHNA Methodology including, regional income parity, jobs-housing balance, proximity to transit, and existing residential capacity. While the proposed RHNA Methodology and Allocation adjusts affordable allocations based only on existing regional income disparities, some of these factors were considered as alternative methodologies and were released as part of the RHNA Methodology package for public comment (see Appendix B). These alternative methodologies provide options to emphasize specific local planning objectives, such as distributing more affordable housing to communities with more jobs or existing capacity for high-density development. Additional details can be found in Appendix B.



## Section IV: Adopted Methodology and Allocations

This section describes the adopted RHNA Methodology for the period covering January 1, 2014 to September 30, 2023. The adopted Methodology, Regional Income Parity, was selected out of four methodologies provided as a part of the Proposed RHNA Methodology package. Below is a step-by-step description of the RHNA Methodology. Table 4 corresponds to the description and shows the affordable allocations (i.e., low- and very low-income units) assigned to each jurisdiction. Table 5 further breaks down the allocations into the four State-mandated income categories.

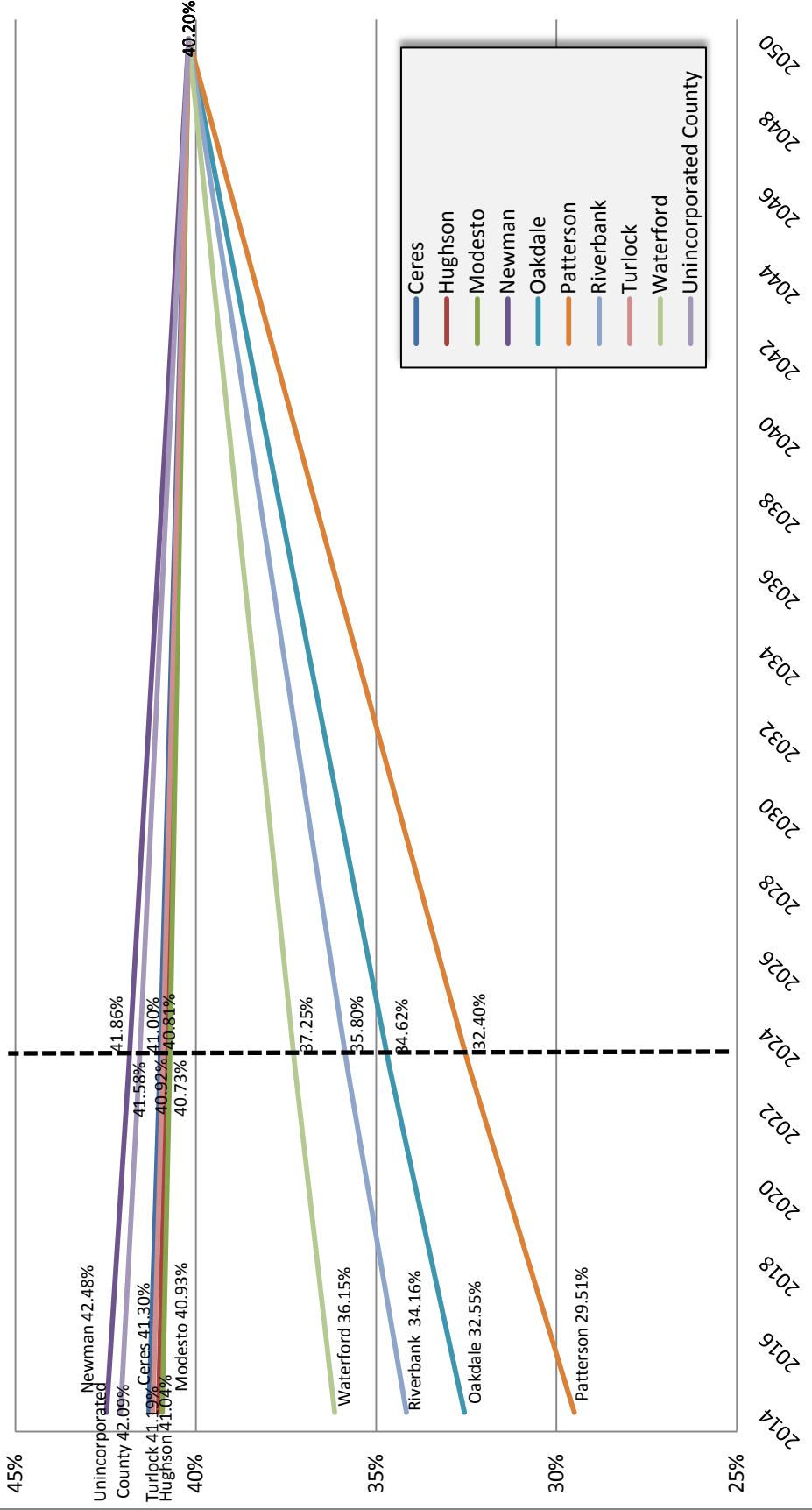
### Adopted RHNA Methodology – Regional Income Parity

The adopted RHNA Methodology reflects the underlying objectives of State housing law by equitably distributing affordable housing among the jurisdictions in the region and being consistent with the SCS growth pattern. It establishes a trendline for each jurisdiction to determine the percentage of new housing units that must be affordable in order for all jurisdictions to achieve “regional income parity” by 2050 (i.e., an equal percentage of lower income households in 2050) (see Figure 1 below). Jurisdictions that currently have a lower proportion of lower-income households compared to the current regional average, are expected to plan for a higher proportional share of affordable units compared to the average. Conversely, jurisdictions that currently have a higher share of lower-income households compared to the regional average are expected to plan for a lower percentage of affordable units (see Figure 1). The following steps were used to calculate the affordable allocations for each jurisdiction using the Base Methodology (see Table 4). *(Note: The letters in parentheses correspond with the columns in Table 4):*

1. The existing percentage of affordable units (A) is based on the 2007-2011 American Community Survey (ACS) estimate of lower-income households. The 2050 Regional Income Parity (C) is based on the existing countywide average percentage of lower-income households from the 2007-2011 ACS.
2. The September 30, 2023, intersection of the 2050 regional income parity trendline (B) was calculated by establishing a trendline between each jurisdiction's existing percentage of lower-income households (A) and the 2050 regional income parity percentage of 40.20 percent (C) (i.e., the existing countywide average percentage of affordable units). This trendline is intersected at September 30, 2023, (i.e., 2023.75) (B) to determine what percentage of affordable units each jurisdiction should have by September 30, 2023 in order to be trending towards regional income parity by 2050.
3. The income parity variance (D) is the difference between the 2023 intersection of the 2050 regional income parity trendline (B) and the 2050 regional income parity percentage (C). The base affordable allocation (F) was calculated by multiplying net new housing units between January 1, 2014, and September 30, 2023, (E) by the 2050 regional income parity percentage (C).

4. The affordable allocation adjustment (H) was calculated by multiplying the income parity variance (D) by the base affordable allocation (F). Due to rounding error, the affordable allocation adjustment (H) was scaled proportionally to sum to zero.
5. The affordable allocation (G) was calculated by adding the affordable allocation adjustment (H) to the base affordable allocation (F). The percent affordable allocation was calculated by dividing the affordable allocation (G) by the new housing units between January 1, 2014, and September 30, 2023 (E).

**Figure 1: RHNA Methodology - Regional Income Parity - Income Trendline**



**Sources**

2014 affordable percentages: 2007-2011 American Community Survey

2050 income parity percentage: 2007-2011 ACS (existing countywide average)

2023 affordable percentages: Calculated by MinitierHarnish using a trendline between 2014 affordable percentage and 2050 income parity percentage

## Table 4: RHNA Methodology – Regional Income Parity

Based on RHNA Determination of 21,330 units									
Existing Percentage of Lower-income Households	2023 Intersection of 2050 Income Parity Trendline	Regional Income Parity	Income Parity Variance	Total RHNA (Net New Housing Units 1/1/2014-9/30/2023)	Flat Rate Affordable Allocation	2014-2023 Affordable Allocation			
						Income Parity Adjustment	Affordable RHNA Allocation (Low + Very Low)	Percent Affordable Allocation	
A	B	C	D	E	F	H	G	I	
Ceres	41.30%	40.20%	-0.80%	2,571	1,033	-12	1,021	39.73%	
Hughson	41.04%	40.20%	-0.62%	218	88	-1	87	39.84%	
Modesito	40.93%	40.20%	-0.53%	6,361	2,557	-20	2,537	39.88%	
Newman	42.48%	40.20%	-1.66%	778	313	-8	305	39.22%	
Oakdale	32.55%	40.20%	5.57%	1,247	501	+15	517	41.42%	
Patterson	29.51%	40.20%	7.79%	2,491	1,001	+43	1,044	41.91%	
Riverbank	34.16%	40.20%	4.40%	1,280	514	+12	527	41.16%	
Turlock	41.19%	40.20%	-0.73%	3,618	1,455	-15	1,439	39.77%	
Waterford	36.15%	40.20%	2.95%	525	211	+3	215	40.84%	
Unincorporated County	42.09%	40.20%	-1.38%	2,241	901	-18	883	39.39%	
<b>Total</b>	<b>40.20%</b>	<b>40.20%</b>	<b>0.00%</b>	<b>21,330</b>	<b>8,574</b>	<b>0</b>	<b>8,575</b>	<b>40.20%</b>	

**Sources**  
 Column A: 2007-2011 American Community Survey  
 Column B: Calculated by Mintier Harnish using a trendline between Column A and Column C (See Figure 1)  
 Column C: 2007-2011 American Community Survey (existing countywide average)  
 Column D: Column C subtracted from Column B  
 Column E: Total housing units in 2014 subtracted from total housing units in 2023 using a RHNA Determination of 21,330 (See Table 3)  
 Column F: Column C multiplied by Column E  
 Column G: Column F added to Column H  
 Column H: Column D multiplied by Column F and then proportionally adjusted to sum to zero.  
 Column I: Column G divided by Column E

**Table 5: RHNA Allocations by Income Category**

	Total RHNA (Net New Housing Units 2014-2023)	Very Low Income		Low Income		Combined Low + Very Low Income (Affordable)		Moderate		Above Moderate	
		Units	Percentage of Total RHNA	Units	Percentage of Total RHNA	Units	Percentage of Total RHNA	Units	Percentage of Total RHNA	Units	Percentage of Total RHNA
Ceres	2,571	622	24.19%	399	15.52%	1,021	39.71%	446	17.35%	1,104	42.94%
Hughson	218	53	24.31%	34	15.60%	87	39.91%	38	17.43%	93	42.66%
Modesto	6,361	1,546	24.30%	991	15.58%	2,537	39.88%	1,100	17.29%	2,724	42.82%
Newman	778	186	23.91%	119	15.30%	305	39.20%	136	17.48%	337	43.32%
Oakdale	1,247	315	25.26%	202	16.20%	517	41.46%	210	16.84%	520	41.70%
Patterson	2,491	636	25.53%	408	16.38%	1,044	41.91%	416	16.70%	1,031	41.39%
Riverbank	1,280	321	25.08%	206	16.09%	527	41.17%	217	16.95%	536	41.88%
Turlock	3,618	877	24.24%	562	15.53%	1,439	39.77%	627	17.33%	1,552	42.90%
Waterford	525	131	24.95%	84	16.00%	215	40.95%	89	16.95%	221	42.10%
Unincorporated County	2,241	538	24.01%	345	15.39%	883	39.40%	391	17.45%	967	43.15%
<b>Total</b>	<b>21,330</b>	<b>5,225</b>	<b>24.50%</b>	<b>3,350</b>	<b>15.71%</b>	<b>8,575</b>	<b>40.20%</b>	<b>3,670</b>	<b>17.21%</b>	<b>9,085</b>	<b>42.59%</b>

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# Appendix A: HCD Regional Housing Needs Determination Letter

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

2020 W. El Camino Ave  
Sacramento, CA 95833-1829  
916) 263-2911 FAX: (916) 263-7453  
www.hcd.ca.gov



September 30, 2013

Mr. Carlos Yamzon  
Executive Director  
Stanislaus Council of Governments  
1111 I Street, Suite 308  
Modesto, CA 95354

Dear Mr. Yamzon,

**RE: 5<sup>th</sup> Cycle Regional Housing Need Determination for Housing Element Updates**

This letter provides the Stanislaus Council of Governments (StanCOG) its fifth cycle regional housing need assessment (RHNA) determination for the projection period January 1, 2014 through September 30, 2023. The Department of Housing and Community Development (Department) is required to determine StanCOG's existing and projected housing need pursuant to State housing law (Government Code Section 65584, et. seq.)

As you know, Senate Bill 375 (Chapter 728, Statutes of 2008) further strengthened the existing coordination of regional housing and transportation planning by requiring Metropolitan Planning Organizations (MPOs) to develop and incorporate a new sustainable community strategy (SCS) in the Regional Transportation Plan (RTP) to achieve greenhouse gas emission reductions and accommodates the RHNA for the region. SB 375 also amended the RHNA schedule and methodology requiring that the due date for local governments to update their housing elements be no later than 18 months from the date StanCOG adopts the RTP.

The Department has prepared StanCOG's RHNA determination based on StanCOG's estimated RTP adoption date of March 19, 2014. Please note that in the event the RTP is adopted on a different date, the RHNA and projection period will not change but the housing element planning period and element due date will change accordingly. The Department must be notified of any change to the RTP adoption date and will reflect changes on its website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/web\\_he\\_duedate.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf).

For your information, Government Code Section 65584.01(d)(1) allows 30 days from the date of this letter to file an objection and proposed alternative to the Department's determination. An objection and proposed alternative must be based only on demographic issues set forth in the statute.

The Department determined StanCOG's regional housing need to be 21,330 for the 9.75-year projection period, from January 1, 2014 to September 30, 2023. In assessing StanCOG's regional housing need, the Department considered the critical role housing plays in developing sustainable communities and supporting employment growth. The Department further considered StanCOG's growth forecast, socio-economic base and potential for recent household formation trends to generate housing demand at a changing pace.

In determining the regional housing need, consideration was also given to the extraordinary uncertainty regarding national, State, local economies and housing markets. As a result, for this RHNA cycle only, the Department made an adjustment to account for abnormal vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

The Department and representatives of StanCOG completed the consultation process specified in statute through correspondence, meetings and conference calls conducted between February 25, 2013 and September 30, 2013. The consultation process included the Department attending StanCOG's September 3, 2013 public meeting of the RHNA Methodology Committee to discuss RHNA. The Department appreciates the assistance provided throughout the consultation process by StanCOG representatives which included you, Ms. Rosa Park, Deputy Executive Director, Mr. Jaylen French, Associate Planner, and Mintier Harnish consultants, Mr. Ted Holzen, Senior Project Manager, and Ms. Chelsey Norton, AICP, Project Manager. The Department also received assistance from Mr. Walter Schwarm, demographics expert with the Department of Finance's Demographic Research Unit.

In completing StanCOG's RHNA, the Department applied methodology and assumptions regarding the following factors (Government Code Section 65584.01(c)(1)):

- anticipated household growth associated with projected population increases;
- household size data and trends in household size;
- rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures;
- vacancy rates in existing housing stock, and for healthy housing market functioning and regional mobility, as well as housing replacement needs;
- other characteristics of the composition of the projected population; and
- the relationship between jobs and housing, including any imbalance between jobs and housing.

Data, assumptions, and draft forecasts of population, employment and housing provided by StanCOG in regards to the above factors were considered. Assumptions made about the rate with which existing vacant "for sale" and "for rent" housing units may be absorbed for occupancy by the beginning of the projection period in 2014 was determined based on consultation with StanCOG.

The Attachments to this letter describe details of the Department's methodology and RHNA income category for StanCOG to distribute the 21,330 regional housing unit need among all its local governments. Each locality must receive a RHNA share of very-low and low-income units. The distribution of RHNA for lower income, moderate-income, and above-moderate income categories cannot be less than the total for each of these income categories shown in Attachment 1. The RHNA represents the *minimum* amount of residential development capacity all jurisdictions must plan to accommodate through zoning and appropriate development strategies. RHNA is not to be used within local general plans as a maximum amount or cap of residential development to plan for or approve.

Upon receipt of the Department's final RHNA determination, StanCOG is responsible for developing a RHNA distribution methodology and adopting a RHNA Plan for the projection period of January 1, 2014 through September 30, 2022. Housing element law (Government Code Section 65584, et. seq.) requires StanCOG's methodology and RHNA Plan to be consistent with the following objectives:

- increasing the housing supply and mix of housing types, tenure, and affordability;
- promoting infill development and socio-economic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- promoting an improved intraregional relationship between jobs and housing; and
- balancing the distribution of households by income category.

Pursuant to Government Code Section 65584.05(h), StanCOG is required to submit its RHNA Plan to the Department for approval within three days of adopting the RHNA Plan. Once the Department has approved the RHNA Plan, StanCOG is to distribute to all its local government members their income category shares of new housing needs to be addressed in their housing element updates covering the 2015 - 2023 planning period.

In updating their housing elements, local governments may only take RHNA credit for units permitted since the January 1, 2014 start date of the RHNA projection period. Localities are also required to describe how units were credited to different income categories based on actual or projected sale price or rent level data.

Any city planning to accommodate a portion of RHNA on sites within a city's Sphere of Influence (SOI) needs to include an annexation program in the housing element. The annexation program needs to demonstrate SOI sites can be annexed early enough in the planning period to make adequate sites available before triggering penalties pursuant to Government Code sections 65583(c)(1)(A), and 65583(f).

Regarding transfers of housing need among local governments, AB 242 (Chapter 11, Statutes of 2008) amended certain provisions of Government Code Section 65584.07. RHNA transfers agreed between local governments may occur until adoption of the RHNA Plan. After StanCOG has adopted its RHNA Plan and before the housing element due date, transfers meeting specified conditions may only occur from a county to cities within the county. Transfers after the due date of the housing element are restricted to annexations and incorporations and must be completed within specified timeframes.

Mr. Carlos Yamzon  
Page 4

The numbers of units by income to be transferred are determined either based on mutual agreement between affected local governments, or, when no agreement is reached, by the entity responsible for allocating housing need (StanCOG). The Department must be notified of all transfers; jurisdictions affected by RHNA transfers must amend their housing element within a specified timeframe.

The Department commends StanCOG's efforts to meet the objectives of SB 375 and especially appreciates the assistance provided by Mr. Jaylen French and Ms. Chelsey Norton. We look forward to a continued partnership with StanCOG and its member jurisdictions in planning efforts to accommodate the region's housing need. If you need assistance or have any question, please contact me or Anda Draghici, Housing Policy Senior Specialist, at (916) 263-2911.

Sincerely,



Glen A. Campora  
Assistant Deputy Director

Enclosures

## HCD - ATTACHMENT 1

### StanCOG 5th CYCLE REGIONAL HOUSING NEED DETERMINATION Projection Period: January 1, 2014 through September 30, 2023

Income Category	Percent	Regional Housing Need (rounded) <sup>(1)</sup>
Very-Low	24.5%	5,225
Low	15.7%	3,350
Moderate	17.2%	3,670
Above-Moderate	42.6%	9,085
<b>Total</b>	<b>100.0%</b> <sup>(2)</sup>	<b>21,330</b> <sup>(3)</sup>

(1) The statutory objective regarding RHNA requires HCD, in consultation with Department of Finance (DOF) and councils of governments (COGs), to determine projected household growth and housing need based on DOF population projections and COG regional population forecasts and requires regional and local jurisdictions to plan to accommodate capacity for all of the projected RHNA. The Legislature recognizes that different assumptions and variances in methodologies can be used that can result in different population projections. Projection of housing need developed by DOF and HCD for RHNA purposes does not consider local government constraints.

For this RHNA cycle only (due to unique conditions not expected to recur to impact future RHNA cycles), the housing need was adjusted downward to account for an estimated 20 percent absorption and 80% non-absorption level of unprecedented high vacancies in existing stock due to extraordinary conditions including high foreclosures and economic uncertainties.

(2) The income category percentages reflect the minimum percentage to apply against the total RHNA of 21,330 or more decided by StanCOG in determining housing need for very-low, low, and moderate income households. Each category is defined by Health and Safety Code (Section 50093, et seq.). Percentages are derived from the 2007-2011 American Community Survey's number of households by income, over 12 month periods. Housing unit need under each income category is derived from multiplying the portion of households per income category against the total RHNA determination.

(3) The 21,330 determination (see Attachment 2) reflects StanCOG's projected minimum housing need (rounded), using an adjustment (-4,860) for existing excess vacant units in estimating 80% of vacant units will not be absorbed before 2014. This column represents the minimum housing need that StanCOG's RHNA Plan must address in total and also for very-low, low, and moderate income categories.

**HCD - ATTACHMENT 2**  
**2014-2023 REGIONAL HOUSING NEED DETERMINATION: StanCOG**

<b>HCD Determined Population, Households, &amp; New Housing Need: January 1, 2014-September 30, 2023 (9.75 years)</b>				
1	<b>Population: September 30, 2023</b> (DOF Projections 2023)			622,030
2	<i>less: Group Quarters Population as average between StanCOG (8,894) and DOF (7,634) 2023 GQ</i>			8,264
3	<b>Household (HH) Population September 30, 2023</b>			<b>613,766</b>
	<b>Household Formation Groups</b>	<b>2023 HH Population</b>	<b>Derived HH Formation or Headship Rate</b>	<b>2023 Households</b>
	<b>All Age Groups (DOF)</b>			<b>201,104</b>
	Under 15			
	15 - 24 years	86,539	8.48%	7,341
	25 - 34 years	90,355	38.27%	34,575
	35 - 44 years	76,182	48.68%	37,082
	45 - 54 years	66,712	52.44%	34,983
	55 - 64 years	66,586	54.46%	36,264
	65 -74 years	51,586	57.42%	29,623
	75 -84 years	25,475	62.89%	16,022
	85 years +	8,125	64.16%	5,214
4	<b>Projected Households-September 30, 2023</b>			<b>201,104</b>
5	<i>less: Households at Beginning of Projection Period - DOF Projection</i>			175,784
6	<b>Household Growth: 9.75 Year Projection Period</b>			<b>25,320</b>
7	<b>Vacancy Allowance</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
	Tenure Percentage per 2010 Census	60.15%	39.85%	
	HH Growth by Tenure	15,231	10,089	25,320
	Healthy Vacancy Rate	1.50%	4.00%	
	Vacancy Allowance	228	404	632
8	<b>Replacement Allowance (minimum)</b>	0.90%		25,952
				<b>26,185</b>
9	<i>less: Adjustment for Absorption of Existing Excess Vacant Units</i>			
	Assumes 20% Absorbed, 80% Not Absorbed by 2014	Effective Vacant Units	Healthy Market Units	Differential
	Derived (2010 Census, HH Growth, & Vacancy Rate)	(8,902)	4,620	-4282
	Total 2012 Housing Stock	179,745		
	Existing Vacant Unit (Others) Adjustment	2.10%	1.1%	
	Total Adjusted Existing Vacant Units (Others)	(3,769)	1,977	-1,792
	Estimated Vacant Units Not Absorbed by 2014	80%		-6,074
				<b>-4,860</b>
	<b>StanCOG FINAL 2014 - 2023 REGIONAL HOUSING NEED DETERMINATION</b>			<b>21,330</b>

- Population:** Pursuant to Government Code Section 65584.01(b), and in consultation with StanCOG, the September 30, 2023 is based on State of California, Department of Finance, Report P-2: State and County Population Projections by Race/Ethnicity, and 5-year age-group, 2010-2060. Sacramento, California, January 2013 available at: <http://www.dof.ca.gov/research/demographic/reports/projections/P-2/>
- Group Quarter Population:** Estimate of persons residing either in a group home, institution, military, or dormitory using 2010 Census data for group quarters, calculated as an average between DOF group quarters projection and StanCOG forecast for 2023. As this population doesn't constitute a "household" population generating demand for a housing unit, the group quarter population is excluded from the calculation of the household population, and is not included in the housing need.
- Household (HH) Population:** The portion of population projected to reside in housing units after subtracting the group quarter population from total projected population.
- Projected 2023 Households (HHs):** The September 2023 number of households is projected by applying (to 2023 HH population by age, race and ethnicity) DOF-calculated household formation rates. The HH Population composition by age was provided by DOF, while the composition by race and ethnicity represents an average between DOF's composition and the composition in the StanCOG Forecast. The use of the average is a result of consultation between HCD, DOF and StanCOG and agreement that both StanCOG's and DOF's assumptions are equally reasonable and as likely to occur during the projection period. HH formation or headship rates reflect the propensity of different population groups (age, racial and ethnic) to form households.

**HCD - ATTACHMENT 2**  
**2014-2023 REGIONAL HOUSING NEED DETERMINATION: StanCOG**

- 5 **Households at Beginning of Projection Period (2014):** The baseline number of households at the beginning of the projection period (January 2014) must be projected, as a direct effect of amendment to Section 65588(e)(6) specifying the new projection period to start on either June 30 or December 31 whichever date most closely precedes the end of the current housing element period (June 30, 2014 for StanCOG). As such, the 2014 household number was interpolated using DOF's Projections.
- 6 **Household (HH) Growth:** Projected HH growth calculated as difference between households at the end and at the beginning of the RHNA projection period.
- 7 **Vacancy Allowance:** An allowance (unit increase) is made to facilitate availability and mobility among owner and renter units. Owner/Renter % is based on Census 2010 data. A smaller rate is applied to owner units due to less frequent mobility than for renter households. Information from a variety of authoritative sources supports an acceptable range of 1 to 4% for owner units and 4 to 8% for renter units depending on market conditions.
- 8 **Replacement Allowance:** Rate (0.9%) reflects the housing losses (demolitions) based on localities annually reported to DOF each January for years 2002-2011.
- 9 **Adjustment for Absorption of Existing Excess Vacant Units:** For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a one-time adjustment was made to account for unprecedented high vacancies in existing stock due to unusual conditions including high foreclosures and economic uncertainties. An absorption rate of 20% of existing excess vacant units is assumed to occur in shrinking current excess vacant units before the start of the 2014 RHNA projection period. This results in applying a 80% adjustment to account for units not absorbed, in deriving a downward adjustment of (- 4,860). Existing housing stock consists of two components: (1) housing units for sale and rent in existing housing stock that are above the housing units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale + for rent + sold, not occupied+rented, not occupied + occupied units), (2) housing units in the "vacant units others" category of existing housing stock above the level of 2000 (using Census 2000). The Department used 2010 Census Demographic profile data (DP-1) and "normal" vacancy rates by tenure, in conjunction with the region's household growth and proposed household formation rates. The vacancy adjustment is limited to not exceed the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the adjustment was below the differential, the adjustment was applied in calculating the RHNA determination.

**RHNA Projection Period January 1, 2014 to September 30, 2023:** Pursuant to SB 375, the start of the *projection* period (in effect January 1, 2014) was determined pursuant to GC 65588(e)(6), which requires the new projection period to start on June 30 or December 31 that most closely precedes the end of the current housing element period, which for StanCOG region is June 30, 2014. The end of the projection period was determined pursuant to GC 65588(e)(5) to be the end of the housing element planning period. *Note: For projection purposes the end of the projection period is rounded to the end of the month.*

**Estimated Housing Element Planning Period September 30, 2015 to September 30, 2023: Subject to change, as it is based on the estimated March 19, 2014 RTP adoption date.** Pursuant to SB 375, the start of the *planning* period was determined pursuant to GC 65588(e)(5), 18 months from the estimated adoption date of StanCOG's Regional Transportation Plan, as notified by StanCOG to HCD, with the date rounded to the end of month for projection purposes. The end of the planning period was calculated pursuant to GC 65588(e)(3)(A), 18 months after the adoption of the second RTP, provided that it is not later than eight years from the adoption of the previous housing element. If the actual RTP adoption date differs from the estimated date of March 19, 2014, the RHNA determination and the projection period will not change, however the housing element due date, and implicitly, the housing element planning period would change accordingly.

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# Appendix B1: Proposed RHNA Methodology and Alternatives

**Disclaimer: The Proposed RHNA Methodology (adopted by the Policy Board) and the alternative methodologies described in this appendix use a Draft RHNA Determination from HCD of 23,150. The Final RHNA Determination of 21,330 was received after the Proposed RHNA Methodology was released for public review, and is therefore not reflected in the following tables. The actual RHNA Allocations, which are based on the Final RHNA Determination, can be found on page 3 and 18.**

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*City of Ceres • City of Hughson • City of Modesto • City of Newman • City of Oakdale • City of Patterson  
City of Riverbank • City of Turlock • City of Waterford • County of Stanislaus*

September 20, 2013

**RE: Stanislaus Council of Governments (StanCOG) Proposed Regional Housing Needs Allocation (RHNA) Methodology**

The Stanislaus Council of Governments (StanCOG), as part of the Fifth Cycle Regional Housing Needs Assessment (RHNA) process--which spans from January 1, 2014 to September 30, 2023--has developed a Proposed Methodology and alternative methodologies for review and consideration by the public and the Policy Board. StanCOG presents this package as part of a 60-day public review and comment period pursuant to Government Code Section 65584.04. The public comment period will commence on September 21, 2013 and conclude on November 20, 2013.

StanCOG staff proposes to use the Regional Income Parity Methodology for this fifth cycle as it best meets the objectives of the RHNA Allocation process by ensuring an equitable distribution of the affordable housing across the region, taking into consideration each jurisdiction's current level of affordable housing.

Secondarily, StanCOG Staff offers Alternative Methodology #1, Flat Rate Methodology, in which each jurisdiction receives an equal share of affordable housing from this Determination. This methodology was used during the fourth cycle RHNA, 2007 - 2014. This methodology meets StanCOG's and the State's criteria by providing an equitable distribution of the affordable units across the region. Staff has also prepared Alternative Methodologies #2 and #3 to provide additional allocation methods for the public to review and consider. These additional methodologies emphasize different planning objectives and provide options for the reviewing public.

StanCOG's Valley Vision Stanislaus (VVS) Steering Committee, comprised of representatives from each local jurisdiction as well as representatives from our standing advisory committees, has previously reviewed the enclosed RHNA methodologies.

The StanCOG Policy Board is anticipated to consider the proposed Methodology for adoption at their regularly scheduled meeting on Wednesday, November 20, 2013, at 6:00 pm.

Please submit all comments to Jaylen French at 1111 'I' Street, Suite 308, Modesto, California 95354 or [jcfrench@stancog.org](mailto:jcfrench@stancog.org). Further information regarding this process may be obtained by visiting the StanCOG website [www.stancog.org](http://www.stancog.org) or by contacting the StanCOG office at 209/525.4600.

# **Stanislaus Council of Governments' Proposed RHNA Methodology**

## **RHNA Process Overview**

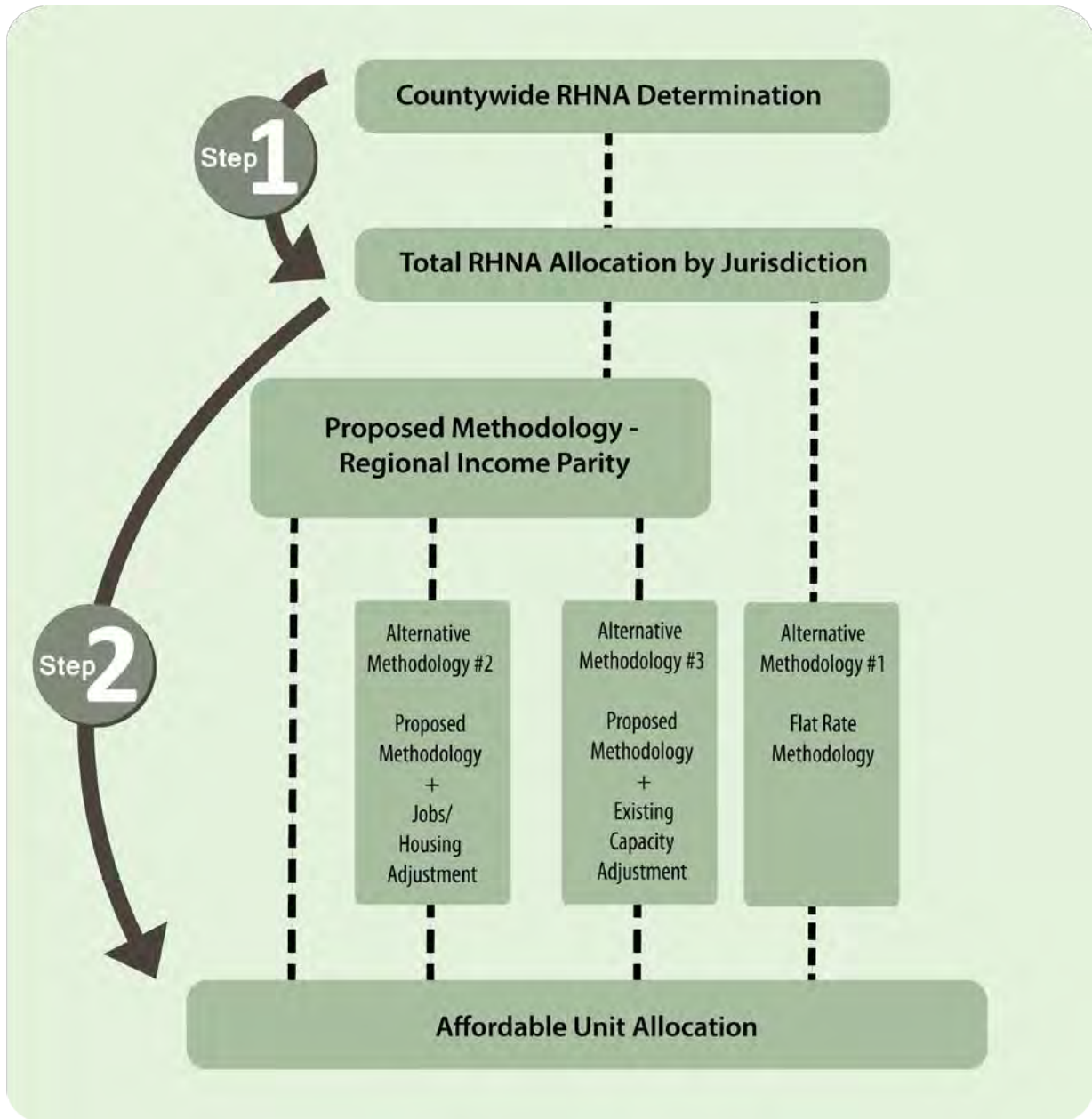
State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for Stanislaus County jurisdictions to the Stanislaus Council of Governments (StanCOG). StanCOG, and other California councils of government, undertake the RHNA process prior to each housing element cycle. State housing element law (Government Code Section 65584(d)) states that the RHNA must be consistent with the following four objectives:

1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low-income and very low-income households.
2. Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promote an improved intraregional relationship between jobs and housing.
4. Allocate a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category based on the most recent decennial United States census.

Preparing and adopting a methodology for distributing the RHNA determination to each jurisdiction in the region is the basis for the Regional Housing Needs Plan. The adopted methodology must be consistent with the aforementioned objectives of State housing element law. The methodology, ultimately adopted by the StanCOG Board, must be a formula for distributing housing elements across four income categories (i.e., very low, low, moderate, and above moderate) to each jurisdiction in the county. This memorandum and the Proposed RHNA Methodology will focus on the 'affordable' units portion of the Allocation (i.e., the two lowest income categories combined; 'very low-income' and 'low-income'). The final Regional Housing Needs Plan will outline the RHNA Allocation across all four income categories.

This RHNA covers a 9.75-year projection period from January 1, 2014, to September 30, 2023. The RHNA methodology process, illustrated in Figure 1, is divided into two steps: 1) calculating the total RHNA allocation by jurisdiction, and 2) calculating the affordable housing allocation (i.e. methodology). (*Note: the methodologies use the draft RHNA determination of 23,150 provided by HCD*). The remainder of this memorandum describes the Proposed Methodology.

**Figure 1: Preparing the Alternative RHNA Methodologies**



The starting point (Step 1) for the proposed RHNA methodology is the housing unit forecast adopted by the StanCOG Policy Board, which has been used in development of the Draft RTP/SCS. Under all methodologies, each jurisdiction receives the same total number of housing units based on the housing unit forecast. The difference in the methodologies is the allocation of the affordable units (i.e., very low and low-income units). See Attachment A for more detail about the Total RHNA Allocation.

## **Regional Income Parity Methodology (StanCOG’s Proposed Methodology)**

The Regional Income Parity Methodology reflects the underlying objectives of State housing law through consistency with StanCOG's SCS growth pattern and through equitable distribution of affordable housing among the jurisdictions within the region. It establishes a trendline for each jurisdiction to determine the percentage of new housing units which must be affordable in order for all jurisdictions to achieve “regional income parity” (i.e., an equal percentage of affordable housing units) by the year 2050. Jurisdictions that currently have a higher proportion of lower-income households compared to the current regional average will receive a lower proportional share of affordable units. Conversely, jurisdictions that currently have a lower share of lower-income households compared to the regional average will received a higher percentage of the 'affordable' units from this RHNA Determination.

### **Proposed RHNA Methodology Summary**

A summary of the proposed RHNA methodology can be found in Table 1, below. The table summarizes the Total RHNA Allocation and 'Affordable' Allocation for each jurisdiction.

A more detailed explanation of the Proposed Methodology and three alternative methodologies, prepared as part of this process for public review and consideration, can be found in Attachment A. Each methodology uses the current draft RHNA determination of 23,150 provided by HCD. Please note, the RHNA determination is not yet final, and is therefore subject to change.

<b>TABLE 1: Proposed Methodology by Jurisdiction</b>			
<b>Jurisdiction</b>	<b>Total RHNA Allocation (Net New Housing Units)</b>	<b>RHNA Allocation Affordable Units</b>	<b>Percentage of Total RHNA</b>
Ceres	2,720	1,081	39.73%
Hughson	240	96	39.84%
Modesto	7,094	2,830	39.89%
Newman	816	320	39.24%
Oakdale	1,330	552	41.47%
Patterson	2,574	1,080	41.97%
Riverbank	1,356	559	41.20%
Turlock	3,876	1,542	39.78%
Waterford	554	226	40.87%
Unincorporated County	2,589	1,020	39.40%
<b>Total</b>	<b>23,150</b>	<b>9,306</b>	<b>40.20%</b>

## **Attachment A**

### **Detailed RHNA Methodologies**

This attachment provides a detailed explanation of the Regional Income Parity Methodology for the StanCOG Regional Housing Needs Assessment (RHNA), which is StanCOG staff's Proposed RHNA Methodology. It also provides a detailed explanation of the three alternative methodologies provided as part of this process for review and consideration, which would emphasize different planning objectives and provide options for the local jurisdictions.

#### **Step 1. Calculating Total RHNA Allocations by Jurisdiction**

To ensure consistency with the Valley Vision Stanislaus Plan (i.e. Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) effort underway, the starting point for the proposed RHNA methodologies is the housing unit forecast adopted by the StanCOG Policy Board, which has been used in development of the Draft RTP/SCS. Under all methodologies, each jurisdiction receives the same total number of housing units based on the housing unit forecast. The difference in the methodologies is the allocation of the affordable units (i.e., very low and low-income units).

The following steps outline how units were allocated to each jurisdiction from the housing unit forecast to determine the total RHNA allocation for each jurisdiction for the 9.75-year period. See Table 1 at the end of the memo. *(Note: The letters in parentheses correspond with the columns in Table 1.)*

1. The January 1, 2014, Base Year housing units (B) were estimated based on the housing unit forecast in 2010 (A) and 2015 (C). Assuming linear growth between 2010 and 2015, the 2014 housing units reflect 80 percent of the net new housing units from 2010 to 2015 for each jurisdiction (i.e., assuming 2014 is 80 percent of the time period 2010 to 2015).
2. The total countywide units for September 30, 2023, (H) were calculated by adding a RHNA determination of 23,150 to the 2014 countywide unit total (B).
3. The proportion of units allocated to each jurisdiction on September 30, 2023, in the housing unit control totals (F) was multiplied by the September 30, 2023, countywide units (207,216) to calculate the units on September 30, 2023, for each jurisdiction (H). The housing control totals were provided in 5-year increments so the September 30, 2023, housing unit proportions (E) were estimated assuming linear growth between the 2020 and 2025 control totals for each jurisdiction.
4. Finally, the 2014 housing unit estimate (B) was subtracted from the September 30, 2023, total for each jurisdiction (H) to determine the January 1, 2014, to September 30, 2023, net new housing units (J) (i.e., the total RHNA allocation).

**Table 1: Total RHNA Allocation by Jurisdiction**

Jurisdiction	2010 Housing Unit Control Totals	Estimated 1/1/2014 Housing Units	2015 Housing Unit Control Totals	2020 Housing Unit Control Totals	Estimated 9/30/2023 Housing Units		2025 Housing Unit Control Totals	Housing Units 9/30/2023 (Based on RHNA Determination of 23,150 units)		
					Housing Units	Percent of Total		Housing Units	Percent of Total	Total RHNA (Net New Housing Units 1/1/2014-9/30/2023)
A	B	C	D	E	F	G	H	I	J	
Ceres	13,673	14,243	14,386	15,534	16,633	8.19%	16,999	16,963	8.19%	2,720
Hughson	2,234	2,280	2,291	2,383	2,471	1.22%	2,500	2,520	1.22%	240
Modesto	75,044	76,350	76,676	79,303	81,819	40.27%	82,657	83,444	40.27%	7,094
Newman	3,357	3,531	3,575	3,927	4,263	2.10%	4,375	4,348	2.10%	816
Oakdale	7,822	8,096	8,164	8,715	9,242	4.55%	9,418	9,426	4.55%	1,330
Patterson	6,328	6,898	7,041	8,189	9,288	4.57%	9,654	9,472	4.57%	2,574
Riverbank	7,069	7,352	7,423	7,993	8,539	4.20%	8,721	8,709	4.20%	1,356
Turlock	24,627	25,416	25,613	27,201	28,721	14.14%	29,228	29,292	14.14%	3,876
Waterford	2,665	2,782	2,811	3,046	3,271	1.61%	3,346	3,336	1.61%	554
Unincorporated County	36,684	37,118	37,226	38,098	38,934	19.16%	39,212	39,707	19.16%	2,589
<b>Total</b>	<b>179,503</b>	<b>184,066</b>	<b>185,207</b>	<b>194,388</b>	<b>203,180</b>	<b>100.00%</b>	<b>206,111</b>	<b>207,216</b>	<b>100.00%</b>	<b>23,150</b>

Sources

- Column A: 2007-2011 American Community Survey
- Column B: Calculated by Mintier Harnish using a trendline between Column A and Column C
- Column C: 2007-2011 American Community Survey (existing countywide average)
- Column D: 2007-2011 American Community Survey
- Column E: Calculated by Mintier Harnish using a trendline between Column D and Column G
- Column F: Column E divided by countywide total of 203,180
- Column G: 2007-2011 American Community Survey
- Column H: Proportionally scaled up from Column E to 9/30/2023 countywide total (207,213)
- Column I: Column H divided by countywide total of 207,216
- Column J: Column B subtracted from Column H



## **Step 2. Calculating the Affordable RHNA Allocations by Jurisdiction**

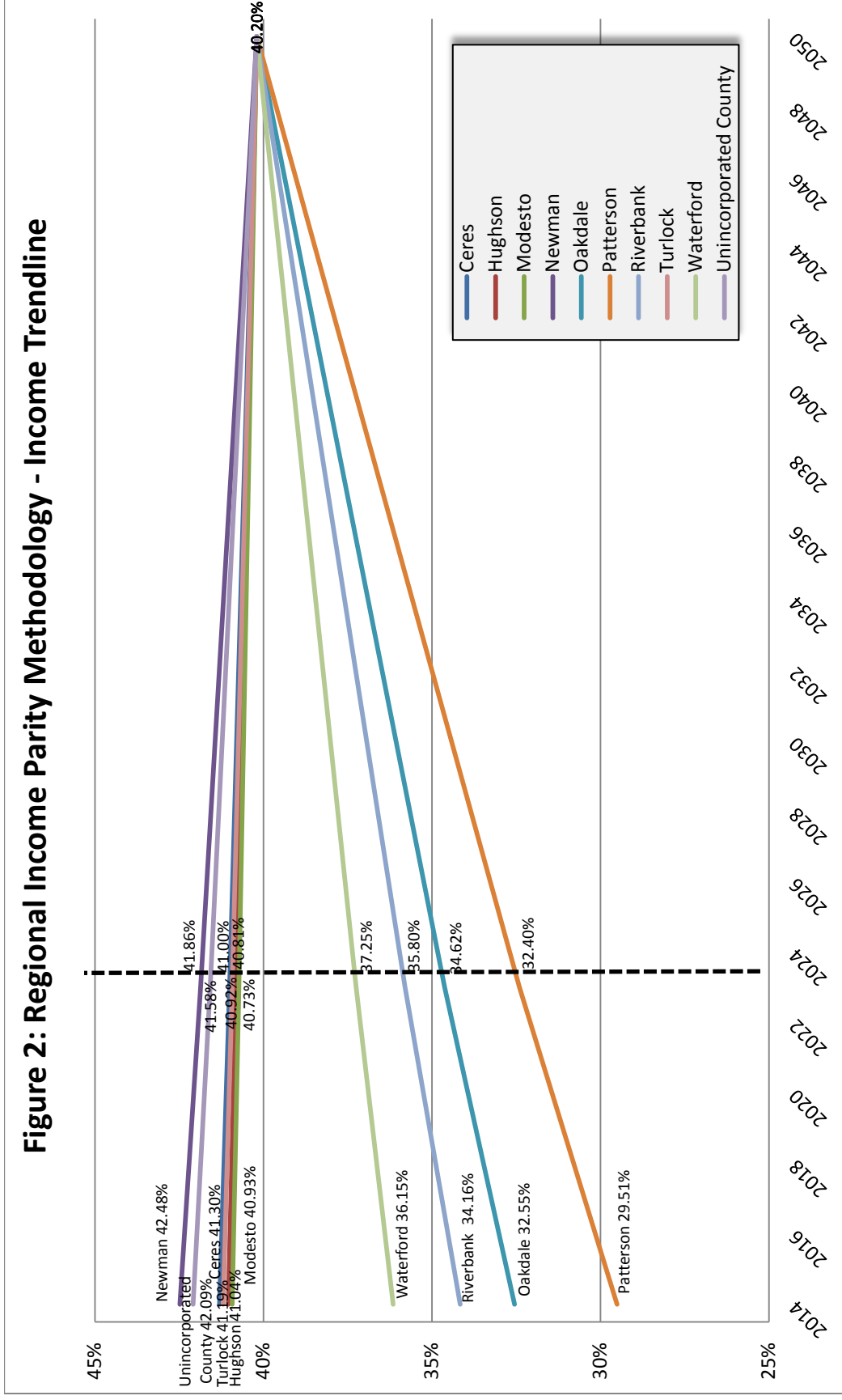
### **Regional Income Parity Methodology – StanCOG's Proposed Methodology**

The Regional Income Parity Methodology reflects the underlying objectives of State housing law through consistency with StanCOG's Sustainable Communities Strategy (SCS) growth pattern and through the equitable distribution of affordable housing among the jurisdictions within the region. It establishes a trendline for each jurisdiction to determine the percentage of new housing units that must be affordable in order for all jurisdictions to achieve “regional income parity by 2050” (i.e., an equal percentage of affordable housing units by the year 2050) (see Figure 2 on page 4). Jurisdictions that currently have a higher proportion of lower-income households compared to the current regional average receive a lower proportional share of affordable units from this RHNA Determination compared to the average. Conversely, jurisdictions that currently have a lower share of lower-income households compared to the regional average receive a higher percentage of affordable units.

The following steps were used to calculate the affordable allocations for each jurisdiction using the Base Methodology (see Table 2). *(Note: The letters in parentheses correspond with the columns in Table 2):*

1. The existing percentage of affordable units (A) is based on the 2007-2011 American Community Survey (ACS) estimate of lower-income households. The 2050 Regional Income Parity (C) is based on the existing countywide average percentage of lower-income households from the 2007-2011 ACS.
2. The September 30, 2023, intersection of the 2050 regional income parity trendline (B) was calculated by establishing a trendline between each jurisdiction’s existing percentage of lower-income households (A) and the 2050 regional income parity percentage of 40.20 percent (C) (i.e., the existing countywide average percentage of affordable units). This trendline is intersected at September 30, 2023, (i.e., 2023.75) (B) to determine what percentage of affordable units each jurisdiction should have by September 30, 2023 in order to be trending towards regional income parity by 2050.
3. The income parity variance (D) is the difference between the 2023 intersection of the 2050 regional income parity trendline (B) and the 2050 regional income parity percentage (C). The base affordable allocation (F) was calculated by multiplying net new housing units between January 1, 2014, and September 30, 2023, (E) by the 2050 regional income parity percentage (C).
4. The affordable allocation adjustment (H) was calculated by multiplying the income parity variance (D) by the base affordable allocation (F). Due to rounding error, the affordable allocation adjustment (H) was scaled proportionally to sum to zero.
5. The affordable allocation (G) was calculated by adding the affordable allocation adjustment (H) to the base affordable allocation (F). The percent affordable allocation was calculated by dividing the affordable allocation (G) by the new housing units between January 1, 2014, and September 30, 2023 (E).

Figure 2: Regional Income Parity Methodology - Income Trendline



Sources

- 2014 affordable percentages: 2007-2011 American Community Survey
- 2050 income parity percentage: 2007-2011 ACS (existing countywide average)
- 2023 affordable percentages: Calculated by Mintier Harmish using a trendline between 2014 affordable percentage and 2050 income parity percentage

**StanCOG Fifth Cycle Regional Housing Needs Assessment**

RHNA Methodologies Detail

September 20, 2013

**Table 2: Regional Income Parity Methodology  
Affordable Unit Allocation (Very Low + Low)**

		Based on RHNA Determination of 23,150 units								
		A	B	C	D	E	F	G	H	I
Existing Percentage of Lower-income Households	2023 Intersection of 2050 Income Parity Trendline	Regional Income Parity	Income Parity Variance	Total RHNA (Net New Housing Units 1/1/2014-9/30/2023)	Flat Rate Affordable Allocation	Affordable RHNA Allocation	Income Parity Adjustment	Percent Affordable Allocation		
Ceres	41.30%	41.00%	40.20%	-0.80%	2,720	1,093	1,081	-13	39.73%	
Hughson	41.04%	40.81%	40.20%	-0.62%	240	97	96	-1	39.84%	
Modesto	40.93%	40.73%	40.20%	-0.53%	7,094	2,852	2,830	-22	39.89%	
Newman	42.48%	41.86%	40.20%	-1.66%	816	328	320	-8	39.24%	
Oakdale	32.55%	34.62%	40.20%	5.57%	1,330	535	552	+17	41.47%	
Patterson	29.51%	32.40%	40.20%	7.79%	2,574	1,035	1,080	+46	41.97%	
Riverbank	34.16%	35.80%	40.20%	4.40%	1,356	545	559	+14	41.20%	
Turlock	41.19%	40.92%	40.20%	-0.73%	3,876	1,558	1,542	-16	39.78%	
Waterford	36.15%	37.25%	40.20%	2.95%	554	223	226	+4	40.87%	
Unincorporated County	42.09%	41.58%	40.20%	-1.38%	2,589	1,041	1,020	-21	39.40%	
<b>Total</b>	<b>40.20%</b>	<b>40.20%</b>	<b>40.20%</b>	<b>0.00%</b>	<b>23,150</b>	<b>9,305</b>	<b>9,306</b>	<b>0</b>	<b>40.20%</b>	

**Sources**

Column A: 2007-2011 American Community Survey

Column B: Calculated by Mintier Harmish using a trendline between Column A and Column C (See Figure 2)

Column C: 2007-2011 American Community Survey (existing countywide average)

Column D: Column C subtracted from Column B

Column E: Total housing units in 2014 subtracted from total housing units in 2023 using a RHNA determination of 12,150 (See Table 1)

Column F: Column C multiplied by Column E

Column G: Column F added to Column H

Column H: Column D multiplied by Column F and then proportionally adjusted to sum to zero.

Column I: Column G divided by Column E

## Alternative Methodologies

### Alternative Methodology #1 – Flat Rate Methodology

StanCOG has provided alternative methodologies that emphasize other planning objectives for review and consideration. Based on some agency support for the Flat Rate Methodology, and the fact that it meets the RHNA criteria of providing an equitable distribution of affordable units across the region, StanCOG staff presents this alternative as a second proposed methodology. This methodology was also used during the Fourth Cycle (2007-2014) Regional Housing Needs Plan for the Stanislaus Region. In this methodology, each jurisdiction was assigned the same percentage of affordable units. The affordable allocations (B) were calculated by multiplying the existing countywide average of affordable units (40.2 percent) by the net new units in each jurisdiction (A).

**Table 3: Flat Rate Methodology**

Jurisdiction	Total RHNA (Net New Housing Units 1/1/2014-9/30/2023)	Affordable RHNA Allocation	Percent Affordable
	A	B	C
Ceres	2,720	1,093	40.2%
Hughson	240	97	40.2%
Modesto	7,094	2,852	40.2%
Newman	816	328	40.2%
Oakdale	1,330	535	40.2%
Patterson	2,574	1,035	40.2%
Riverbank	1,356	545	40.2%
Turlock	3,876	1,558	40.2%
Waterford	554	223	40.2%
Unincorporated County	2,589	1,041	40.2%
<b>Total</b>	<b>23,150</b>	<b>9,306</b>	<b>40.2%</b>

*Sources:*  
 Column A: Total housing units in 2014 subtracted from total housing units in 9/30/2023 based on a RHNA determination of 23,150 (See Table 1)  
 Column B: Column A multiplied by Column C  
 Column C: 2007-2011 American Community Survey (existing countywide average)

Alternative Methodologies #2 and #3 apply adjustment factors to the Regional Income Parity Methodology. While the Regional Income Parity Methodology stands on its own and is consistent with the objectives of State law, these alternative methodologies provide options to emphasize specific local planning objectives, such as distributing more affordable housing to communities with a greater share of the job growth or high-density residential existing capacity.

### **Alternative Methodology #2 –Jobs/Housing Adjustment**

The Jobs/Housing Adjustment is based on the planning objective to direct more affordable housing to areas that are closer to jobs. One of the primary goals of the RTP/SCS is to reduce greenhouse gas emissions by reducing vehicle miles traveled (VMT). The jobs/housing adjustment factor allocates more affordable housing to areas with high job growth in an effort to reduce the distance between the workplace and home for lower-income households.

The Jobs/Housing Adjustment uses the Regional Income Parity Methodology as a starting point and applies an adjustment factor for the ratio of jobs to housing. The Jobs/Housing Adjustment distributes affordable housing to jurisdictions that are projected to have a greater number of jobs in the future. Jurisdictions with a higher proportion of projected jobs receive an upward adjustment in the number of affordable units and jurisdictions with a lower proportion of projected jobs receive a downward adjustment in the number of affordable units.

Only jobs and housing units from incorporated areas are considered. The unincorporated county has a much higher jobs/housing ratio relative to the incorporated jurisdictions. If the unincorporated areas were included in the analysis, the Jobs/Housing Adjustment would significantly increase affordable housing in unincorporated communities. This result would directly conflict with the goals of the RTP/SCS and Measure E. As a result, no adjustment is made to the unincorporated county.

The following steps were used to calculate the affordable allocations for each jurisdiction using the Jobs/Housing Adjustment (see Table 3). *(Note: The letters in parentheses correspond with the columns in Table 3.)*

1. The Jobs/Housing Adjustment is derived from each jurisdiction's ratio of jobs (A) to units (B) in 2035, taken from StanCOG's adopted growth forecast.
2. The jobs/housing variance (D) is calculated by subtracting the countywide average jobs/housing ratio of 0.69 from each jurisdiction's jobs/housing ratio (C).
3. The jobs/housing adjustment (G) is calculated by multiplying the Base Methodology affordable allocation (F) by the jobs/housing variance (D). The adjustment (G) is then proportionally scaled to add up to zero. This ensures that the countywide affordable units do not change between methodologies.
4. The affordable allocation (H) is calculated by adding the jobs/housing adjustment to the Base Methodology affordable allocation (F).

**Table 4: Jobs/Housing Adjustment Factor**

	Adjustment Factor Derivation Based on Adopted Growth Forecast				Affordable Allocation Based on RHNA Determination of 23,150 units				
	2035 Jobs	2035 Housing	Jobs/ Housing (with floor and ceiling)	Variance from 0.69 J/H Ratio Average	Total RHNA (Net New Housing Units 2014-2023)	Base Methodology 2014-2023 Affordable Allocation	Jobs/ Housing Adjustment	2014-2023 Affordable RHNA Allocation	Percent Affordable Allocation
	A	B	C	D	E	F	G	H	I
Ceres	10,149	20,214	0.50	-18%	2,720	1,081	-201	880	32.35%
Hughson	801	2,845	0.41	-28%	240	96	-28	68	28.32%
Modesto	69,088	93,353	0.74	5%	7,094	2,830	+137	2,967	41.82%
Newman	1,628	5,296	0.41	-28%	816	320	-93	228	27.90%
Oakdale	6,686	11,058	0.60	-8%	1,330	552	-46	506	38.04%
Patterson	10,631	12,309	0.86	18%	2,574	1,080	+188	1,268	49.28%
Riverbank	3,463	10,340	0.41	-28%	1,356	559	-162	397	29.29%
Turlock	29,667	34,111	0.87	18%	3,876	1,542	+269	1,810	46.70%
Waterford	478	3,994	0.41	-28%	554	226	-65	161	29.05%
Unincorporated County	<b>Adjustment Removed*</b>				2,589	1,020	+0	1,020	39.40%
<b>Total</b>	<b>132,591</b>	<b>193,520</b>	<b>0.69</b>	<b>0%</b>	<b>23,150</b>	<b>9,306</b>	<b>+0</b>	<b>9,306</b>	<b>40.20%</b>

Sources:

- Column A and B: StanCOG Adopted Growth Forecast (2013)
- Column C: Column A divided by Column B using a floor of 0.43 (one standard deviation from 0.69 average)
- Column D: Countywide average of 0.69 subtracted from Column C
- Column E: Total housing units in 2014 subtracted from total housing units in 9/30/2023 based on a RHNA determination of 23,150 (See Table 1)
- Column F: Calculated using a regional income parity trendline (See Table 2)
- Column G: Column D multiplied by Column F and then proportionally adjusted to sum to zero
- Column H: Column G added to Column F
- Column I: Column H divided by Column E

### **Alternative Methodology #3 – Existing Capacity Adjustment**

The Existing Capacity Adjustment takes into consideration the availability of land already zoned for high-density residential development. It uses the Base Methodology as a starting point and applies an adjustment factor for the existing capacity on sites zoned for high-density residential development (i.e., 20+ unit/acre). The capacity information used in the Existing Capacity Adjustment, summarized in Table 5 below, was confirmed by each jurisdiction following the May 2013 Valley Vision Stanislaus Steering Committee meeting. The affordable allocation from the Base Methodology is compared to the affordable capacity in each jurisdiction. Jurisdictions that have more capacity for affordable units than the number of affordable units allocated under the Base Methodology are assigned an upward adjustment factor. Jurisdictions with less capacity for affordable units than the number of affordable units allocated under the Base Methodology are assigned a downward adjustment factor until their affordable allocation is equal to their affordable capacity.

The following steps were used to calculate the affordable allocations for each jurisdiction using the Existing Capacity Adjustment Factor (see Table 4 below). *(Note: The letters in parentheses correspond with the columns in Table 4.)*

1. The Existing Capacity Adjustment is derived from each jurisdiction's existing capacity for lower income (i.e., affordable) units shown in Table 4 (C). Capacity deficits, or jurisdictions that have larger Regional Income Parity Methodology affordable allocations than affordable capacity, are shown in Columns E. Capacity surpluses, or jurisdictions that have smaller Regional Income Parity Methodology affordable allocations than affordable capacity, are shown in Columns F.
2. The existing capacity adjustment (G) is calculated using a two-step process:
  - a. All jurisdictions that have a capacity deficit (E) receive downward adjustments equal to their capacity deficit. This ensures that no jurisdiction will receive a higher affordable allocation than they have capacity to accommodate for.
  - b. All jurisdictions that have a capacity surplus (F) receive upward adjustments that sum to the positive total of the capacity deficits. This ensures that the capacity adjustment (G) will sum to 0. The positive adjustments are proportional to each jurisdiction's share of surplus capacity, or Column F divided by the countywide total from Column F.
3. The affordable allocation (H) is calculated by adding the Capacity Adjustment (G) to the Regional Income Parity Methodology affordable allocation (B).
4. The percent affordable allocation (I) is calculated by dividing the affordable allocation (H) by Total RHNA (A)

**Table 5: Existing Capacity Adjustment Factor**

		Affordable Allocation Based on RHNA Determination of 23,150 units								
Total RHNA (Net New Housing Units 2014- 2023)	Base Methodology 2014-2023 Affordable Allocation	Affordable Capacity	Difference Between Capacity and Base Methodology Affordable Allocation	Capacity Deficit	Capacity Surplus	Capacity Adjustment	2014-2023 Affordable RHNA Allocation	Percent Affordable Allocation		
A	B	C	D	E	F	G	H	I		
Ceres	2,720	1,142	61	61	61	+6	1,087	39.96%		
Hughson	240	278	182	182	182	+18	114	47.49%		
Modesto	7,094	5,150	2,320	2,320	2,320	+234	3,064	43.18%		
Newman	816	308	-12	-12		-12	308	37.73%		
Oakdale	1,330	461	-91	-91		-91	461	34.66%		
Patterson	2,574	1,080	-335	-335		-335	745	28.95%		
Riverbank	1,356	559	1,083	1,083	1,083	+109	668	49.24%		
Turlock	3,876	1,542	-52	-52		-52	1,490	38.44%		
Waterford	554	226	59	59	59	+6	232	41.93%		
Unincorporated County	2,589	1,020	1,157	1,157	1,157	+117	1,137	43.90%		
<b>Total</b>	<b>23,150</b>	<b>13,678</b>	<b>4,372</b>	<b>-490</b>	<b>4,862</b>	<b>+0</b>	<b>9,306</b>	<b>40.20%</b>		

**Sources:**

Column A: Total housing units in 2014 subtracted from total housing units in 9/30/2023 based on a RHNA determination of 23,150 (See Table 1)  
 Column B: Calculated using a regional income parity trendline (See Table 2)  
 Column C: Based on lower income capacity information from previous Housing Elements; updated and confirmed by VVS Steering Committee members  
 Column D: Column B subtracted from Column C  
 Column E: Column B subtracted from Column C (only negative values)  
 Column F: Column B subtracted from Column C (only positive values)  
 Column G: If Column D is negative, Column G equals column D. If Column D is positive, Column G is calculated by assigning positive adjustments that sum to the positive total from Column E (490). These positive adjustments are proportional to the jurisdiction's share of surplus capacity (Column F divided by 4,862).  
 Column H: Column G added to Column B  
 Column I: Column H divided by Column A



A quantitative summary of the RHNA methodologies is provided in Table 6, below. The table summarizes affordable unit allocations for each methodology.

Table 6: RHNA Methodology Summary Table									
Jurisdiction	Total RHNA (Net New Housing Units 1/1/2014- 9/30/2023)	Affordable Allocations							
		Proposed RHNA Methodology – Base Methodology – Regional Income Parity		Alternative Methodology #1 Flat Rate Methodology		Alternative Methodology #2 Jobs/Housing Adjustment		Alternative Methodology #3 Existing Capacity Adjustment	
		Affordable Units	Percent or Total RHNA	Affordable Units	Percent or Total RHNA	Affordable Units	Percent or Total RHNA	Affordable Units	Percent or Total RHNA
Ceres	2,720	1,081	39.73%	1,093	40.20%	880	32.35%	1,086	39.93%
Hughson	240	96	39.84%	97	40.20%	68	28.32%	112	46.58%
Modesto	7,094	2,830	39.89%	2,852	40.20%	2,967	41.82%	3,036	42.79%
Newman	816	320	39.24%	328	40.20%	228	27.90%	319	39.10%
Oakdale	1,330	552	41.47%	535	40.20%	506	38.04%	461	34.66%
Patterson	2,574	1,080	41.97%	1,035	40.20%	1,268	49.28%	745	28.95%
Riverbank	1,356	559	41.20%	545	40.20%	397	29.29%	655	48.29%
Turlock	3,876	1,542	39.78%	1,558	40.20%	1,810	46.70%	1,537	39.66%
Waterford	554	226	40.87%	223	40.20%	161	29.05%	232	41.81%
Unincorporated County	2,589	1,020	39.40%	1,041	40.20%	1,020	39.40%	1,123	43.37%
<b>Total</b>	<b>23,150</b>	<b>9,306</b>	<b>40.20%</b>	<b>9,306</b>	<b>40.20%</b>	<b>9,306</b>	<b>40.20%</b>	<b>9,306</b>	<b>40.20%</b>

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## **Appendix B2: Comment Letters on Proposed RHNA Methodology and Alternatives**

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## SOMETHING TO PONDER

Once again we in Stanislaus County are facing onerous housing mandates forced upon us by the Housing and Community Development Department (HCD). They say it is to fulfill SB 375 which, among other things, promotes social justice and lowers green house gases. SB375 requires agencies to create a Sustainable Communities Strategy, also called Smart Growth.

I have heard many of the discussions amongst the Valley Vision Committee members over the past months voicing their concerns over the fact that the housing numbers are far too high. Some mayors have out right said that this could destroy their budgets. Real estate agents and property owners have voiced their concerns over the negative impacts of subsidized high-density housing on property values. I among others have pointed out the real threat to the valley in terms of the strain on our water supplies. We are essentially being forced to overbuild, while at the same time, the Water Resources Board plans to cut 45% of our water. How can this be considered sustainable?

On August 13, 2013 , a representative from HCD came to the Valley Vision Committee meeting. Again, I listened to many intelligent and thoughtful arguments put forth by Patrick Kelley, Richard O'Brien, Debbie Whitmore, Marjorie Blom, Angela Freitas and others who all said the housing mandate numbers were far to high. The numbers

have been lowered some, but we all know none of this is good for the Valley or our local communities, yet if we want transportation dollars so we must comply. How can this be considered smart?

I then had to ask myself if this is so bad, how did this all come about? The next logical step was to follow the money and see who actually is benefitting from this scheme. The passage of SB375 in September of 2008 was perfect timing. There was a stock market crash and the real estate bubble had burst. If you look more closely how SB375 is constructed, there is no doubt that a few chosen developers are at the heart of the matter. The developers' funding sources include tax credits, private investment, grants and redevelopment funds. The State Density Bonus Law offers developers the incentive of increased density and flexibility in development standards in exchange for the construction of affordable housing. They are afforded a "streamlined CEQA process" which essentially means they can bypass the law and do not have to concern themselves with any negative environmental impacts to an area where they build. There are hundreds of million dollars at stake, much of which is our tax money. These same developers turn around and broker the State and Federal tax credits given to them on Wall Street to the tune of millions of dollars. To illustrate my findings, I will use just one developer as an example, namely EAH, Inc. EAH is considered a qualified California affordable housing developer. They have been

approved for at least 77 projects throughout California and have built several others in Hawaii. Just on the Terra Bella Project in Turlock, EAH received a total of \$2,935,202 in State tax credits and will receive \$880,561 annually in Federal tax credits. Do you think this company with its fancy home office in San Rafael wants to lose such a sweet deal? This was made just for them.

To add insult to injury, the City of Modesto forgave over \$400,000 in developer fees owed by EAH for the Archway Commons project. The City also purchased the land at a highly inflated price at a time when our budget was reeling from the real estate debacle. In the end, the apartments cost \$276,000 each to build. Does that sound sustainable or smart to you? You can find all of the details in a Modesto Bee article, dated September 1, 13. This is just one example of how public-private partnerships end up wasting precious tax money. It is easy to spend other peoples' money.

Other beneficiaries to this so-called Sustainable City notion are all of the bureaucrats involved in fulfilling the mandates. Among them are most of the staff at HCD and most of you in StanCOG. First of all, there is no telling how much all of the fancy reports, workshops, charts, graphs and consultants cost. But on top of that, StanCOG has just hired a new employee and just recently gave themselves a raise. What would they do without the Sustainable Communities Plan?

Think about it. We are being sold a bill of goods. Have you ever dealt with a used car salesman? Welcome to the Sustainable Communities Strategy. The powers to be had to create the following clever marketing scheme to sell this clunker:

FIRST

Create a sense of urgency by saying that we must plan for the huge population explosion in California and reduce green house gases.

YET

*This population forecast has been proven false as per the Department of Finance.*

AND

*According to the Valley Vision staff, we have already met the year 2020 Green house gas emissions goal!*

SECOND

Sell the notion of planning for land use, housing and transportation combined for the next 25 years is a good idea.

YET

*Think about the past 20 years and know this just does not make sense. Nor is it fair to hold cities' and counties' transportation funds hostage unless they fully comply to harmful housing mandates.*

THIRD

Justify the building of high-density housing on a mass scale in the name of social justice.



YET

*Despite the fact these sort of projects have historically failed time and time again and wreck havoc on real estate values.*

FOURTH

Produce utopian pictures, slogans and workshops to “inform the public”.

YET

*The vast majority of Stanislaus know nothing about this Valley Vision plan nor the actual ramifications of this ideal.*

FIFTH

Compile a stakeholders’ list to create an image of consensus.

BUT

*Natural Resources Defense Council, Inc (found on the Valley Vision stakeholders list) is based out of New York. This is a “sue and settle business who threatens any city who pushes back on the Sustainable Communities Strategy.*

That is not consensus, that is coercion. The big money special interest groups win and we lose.

We must all unite to throw out SB375 so we can hope to thrive!

Respectfully Submitted, Karla von Hungen Sept. 16, 2013

**Comment Letter #2**

**From:** Haiyan Wang <haiyanwang556@yahoo.com>  
**To:** Debbie Trujillo <dtrujillo@Stancog.org>  
**Date:** 11/7/2013 1:29 PM  
**Subject:** Re: StanCOG Fifth Cycle Proposed RHNA Methodology

Debbie,  
The base year data should be based on 2010 census data + new built/build - permits, not based on forecast done several years ago. Cities and the county should have the number of building permits ready for you.  
Helen Wang

Sent from my iPhone

On Oct 31, 2013, at 9:18 AM, "Debbie Trujillo" <dtrujillo@Stancog.org> wrote:

Good Morning,

This email is notify you that the public review and comment period for the StanCOG Fifth Cycle Proposed Regional Housing Needs Assessment (RHNA) Methodology has been extended to Tuesday, December 3, 2013 at 4:00 pm.

Written comments must be received by 4:00 p.m. on December 3, 2013, and they will be made a part of the record. Please submit comments to Jaylen French, 1111 I Street, Modesto, California, 95354 or [jcfrench@stancog.org](mailto:jcfrench@stancog.org).

For further information, please see the below email and the attached document.

>>> On 9/20/2013 at 3:54 PM, in message <52721F4E.45BA.00F0.0@Stancog.org>, Debbie Trujillo wrote:  
Good Afternoon,

Stanislaus Council of Governments (StanCOG) has released a Proposed Regional Housing Needs Allocation (RHNA) Methodology for the Fifth Cycle of the RHNA process as required by the State in order for local jurisdictions to prepare updated General Plan Housing Elements.

In addition to the Proposed RHNA Methodology, StanCOG has prepared three alternative methodologies for public review and consideration. The Proposed RHNA Methodology and alternative methodologies are available on the StanCOG website at [www.stancog.org](http://www.stancog.org).

A 60-day public comment period will commence on September 21, 2013, and conclude on November 20, 2013.

The StanCOG Policy Board is anticipated to consider the Proposed Methodology for adoption at their regularly-scheduled meeting on Wednesday, November 20, 2013, at 6 pm. Spanish translation services will be available at this hearing, upon request.

Written comments must be received by 5:00 p.m. on November 20, 2013, and they will be made a part of the record. Please submit comments to Jaylen French, 1111 I Street, Modesto, California, 95354 or [jcfrench@stancog.org](mailto:jcfrench@stancog.org).

Further information regarding this process may be obtained by contacting the StanCOG office, located at 1111 I Street, Suite 308, Modesto, California, or by calling (209) 525-4600.

Thank You.



DEBRA A. WHITMORE  
DEPUTY DIRECTOR  
[dsoiseth@turlock.ca.us](mailto:dsoiseth@turlock.ca.us)

DEVELOPMENT SERVICES  
PLANNING DIVISION

Comment Letter #3

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT 2219 | FAX 209-668-5107 | TDD 1-800-735-2929

November 22, 2013



Jaylen French, Associate Planner  
Stanislaus Council of Governments  
1111 "I" Street, Suite 308  
Modesto, California 95354

**SUBJECT: PROPOSED REGIONAL HOUSING NEEDS ALLOCATION (RHNA) METHODOLOGY**

Thank you for the opportunity to provide comments on the report entitled "Proposed Proposed Regional Housing Needs Allocation (RHNA) Methodologies". We have appreciated the opportunity to participate on the Valley Vision Stanislaus Steering Committee that helped StanCOG staff to develop this report. The Turlock City Council was presented the public review draft document on October 22, 2013. This letter conveys the City Council's comments and recommendations on this matter.

***StanCOG Staff Recommendation***

StanCOG staff is recommending the use of the "Regional Income Parity Methodology" to allocate affordable (Low and Very Low Income) units to each jurisdiction. Under this methodology, jurisdictions that currently have a higher proportion of lower-income households compared to the current regional average receive a lower proportional share of affordable units from the RHNA Determination.

The City of Turlock supports this allocation methodology.

***Alternative Methodologies***

The public review draft report presents three alternative methodologies to the staff recommended approach.

**Alternative #1: Flat Rate Methodology:** Under this alternative, the number of affordable units would be allocated as the same percentage of total units for each jurisdiction based on the regional average of affordable units required for the county as a whole.

Even though this approach results in a slightly higher target for the City of Turlock, the City Council was not opposed to this approach, but would prefer the staff-recommended "Regional Income Parity Methodology".

Alternative 2: Jobs-Housing Adjustment: Under this methodology, jurisdictions with a higher jobs/housing balance compared to the regional average receive an upward adjustment in the proportion of affordable units, while those below the regional average receive a lower share of affordable units.

The City of Turlock does not support this methodology for two reasons.

First, the City believes that this adjustment factor is "double counting" because the total housing targets set in StanCOG's regional forecast already factor in jobs/housing balance. The City of Turlock received a higher share of total housing units in the long-range forecast due to a higher projection of job growth. This means that once the base methodology for affordable housing is applied to the total housing target, those jurisdictions with higher jobs-housing ratios will automatically receive a higher level of affordable housing than the trend forecast would have produced.

Second, the City does not support excluding the unincorporated area from this requirement based on the rationale that Measure E prevents housing in the County. StanCOG's forecast projects that job growth in the unincorporated area will be higher than the regional average and the County does have capacity to provide both total and affordable units based on StanCOG's evaluation of the previous Housing Element cycle. As such, to make this approach more equitable, the County should not be exempt from this adjustment factor, if the Policy Board decides to apply it.

Alternative 3: Existing Capacity: Under this methodology, jurisdictions with available capacity for affordable units receive an upward adjustment to accommodate the number of units that other jurisdictions cannot meet based on the previous Housing Elements.

The City of Turlock supports this adjustment factor, in concept, but only for this cycle of the RHNA. In addition, the City would prefer that agencies be allowed to negotiate the transfer of both total and affordable units rather than having this methodology applied as a mathematical exercise.

The Great Recession that we have all experienced since the adopting of our latest Housing Elements, left all of the jurisdictions in Stanislaus County with a relatively large inventory of housing including affordable housing. The availability of housing capacity is depicted in the report prepared by StanCOG. This means that some jurisdictions are in a position to have a substantial amount of available housing capacity in both total and affordable housing categories. This is a very unique situation that typically doesn't occur. Applying this method in this cycle would allow the jurisdictions with existing capacity to absorb any excess housing without

Letter to Jaylen French  
November 22, 2013

requiring a change in their General Plan or zoning, thus sparing the jurisdictions without adequate capacity the need to rezone or re-designate land for housing. This could potentially save hundreds of thousands of local dollars and staff time, prevent unnecessary changes in land use rights for local property owners, and may even avoid the premature annexation of prime agricultural land for the cities that do not have available capacity.

The City would, however, suggest that this approach not be applied as a mathematical exercise, but rather that this information be used by StanCOG to facilitate agreements between jurisdictions to transfer affordable units from jurisdictions without capacity to those that do have capacity. These types of transfers are permitted under State Housing Law and should be encouraged to accommodate growth without causing the premature annexation of important farmland. While we concur with representatives of other cities that the long-term application of the "existing capacity" method in future Housing Element update cycles could discourage the designation of high density residential land; the one-time use of this adjustment factor in this cycle under these unusual circumstances actually helps to support planning policies that are consistent with Statewide and local planning goals to improve air quality, reduce greenhouse gas emissions and preserve farmland.

#### **SUMMARY**

In summary, the City of Turlock supports all of the proposed methodologies except Alternative Methodology #2 – Jobs/Housing Adjustment.

If you have any questions regarding these comments, please feel free to contact me at (209) 668-5542 x2218. Thank you for your consideration of these comments.

Sincerely,



Debra Whitmore  
Deputy Director of Development Services/Planning Manager



**City of Modesto**  
**Community and Economic**  
**Development Department/Planning Division**  
*1010 Tenth Street, Third Floor*  
*Modesto, CA 95354*



JCF

November 26, 2013

Jaylen French, Associate Planner  
Stanislaus Council of Governments  
1111 I Street, Suite 308  
Modesto CA 95354

Subject: Regional Housing Needs Assessment Allocation Methodology

Dear Mr. French,

Thank you for the opportunity to comment on the draft Regional Housing Needs Assessment (RHNA) allocation methodology, prepared by StanCOG staff as part of the Fifth Cycle Regional Housing Needs Assessment (RHNA) process. This is to confirm support by the City of Modesto for the Regional Income Parity Methodology. Of the various methodologies, this approach best meets objectives under State Housing Element Law by ensuring an equitable distribution of affordable housing across the region.

As reflected in previous correspondence dated September 16, 2013 in response to the preliminary RHNA allocation methodologies, Alternative # 3 (Existing Capacity Adjustment), is not an equitable approach to affordable housing allocation. This method is a disincentive for agencies to meet housing element goals, objectives, policies and laws. Under this option, agencies that have been successful in implementing various programs, such as rezonings, annexations or expanding infill opportunities to increase their capacity as prescribed under prior housing elements, must accept a greater share of housing as a 'penalty' for their progress. This approach implies that those agencies with capacity must accept a disproportionate share of affordable housing, which is not equitable – especially for the long term.

Should you have any questions, please contact me at 209-577-5268 or at [pkelly@modestogov.com](mailto:pkelly@modestogov.com).

Sincerely,

Patrick Kelly, AICP  
Planning Manager

# **Appendix B3: StanCOG Responses to Comment Letters on Proposed RHNA Methodology and Alternatives**

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# StanCOG Response to Comment Letters on the Proposed RHNA Methodology

StanCOG received four letters during the 60-day public comment period on the Proposed RHNA Methodology. This document responds to the comments and/or questions raised in the letters. The comments are summarized below. The source of each comment is identified by a number that corresponds with the number in the upper right corner of the comment letter found in Appendix B2.

## Comment Letter #1

Comments noted. This comment letter is not specifically on the RHNA Methodology.

## Comment Letter #2

Comment A: Helen Wang states that the RHNA Methodology should use the 2010 census and building permit data rather than a forecast done several years ago.

Response: Comment Noted. The RHNA Methodology uses the most up-to-date demographic projections available at the time of its preparation.

## Comment Letter #3

Comment A: The City of Turlock supports the Proposed Methodology – Regional Income Parity. Under this methodology, jurisdictions that currently have a higher proportion of lower-income households compared to the current regional average receive a lower proportional share of the affordable units from the RHNA Determination.

Response: Comment noted.

Comment B: The City of Turlock is not opposed to the Alternative Methodology #1 – Flat Rate, but would prefer the staff-recommended “Regional Income Parity.”

Response: Comment noted.

Comment C: The City of Turlock does not support Alternative Methodology #2 – Jobs/Housing Adjustment. The City believes this adjustment factor is “double counting” because the total housing targets set in StanCOG’s 2040 Regional Demographic Forecast already factor in jobs/housing balance. In addition, the City does not support excluding the unincorporated area from this requirement using the rationale that Measure E prevents housing in the County.

Response: The intention of the Jobs/Housing Adjustment factor is to allocate housing in close proximity to job centers. The unincorporated county is a large geographic area relative to

incorporated city limits. An upward adjustment in housing in the unincorporated county would not necessarily result in those housing units being located near job centers. This result would directly conflict with the goals of the RTP/SCS. StanCOG agrees that the Jobs/Housing Adjustment takes the balance of jobs and housing into consideration twice since it is already considered in the development of the 2040 Regional Demographic Forecast. However, the Jobs/Housing Adjustment only changes each jurisdiction's share of affordable units. It is intended to achieve the planning objective of locating more affordable housing near jobs. Ultimately, StanCOG staff believes the Proposed Methodology better reflects the objectives of the RTP/SCS.

Comment D: The City of Turlock supports Alternative Methodology #3 – Existing Capacity for this cycle of the RHNA; however, the City would prefer that agencies be allowed to negotiate the transfer of both total and affordable units rather than having this methodology applied as a mathematical exercise.

Response: State housing element law assigns StanCOG the responsibility for developing a methodology to distribute the RHNA to local jurisdictions within the region. Additionally, SB 375 requires that the RHNA and RTP/SCS processes be aligned to better integrate housing, land use, and transportation planning. All methodologies are applied as “mathematical exercises” in an effort to comply with the requirements of State law. The methodologies allow the public to see exactly how and why the RHNA was distributed. StanCOG notes the City of Turlock's concerns with the manner in which the adjustments are applied.

#### **Comment Letter #4**

Comment A: The City of Modesto supports the Proposed Methodology – Regional Income Parity. Of the various methodologies, this approach best meets objectives under State Housing Element Law by ensuring an equitable distribution affordable housing across the region.

Response: Comment noted.

Comment B: The City of Modesto does not support Alternative Methodology #3 – Existing Capacity. The City feels that the adjustment is not an equitable approach to affordable housing allocation because it places a disincentive for agencies to meet housing element goals, objectives, policies, and laws.

Response: StanCOG notes the City of Modesto's concern that the Existing Capacity Adjustment, if used in every RHNA cycle, inherently places a disincentive on housing accommodation. Ultimately, StanCOG staff believes the Proposed Methodology better reflects the objectives of the RTP/SCS.

**Appendix C: California Government Code  
Section 65584 and 65584.04**

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## California Government Code Section 65584

(a) (1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) While it is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, it is recognized, however, that future housing production may not equal the regional housing need established for planning purposes.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the councils of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall be consistent with all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

(3) Promoting an improved intraregional relationship between jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as

compared to the countywide distribution of households in that category from the most recent decennial United States census.

(e) For purposes of this section, "household income levels" are as determined by the department as of the most recent decennial census pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health and Safety Code.

(4) Above moderate incomes are those exceeding the moderate income level of Section 50093 of the Health and Safety Code.

(f) Notwithstanding any other provision of law, determinations made by the department, a council of governments, or a city or county pursuant to this section or Section 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, 65584.06, or 65584.07 are exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

## **California Government Code Section 65584.04**

(a) At least two years prior to a scheduled revision required by Section 65588, each council of governments, or delegate subregion as applicable, shall develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, where applicable pursuant to this section. The methodology shall be consistent with the objectives listed in subdivision (d) of Section 65584.

(b) (1) No more than six months prior to the development of a proposed methodology for distributing the existing and projected housing need, each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (d) that will allow the development of a methodology based upon the factors established in subdivision (d).

(2) The council of governments shall seek to obtain the information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible.

(3) The information provided by a local government pursuant to this section shall be used, to the extent possible, by the council of governments, or delegate subregion as applicable, as source information for the methodology developed pursuant to this section. The survey shall state that none of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Section 65584.01.

(4) If the council of governments fails to conduct a survey pursuant to this subdivision, a city, county, or city and county may submit information related to the items listed in subdivision (d) prior to the public comment period provided for in subdivision (c).

(c) Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs.

Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community. The proposed methodology, along with any relevant underlying data and assumptions, and an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the proposed methodology, and how each of the factors listed in subdivision (d) is incorporated into the methodology, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written request for the proposed methodology. The council of governments, or delegate subregion, as applicable, shall conduct at least one public hearing to receive oral and written comments on the proposed methodology.

(d) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

(1) Each member jurisdiction's existing and projected jobs and housing relationship.

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

- (4) The market demand for housing.
  - (5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
  - (6) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
  - (7) High-housing cost burdens.
  - (8) The housing needs of farmworkers.
  - (9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
  - (10) Any other factors adopted by the council of governments.
- (e) The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (d) was incorporated into the methodology and how the methodology is consistent with subdivision (d) of Section 65584. The methodology may include numerical weighting.
  - (f) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.
  - (g) In addition to the factors identified pursuant to subdivision (d), the council of governments, or delegate subregion, as applicable, shall identify any existing local, regional, or state incentives, such as a priority for funding or other incentives available to those local governments that are willing to accept a higher share than proposed in the draft allocation to those local governments by the council of governments or delegate subregion pursuant to Section 65584.05.
  - (h) Following the conclusion of the 60-day public comment period described in subdivision (c) on the proposed allocation methodology, and after making any revisions deemed appropriate by the council of governments, or delegate subregion, as applicable, as a result of comments received during the public comment period, each council of governments, or delegate subregion, as applicable, shall adopt a final regional, or subregional, housing need allocation methodology and provide notice of the adoption of the methodology to the jurisdictions within the region, or delegate subregion as applicable, and to the department.
  - (i) (1) It is the intent of the Legislature that housing planning be coordinated and integrated with the regional transportation plan. To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy.



(2) The final allocation plan shall ensure that the total regional housing need, by income category, as determined under Section 65584, is maintained, and that each jurisdiction in the region receive an allocation of units for low and very low-income households.

(3) The resolution approving the final housing need allocation plan shall demonstrate that the plan is consistent with the sustainable communities strategy in the regional transportation plan.

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**Appendix D: Stanislaus County Measure E –  
Thirty Year Land Use Restriction Initiative**

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**FULL TEXT OF MEASURE E  
COUNTY OF STANISLAUS**

**Thirty (30) Year Land Use Restriction Initiative**

The people of the County of Stanislaus do hereby ordain as follows:

- I. Purpose and Findings.
  - A. Purpose. The purposes of this initiative measure are to: (1) establish a mechanism for direct citizen participation in land-use decisions affecting County policies, and (2) minimize sprawl, reduce transportation costs, maintain farmland, and secure the fees necessary to provide for the cost of needed services by directing development into incorporated cities.
  - B. Findings. The voters of Stanislaus County find:
    - 1. The protection of existing agricultural and open space lands in Stanislaus County is of critical importance to the County's present and future residents. Agriculture has been and remains a major contributor to local and regional economy. Agriculture creates direct and indirect employment for many people, provides valuable food crops distributed worldwide, and defines the County's identity and way of life.
    - 2. Continued urban residential encroachment into agricultural and open space lands impairs agriculture and threatens the public health, safety, and welfare. Such encroachment causes increased traffic congestion and air pollution, and threatens the quantity and quality of water supplies. Continued urban encroachment into agricultural lands also requires significant new public infrastructures and facilities, places additional stresses on existing public infrastructure and facilities, and increases costs on existing residents.
    - 3. The unique character of Stanislaus County and the quality of life enjoyed by County residents depend on the protection of agricultural and open space lands. The protection of such lands aids the continued viability of agriculture, defines urban/rural boundary, and brings mental and physical benefits from the broad vistas at the urban edge.
    - 4. This Citizen's Right to Vote on Expansion of Residential Areas policy establishes a mechanism for direct voter participation into land-use decisions authorizing residential development of lands designated for agricultural or open space uses. Providing for such participation is consistent with, and builds upon, existing General Plan policies designed to protect agricultural land and open space.

- II. General Plan Amendment
  - The Stanislaus County General Plan (as adopted in October 1994, and as amended through the effective date of this initiative measure), is amended as follows:
    - A. The following Goal and Policies are inserted at page 1-16 of the General Plan Land-Use Element, immediately following Goal Five:

**GOAL SIX**

Provide for direct citizen participation in land-use decisions involving the expansion of residential uses into agricultural and open-space areas in order to encourage compact urban form and to preserve agricultural land.

**POLICY TWENTY-FIVE**

- A. Any decision by the Board of Supervisors of the County of Stanislaus to approve the redesignation or rezoning of land from an agricultural or open space use to a residential use shall require, and be contingent upon, approval by a majority vote of the County voters at a general or special local election. In the event the Board approves the redesignation or rezoning of such land for a residential use, such approval shall not take effect unless and until that decision is approved by an affirmative majority vote of the voters of the County voting on the proposal.
- B. The requirement set forth in paragraph (A) shall apply to all such decisions affecting land that is designated for agricultural or open space use on the Land Use Map of the County's General Plan as of the effective date of this policy, even if the affected land is, after the effective date, redesignated or rezoned to a use other than an agricultural or open space use. The intent of this paragraph is to ensure that a developer does not "launder" land by obtaining County approval for a non-residential use (e.g., an industrial or commercial use), and then subsequently obtain County approval for a residential use.
- C. The Board's decision to approve the redesignation or rezoning of land from an agricultural or open space use to a residential use constitutes the "approval" of a "project" for purposes of CEQA. For this reason, the County shall comply with CEQA prior to the Board's decision to approve the redesignation or rezoning, notwithstanding the requirement that the voters approve such redesignation or rezoning.
- D. Once the voters have approved a land use map designation or land use entitlement for a property, additional voter approval shall not be required for: (1) subsequent entitlement requests that are consistent with the overall approved development project or land-use designation and zoning; and (2) any requested modification to a land-use or zoning designation that does not decrease the number of permitted dwellings, as specified in the exhibits and plans approved by the voters.
- E. Exemptions.
  - The requirement for voter approval set forth in this policy shall not apply to any of the following:
    - 1. After notice and hearing as required by state law and after compliance with CEQA, the Board of Supervisors may, without a vote of the electorate of the County, approve residential development on land designated for agricultural or open space uses if the Board finds, based on substantial evidence in the record, and HCD certifies in writing, that all of the following circumstances exist: (a) the approval is necessary and required to meet the County's legal fair share housing requirement; and (b) there is no other land in the County or the cities in the County already designated for urban use that can accommodate the County's legal fair share housing requirement. The Board shall not redesignate more than ten (10) acres per year for residential use under this paragraph.
    - 2. Additional acreage may be designated for residential use if the Board finds, and HCD certifies in writing, that the additional acreage is necessary to meet the Board's legal fair share obligation based on maximum multi-family densities. Any proposal approved under this subsection shall be required to have all housing units permanently affordable to persons or families of moderate, low and very low income. The intent of this exemption is to provide sufficient land for housing to accommodate moderate, low and very low income housing, as may be necessary over time under State law.
    - 3. Any development project that has obtained a vested right pursuant to state law prior to the effective date of this policy.
    - 4. Any development project consisting entirely of farm worker housing.

F. Definitions.

The following definitions apply to this policy:

1. "Residential use" means any land-use designation, zoning district or other legislative entitlement authorizing, allowing, or consistent with residential development at a density greater than one (1) dwelling unit per ten (10) gross acres. Such density shall not include (a) caretaker housing or other residential uses incidental to the primary use, or (b) farm worker housing. "Residential use" includes the following land-use designations set forth in the General Plan (1994), all land-use designations that may be adopted by the County in the future that are comparable to such designations, and all zoning districts compatible with such designations: Estate Residential, Low-Density Residential, Medium-Density Residential, Medium High-Density Residential, Planned Development, and Specific Plan.
2. "Agricultural or open space use" means any land-use designation or zoning district authorizing, allowing, or consistent with residential development at a density of equal to or less than one (1) dwelling unit per ten (10) gross acres. "Agricultural or open space use" includes the following land-use designations set forth in the General Plan (1994), all land-use designations that may be adopted by the County in the future that are comparable to such designations, and all zoning districts compatible with such designations: Agriculture, Urban Transition, Mineral Resources.
3. "General Plan" means the Stanislaus County General Plan adopted in or about October 1994, as amended through the effective date.
4. "Effective date" means the effective date of the Citizen's Right to Vote on Expansion of Residential Areas initiative measure, as established by the California Elections Code.
5. "Board" or "Board of Supervisors" means the Stanislaus County Board of Supervisors.
6. "County" means Stanislaus County.
7. "CEQA" means the California Environmental Quality Act.
8. "HCD" means the California Department of Housing and Community Development.

III. Implementation

A. Elections: Except of the renewal or repeal of this Goal Six and Policy Twenty-Five, any direct or indirect costs to the County caused by the elections mandated by this goal and policy shall be borne by the applicants of the amendment of the General Plan land-use map designation or other development proposal requiring the election, unless otherwise prohibited by State law. Elections mandated by this goal and policy shall be consolidated with other elections, whenever feasible. Different proposals may appear on the same ballot at the same election provided that each separate proposal affecting a discrete property or development project shall be submitted to the voters as a separate measure.

B. Interim Amendments: The County of Stanislaus General Plan in effect at the time the Notice of Intent to circulate this Initiative was submitted to the County of Stanislaus Elections Official on April 17, 2006 ("submittal date"), and that General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the County of Stanislaus. In order to ensure that the County of Stanislaus General Plan remains an integrated, internally consistent and compatible statement of policies for the county as required by State law and to ensure that the actions of the voters in enacting this Initiative are given effect, any provision of the General Plan that is adopted between the submittal date and the Effective Date shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the County's General Plan.

C. Duration; Amendment: This Initiative, including Goal Six and Policy Twenty-Five, shall remain in effect until December 31, 2036, and may be amended or repealed only by the voters of the County at an election held in accordance with State law.

D. Interpretation; Severability: This Initiative shall be interpreted so as to be consistent with all Federal and State laws, rules, and regulations. If any word, sentence, paragraph, subparagraph, section, subsection or portion of this Goal and Policy is declared unconstitutional or otherwise in violation of state or federal law by a court, the remaining works, sentences, paragraphs, subparagraphs, sections, subsections or portions are to remain valid and enforceable. This Initiative shall be broadly construed in order to achieve the purposes stated in this Initiative.

E. If, after the effective date but before the date of the election on this initiative measure, the Board amends the General Plan such that the General Plan is not consistent with this initiative measure, then any such amendments shall automatically become null and void, to the extent necessary to be consistent with this policy. This provision is intended to ensure that the Board, in an effort to thwart the reserved initiative power of the people, does not amend the General Plan after the effective date so as to create an internal inconsistency in the General Plan as of the date the voters approve this Goal and Policy.

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
COUNTY MEASURE E**

This Initiative is intended to amend the Land Use Element of Stanislaus County's General Plan by adding Goal 6 and Policy 25 to restrict for a period of thirty (30) years the Board of Supervisors of Stanislaus County from approving the redesignation or rezoning of land in the unincorporated area of the County from an agricultural or open space use to a residential use without the approval of a majority of voters of the County.

This Initiative provides that a majority vote requirement of County voters at a General or Special Election shall be in effect until December 31, 2036, for decisions by the Board of Supervisors affecting land that is designated for agricultural or open space use and is proposed to be changed to residential use on the Land use map of the County General Plan as of April 17, 2006. A legal question exists as to whether the April 17, 2006, date is valid and enforceable.

This Initiative has no effect on growth and General Plans of the nine cities in Stanislaus County and will not affect requests by cities to expand their sphere of influence or annexations for residential development. The intended measure will not limit residential development by cities within existing or amended spheres of influence of cities, or preclude cities from annexing additional areas for residential development.

These General Plan changes affect agricultural or open space land that lies outside the present and future city limits.

This Initiative provides that once a majority of County voters have approved a land use map designation or land use entitlement for a property then additional voter approval is not required for subsequent entitlement requests that are consistent with the overall approved development project or land use designation and zoning or any requested modification to a land use or zoning designation that does not decrease the number of permitted dwellings as specified in the exhibits and plans approved by the voters.

This Initiative exempt from the voter approval requirements:

- (1) Not more than ten acres per year for residential housing to meet the County's Fair Housing requirement imposed by State law.
- (2) Additional acreage to meet the County Legal Fair Share Obligations based on maximum multi-family densities to accommodate moderate, low and very low income housing.
- (3) Any development project that has obtained a vested right pursuant to State law prior to April 17, 2006.
- (4) Any development project consisting entirely of farm worker housing.

A YES VOTE will restrict until December 31, 2036, the redesignation or rezoning by the County of agricultural or open space to residential use in the unincorporated areas of the County without approval of a majority of the voters of the county unless certain exemptions set forth in the Initiative apply.

A NO VOTE will retain the County's current General Plan policies and permit the Board of Supervisors to amend the General Plan in response to the changing needs of Stanislaus County residents pursuant to State planning and zoning laws.

**ARGUMENT IN FAVOR OF MEASURE E**

Vote "Yes on E" if you are fed-up with ever growing traffic congestion, loss of our best farmland, a reduction in your quality of life, and you want to Stamp Out Sprawl (haphazard growth).

"Yes on E" does not change property rights and makes real the policy of our County Supervisors to direct housing growth into cities.

"Yes on E" stops piece-meal, haphazard housing projects outside our cities that cost taxpayers millions of dollars annually for services.

"Yes on E" only affects county zoning changes from agriculture to residential. It does not affect commercial or industrial zoning. It does not stop any county planning. As a county measure, by law Measure E cannot apply to cities.

If housing projects are good enough to be outside cities they are good enough to be approved by the taxpayers of Stanislaus County. Almost every housing development outside our cities has been a financial failure for taxpayers. There are hundreds of millions of dollars of road, sidewalk, sewer, water, and storm-drain deficiencies in county residential developments. It's time to say enough!

Sprawling Los Angeles County should be a good lesson. Until 1960 it was the leading agricultural county in the United States. Their Supervisors talked about preserving some of the richest lands available to farmers in the world. Developer money trumped that talk and today Los Angeles County is the poster child for sprawl. We can do better. We must do better.

For years, planning in Stanislaus County has been "of the developers, by the developers, for the developers."

For your "Quality of Life!" For your children's future. Vote "Yes on E!"

Respectfully,

- s/ Jeani Ferrari, farming family
- s/ John R. Hamm, MD, cardiologist
- s/ Denny Jackman, former Modesto City Council member
- s/ Vance Kennedy, PhD., hydrologist/farmer
- s/ Vicki Morales, teacher

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**ARGUMENT AGAINST MEASURE E  
NONE SUBMITTED**

**FULL TEXT OF MEASURE L  
COUNTY OF STANISLAUS**

**Stanislaus County Responsible Planning and Growth Control Initiative**

The People of the County of Stanislaus do ordain as follows:

Section 1. Title and Intent.

This Initiative measure (this "Initiative") shall be known as the "Stanislaus County Responsible Planning and Growth Control Initiative."

Section 2. Intent.

This Initiative is an alternative to the Thirty Year Land Use Restriction Initiative ("Measure E"), which has qualified for the ballot at the February 5, 2008 election. Under Measure E, certain amendments to the existing General Plan and specified land use approvals must be submitted to the voters on a case by case basis for approval prior to becoming effective. A more comprehensive and fundamental method is necessary to allow citizen involvement in the planning process through the establishment of a broad-based commission of Stanislaus County residents to recommend a new General Plan, guided by the principles contained in this Initiative. The recommended General Plan would be submitted to the voters for their approval.

Section 3. Findings.

- A. In order to promote conservation of agricultural lands and orderly growth in the unincorporated areas of the County, the new General Plan should include the following principles:
- (1) It is essential to have broad public participation in creating and approving Stanislaus County's land use blueprint for its future. This Initiative establishes a process for citizens to participate in the development of a new General Plan that would be submitted to voters countywide for their approval. The drafters of this new General Plan will be a broad-based coalition of citizens that represent a variety of stakeholder interests countywide.
  - (2) Maintaining Stanislaus County's agricultural heritage and the quality of life enjoyed by County residents depends on the protection and conservation of agricultural and open space lands. The protection of such lands aids the continued viability of agriculture and defines urban/rural boundaries.
  - (3) The protection of agricultural lands in Stanislaus County is of critical importance to present and future residents. Agriculture has been and remains a major contributor to the local and regional economy. Agriculture creates direct and indirect employment for many people and provides valuable food crops distributed worldwide.
  - (4) Proper planning must occur for Stanislaus County's projected growth. New growth must be placed in locations that discourage urban sprawl, minimize impacts to agriculture and encourage economic development. New growth must be supported by adequate in-place infrastructure to prevent degradation of the quality of life of existing residents. Most importantly, new growth must be required to pay its own way so that existing residents are not left to bear the burden of the financial cost of providing essential services to new residents.
- B. Measure E's stated intent is to "maintain farmland," but Measure E has no such provisions. The only way to guarantee farmland preservation is to require it. By contrast, this Initiative, promotes the development of mitigation measures to permanently protect farmland.
- C. Another concern with Measure E, is its stated intent to provide for "direct citizen participation in land use decisions affecting County policies." A likely result of this policy would be to encourage uncoordinated piecemeal, developer-driven planning initiatives. This form of planning does not address regional consideration of and imposition of mitigation measures for traffic, education and public safety issues that our communities need.
- D. Measure E requires voters to approve every subdivision of 10 or more lots. By contrast, this Initiative proposes that a new General Plan be drafted by a broad-based coalition of citizens that represent a variety of stakeholder interests countywide. The new General Plan would be guided by the principles contained in this Initiative and would be submitted to the voters countywide for their approval. Instead of the entire electorate potentially voting on every subdivision of 10 or more lots throughout the County, the voters would give direction on the broader question of where, how and to what degree the County should grow.
- E. This Initiative places a limitation on General Plan amendments which would redesignate land from an agricultural or open space use to a residential use until a new General Plan is adopted, unless required by state law. The existing General Plan is legally sufficient and adequate to allow orderly development of the County and to assure that no property owner is denied economic use of their property for the two-year period during the development of the new General Plan. This provision is included to ensure that uses are not approved that would be in conflict with or otherwise inconsistent with the intent of the contemplated new General Plan.
- F. This Initiative establishes a process and guiding principles to amend the General Plan. It is not intended to be an amendment of the County's existing General Plan.

Section 4. Establishment of General Plan Review Commission.

- A. Within sixty (60) days following the effective date of this Initiative ordinance, the Board of Supervisors shall appoint a 15-member commission. The membership of this commission shall be a broad-based coalition of citizens from throughout the County representing diverse stakeholder interests including, but not limited to, residents, agriculture, business/manufacturing, environmental, development and community based organizations.
- B. The Board of Supervisors shall adopt procedures for appointing and replacing members on the General Plan Review Commission, and shall adopt rules for conduct of Commission proceedings.

Section 5. Task of Commission.

- A. The General Plan Review Commission, appointed by the Board of Supervisors under Section 4 above, shall undertake such studies and work as may be necessary to draft a new General Plan. In creating a new General Plan, a reasonable range of alternatives will be considered as set forth in Section 6. The Commission shall take into consideration the principles set forth in Section 3. The work of the Commission shall be pursued with diligence so that the General Plan drafted by the Commission may be submitted to the voters prior to expiration of the two-year period established under Section 8 of this ordinance. The work of the Commission shall conclude upon adoption of the new General Plan.
- B. The policies contained in this section shall be considered by the General Plan Review Commission in preparation of a new General Plan, in accordance with the California Environmental Quality Act and State Planning Law.
- (1) Farmland Preservation Policies  
The General Plan Review Commission shall consider new General Plan Agricultural Element standards, policies and



implementation measures designed to protect the economic viability of agricultural land.

The Commission shall consider a policy that would require new development to permanently protect farmland of equivalent quality elsewhere in Stanislaus County through the establishment of permanent conservation easement(s) at a 1:1 ratio. The Commission shall recommend guidelines that address both the purchase of, and payment of fees for the purchase of farmland conservation easements.

(2) Growth Management Policies

(a) The Commission shall consider and, if appropriate, recommend establishment of a residential development allocation program which sets an annual limit on the number of single-family residential units which may be constructed in the unincorporated portions of the County in any given year. The Commission should consider exemptions to this annual limit for the following types of uses:

1. Income-restricted housing needed to meet quantified objectives for very low and low income housing, along with "density bonus" dwelling units.
2. Dwelling units designed for one or more Special Needs Groups (i.e., disabled, income-restricted senior housing), as needed to meet quantified objectives for housing of special needs groups.
3. Dwelling units within development projects having vested rights prior to the effective date of this Initiative through a valid (unexpired) development agreement or vesting map.
4. Single dwelling unit by or for the owner of the lot of record on which the dwelling unit is to be constructed.
5. Second dwelling unit on a lot of record consistent with the current zone classification.

(b) The Commission shall consider whether or not growth should be directed to areas of poorer quality or less productive farmland, such as areas with poorer soils in the foothill regions of the County.

(c) The Commission shall consider policies that would encourage cities to adopt community boundaries and buffers to develop community identities.

(d) The Commission shall ensure that the Housing Element of the new General Plan conforms to state housing requirements and ensures its capacity to accommodate a variety of housing types throughout the County as required by the State Planning Act.

(3) Fiscal, Service and Infrastructure Policies

The Commission shall consider fiscal policies that would require projects to pay their own way, meaning that the project will generate adequate revenues to cover the service needs of the project. These policies should include a requirement that all projects prepare a fiscal analysis demonstrating that the project completely covers the cost of providing infrastructure and ongoing services. Notwithstanding the foregoing, the Board of Supervisors may make findings of necessity that exceptions be made to the foregoing policies to allow the County to meet its fair share of affordable housing and other state housing requirements.

C. No violation of Law by this Section

(1) Nothing contained in this Section shall constitute an amendment of the existing General Plan. Upon approval of this Initiative by the voters, the County shall take all necessary and appropriate steps to implement the procedures set forth in this Initiative consistent with the requirements of California Environmental Quality Act and in conformance with State Planning Law.

(2) Nothing in this Section shall be construed or interpreted in such a manner as to operate to deprive any landowner of substantially all of the market value of his/her property or otherwise constitute an unconstitutional taking without compensation. If application of any of the provisions of this chapter to any specific project or landowner would create an unconstitutional taking, the Board of Supervisors may take such other actions to the extent necessary to avoid what otherwise might be construed to be a taking, and any actions shall be designed to carry out the goals and provisions of this Section to the maximum extent feasible.

Section 6. Voter Approval.

A. The General Plan Review Commission shall forward a preferred alternative for the new General Plan, along with a reasonable range of alternatives, to the Planning Commission and the Board of Supervisors prior to conducting the environmental review of the Plan pursuant to the California Environmental Quality Act (Public Resources Code, section 21000 et seq.). Upon completion of the environmental review for the new General Plan, the Board of Supervisors shall select its preferred alternative from the General Plan Review Commission's range of alternatives. The Board of Supervisors shall submit its preferred alternative to the voters at either a special or regular election.

B. The new General Plan will become effective upon approval by the voters. If the voters reject the new General Plan, the Board of Supervisors shall submit a revised plan to the voters for their subsequent consideration. If the voters reject the revised plan, the Board of Supervisors should consider the reasons for rejection, and given the legal requirement to update the General Plan, is authorized to proceed with the adoption of a further revised General Plan in accordance with applicable law and consistent with the principles of this Initiative.

Section 7. Subsequent Amendment of General Plan.

The General Plan adopted pursuant to Section 6 may only be amended or updated by a 4/5 vote of the Board of Supervisors. The Board of Supervisors shall not vote until the Planning Commission has made a recommendation on the amendment and the Board of Supervisors has heard the matter at two separate Board of Supervisors meetings at least 14 days apart, with the vote being taken at an evening meeting. Notice of these meetings shall be published in accordance with applicable State law.

Section 8. Limitation of General Plan Amendments.

For a period of two years from the effective date of this ordinance the General Plan of the County of Stanislaus may not be amended in a manner which would redesignate land from an agricultural or open space use to a residential use without voter approval. If the General Plan has not been adopted by the voters within the initial two-year period, the Board of Supervisors shall, in a manner consistent with State law and upon making all required findings, adopt a moratorium on any General Plan amendments that would change the permitted use of land designated for agricultural or open space use to residential use. Notwithstanding the foregoing, the County may process and take action, including approval or denial, of any proposed amendments resulting from completed applications that are on file with the County prior to the effective date of this Initiative, or which are required to allow the County to meet its fair share of affordable housing and other state housing requirements.

Section 9. Severability.

If any portion of this Initiative ordinance is declared invalid by a court of proper jurisdiction, the remaining portions shall remain valid and enforceable. In the event the Board of Supervisors can cure any such deficiency in a manner consistent with the intent of this ordinance, the Board of Supervisors shall take whatever action may be necessary to cure the defect in compliance with applicable State law relating to the adoption and amendment of general plans.

Section 10. Effective Date.

Pursuant to subdivision (b) of Elections Code section 9141, this Initiative ordinance shall become effective 30 days from and after the date of final passage.

Section 11. Conflicting Measures.

- A. There is a clear conflict between this Initiative and Measure E. If both measures are approved on February 5, 2008, the measure receiving the greater number of affirmative votes shall supersede the other measure. No provision of the superseded measure shall be implemented or enforced.
- B. In the event that the voters approve any initiative or referendum other than Measure E related to the County's general plan contemporaneously with the approval of this ordinance, the measure receiving the greater number of affirmative votes shall supersede the other measure(s). No provision of the superseded measure(s) shall be implemented or enforced.

Section 12. Duration.

The provisions of this Initiative shall remain in effect until 30 years after its effective date.

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**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
COUNTY MEASURE L**

This initiative is intended to place a limitation on General Plan amendments which redesignate land from agricultural use to a residential use for two years until a new General Plan is placed before and adopted by voters. This initiative would establish a 15-member General Plan Review Commission made up from a broad-based coalition of citizens appointed by the Board of Supervisors that would be tasked with creating the new General Plan. The General Plan Review Commission is directed to consider integrating policies into the new General Plan that would consider mitigation measures to permanently protect farmland; consider establishing a residential growth cap; consider whether or not growth should be directed to areas of poorer quality or less productive farmland, such as areas with poorer soils in the foothill regions of the County; encourage cities to adopt community boundaries; and require new development to provide adequate infrastructure and pay for services to support growth. Development of a new General Plan must ensure that proper planning occurs to address Stanislaus County's projected growth.

The initiative provides that the General Plan Review Commission shall draft a new General Plan that would be submitted to the voters within two years after the measure is passed. The new General plan shall become effective if approved by the voters. If voters reject the plan, the Board of Supervisors would be required to submit a revised plan to the voters for consideration. If the voters reject the Revised Plan, the Board of Supervisors would be authorized to proceed with the adoption of a further revised General Plan consistent with the principles of the initiative.

The initiative also provides that for a period of two years the General Plan may not be amended to redesignate land from agricultural or open space to a residential use without voter approval.

A YES VOTE will set a two year limitation on the conversion of agricultural lands to residential land use designations in the unincorporated portion of the County until a new, comprehensive General Plan is adopted by the voters which would be prepared by a General Plan Review Commission following guiding principles to establish policies that promote farmland preservation, discourage urban sprawl, and require each development project to pay its own way.

A NO VOTE will retain the County's current General Plan policies and permit the Board of Supervisors to amend the General Plan in response to the changing needs of Stanislaus County residents pursuant to State planning and zoning law.

**ARGUMENT IN FAVOR OF MEASURE L**

Vote YES On Measure L if you want to place a limitation on the conversion of farmland until a new County General Plan is prepared and adopted by the voters of Stanislaus County. Growth requires proper planning, not slick campaign ads designed to convince voters to approve individual projects on a piecemeal basis. Responsible growth requires planning for needs related to transportation, schools, public safety, sewer and water. The County General Plan guides future development and should ensure that growth occurs in a logical and orderly manner and does not waste our precious resources. These challenging issues require broad public input, extensive master planning and careful consideration by our leaders. Responsible planning requires more than a simple yes or no vote on individual development projects. It requires comprehensive General Plan policies that balance competing interests. Measure L does just that.

Measure L requires responsible planning and growth control by putting local citizens in the driver's seat when it comes to preparing a new General Plan and let's the voters decide if the new General Plan does what they want. When developing the new General Plan, local citizens would consider policies that would make sure that our agricultural heritage and quality of life are protected, urban sprawl is limited and growth is adequately planned for and pays it own way. Measure L restricts conversion of agriculture land for residential uses until a new General Plan is adopted.

Help develop a responsible plan for the future growth that is coming. Vote YES on Measure L.

/s/ Kevin Chiesa  
President, Stanislaus County Farm Bureau

**REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE L**

Boy, that argument in favor of Measure L sure sounds nice. Just like a Con Man would sound while he's stealing your quality of life.

If it were only that simple. In reality, the Board of Supervisors now has the freedom to do everything listed above without this vote. They are just offer this to make themselves look better following their Crows Landing and Salida fiascos. Measure L? No!

All the reasons they give for needing responsible growth is exactly what the County has failed to do over and over again. Look at the county residential areas around our cities; lacking planning and infrastructure needs like sewer, sidewalks, and lighting.

The Sups say they will let you vote on the General Plan. True. But if you turn it down a couple of times, then they are free to enact any General Plan they, and their big-time developer friends, want. It gives developers open season on our agricultural lands. Measure L? No!

The Board says this restricts conversion of Ag Land for residential until a new General Plan is adopted. Again, sound very good. Actually, this is the biggest fake of all. It lets their developer friends in Crows Landing and Salida have their development without any worry of anyone else sitting at the banquet table. They have a monopoly. What more could they ask of "their" Supervisors.

Not just no, "L? NO!"

/s/ Charles Neal, former Riverbank Mayor

**ARGUMENT AGAINST MEASURE L**

Vote NO on Measure L. Don't be confused by this Board of Supervisors fake.

It's time to say NO; "L NO" to their tricks.

"L NO" to the Loss of farmland and the Supervisors' Lies about protecting farmland while they commit over 6,000 acres of prime farmland (Salida-over 3,000, Crows Landing-over 3,000) to concrete and congestion.

"L NO" to the phony Lure of empty promises to hear the public. Don't get hooked! Ask a Westsider if they trust these Supervisors.

"L NO" to Supervisors who took away your vote on Salida. Over 30,000 citizens signed a petition to vote on the Salida growth and they still won't let you.

"L NO" to the Supervisors being Loose with your tax dollars. Board of Supervisors paid Bay Area developers \$400,000 after not letting you vote.

"L NO" to this Lousy plan. The Supervisors will pack the committee with developer friends. If you don't like it, too bad! This lets the Supervisors enact the plan you vote against.

"L NO" to this Loser plan designed to protect the developers from the taxpayers. Shouldn't it be the other way around?

Vote NO on L.

Respectfully,

- s/ Robert Weatherbee, Turlock area farmer & former County Planning Commission member
- s/ E. Timothy Parker, former Newman City Council member
- s/ Phil Rockey, former Oakdale City Council member
- s/ Tim Fisher, former Modesto City Council member
- s/ Garrad Marsh, Modesto City Council member

**REBUTTAL TO ARGUMENT AGAINST MEASURE L**

Voters beware! The argument against Measure L is false, misleading and plays on voters' emotions. Don't be fooled by smoke and mirrors.

Measure L does not cause or result in any loss of farmland, and it's not about our County Supervisors. It's about placing you - the citizens - in the driver's seat to help plan the County's future.

Measure L requires broad-based public participation in developing growth policies that will be the guiding document, the constitution, for all future development in the County. County voters decide if the new General Plan got it right.

Measure L is about proper planning for future growth, not about Salida developers. The Salida Initiative provides that developers could be paid for up-front planning costs from development fees in that area, not from tax dollars.

Measure L is about County residents deciding what policies should control future growth in the County. Measure L requires a citizen committee to develop those policies that represent diverse stakeholder interests including residents, agriculture, business/manufacturing, environmental, development and community based organizations. County residents get to vote whether the new General Plan does what they want. If not, the General Plan must be revised to reflect the voters' intent, and the voters again get to decide if the County got it right.

Vote YES on L if you want a broad-based citizen group to revise the County General Plan to permanently build protections for farmland, and if you want County residents to participate in and decide how Stanislaus County grows.

Vote YES on L.

- s/ Kevin Chiesa  
President, Stanislaus County Farm Bureau

**FULL TEXT OF MEASURE M  
CITY OF MODESTO**

**The Increase Accountability in City Hall Measure of 2008**

**REVISED SECTIONS 601, 703, 800, 801, 900, 903, 1201, 1303 AND 1304**

**NEW SECTION 725, 902.1, 1302.1 AND 1302.2**

**REVOKED SECTION 1302**

**SECTION 601. POWERS AND DUTIES OF MAYOR.**

The Mayor shall have the following powers and duties:

(a) The Mayor shall be recognized as the official head of the City for all political, representative and ceremonial purposes and by the Governor for military purposes;

(b) The Mayor may review with the City Manager, City Attorney and City Clerk prior to each Council meeting the items on the Council's agenda and to add matters thereto;

(c) The Mayor may make recommendations to the City Manager on matters of policy and programs;

(d) The Mayor may direct the Charter Officers to prepare and provide information to the Council on matters of policy and programs which require Council decision;

(e) The Mayor may request budgetary and any other information from the Charter Officers that the Mayor determines is necessary for the conduct of the Mayor's duties;

(f) The Mayor, together with the Council, annually shall conduct a written performance evaluation of each Charter Officer which shall include, without limitation, an evaluation of the Charter Officer's performance in implementing the Council's Statement of Policy for that Charter Officer developed pursuant to Section 725 of this Charter.

(g) The Mayor may appoint, with the advice and consent of the Council, a Chairman, a Vice-Chairman, one regular member and one alternate member to each standing, special and ad hoc committee of the Council;

(h) The Mayor may appoint, with the advice and consent of the Council, such advisory boards, commissions and ad hoc committees as may be necessary or desirable to advise and assist in the work of the Council;

(i) The Mayor may appoint such other advisory boards and ad hoc committees as may be necessary or desirable to advise and assist in the work of the Mayor; provided, however, that the members of such advisory boards or ad hoc committees shall not receive any compensation;

(j) The Mayor may recommend adjustments to the City budget and to propose the modification or curtailment of any city service. If the Mayor recommends any increases in the City budget, the Mayor shall recommend the method of financing such expenditures. If the Mayor proposes the modification or curtailment of any city service, the Mayor shall provide specific recommendations and the reasons for such proposal;

(k) The Mayor shall prepare and deliver the Mayor's Proposed Budget Priorities and Direction and the Mayor's Budget Message pursuant to Section 1302A of the Charter and the Mayor's Final Budget Modifications pursuant to Section 1303 of the Charter;

(l) The Mayor may select and hire staff to the office of Mayor and the City Council as may be necessary or desirable to advise and assist in the work of the Mayor and City Council; provided, however, that the Mayor shall not appoint to any position any business associate or any person related to him or her or to the City Manager or to any member of the Council by blood or marriage within the second degree. If staff is provided to the Council under this section, such staff shall be provided on an equal basis to each member of the Council. All such appointees shall serve at the pleasure of the Mayor in the Unclassified Service; and shall serve under such terms and conditions, salaries and benefits as are similar to other employees in Modesto's service. In the event an employee of the City who holds a Classified Service position is appointed to a position in the Unclassified Service under this Section, he or she may return to a position in the Classified Service in accordance with the provisions in the City Charter and City Code. Such return to the Classified Service shall be without loss of any rights or privileges that currently pertain to the Classified Service;

(m) When a vacancy occurs, the Mayor shall nominate at least two (2) candidates for Council consideration for appointment to the position of City Manager. The Mayor may express to the Council a preference among final candidates;

(n) After consultation with the Council, the Mayor may comment in writing upon the independent, written performance evaluation conducted annually by the City Manager of each head of a city department which is under the administration of the City Manager;

(o) The Mayor may attend and participate in executive meetings of the City Manager and heads of City departments which are under the administration of the City Manager;

~~The Mayor shall be recognized as the official head of the City for all political, representative and ceremonial purposes, and by the Governor for military purposes.~~(p) In time of public danger or emergency, the Mayor may, with the consent of the Council, or pending a meeting of the Council, direct the administration of the City Government through the City Manager;

(q) The Mayor shall be charged with the duty of making recommendations to the Council on all major matters of policy and program which require Council decision. The Mayor shall have the primary, but not exclusive, responsibility for interpreting the policies, programs and needs of the City government to the community. ~~The Mayor may also, on the Mayor's own account, as may each individual Councilmember, inform the community on any matters of policy or program which the Mayor believes the welfare of the community makes necessary;~~

(r) The Mayor may also, on the Mayor's own account, as may each individual Councilmember, inform the community on any matters of policy or program which the Mayor believes the welfare of the community makes necessary;

(s) It shall be the duty of the Mayor to represent the Council in its relationships with civic groups within the City, and by direction of the Council, the Mayor shall represent the City in its relationships with other governmental agencies on matters of policy and program.

(t) The Mayor shall preside at meetings of the Council and shall have a vote as a member of the Council. The Mayor shall have no power to veto any ordinance or resolution adopted by the Council;

(u) The Mayor shall have authority to preserve order at all Council meetings and to remove or cause the removal of any person from any meeting of the Council for disorderly conduct, to enforce the rules of the Council, and to determine the order of business under the rules of the Council. ~~The Mayor shall exercise such other powers and perform such other duties as may be consistent with the Mayor's office or as may be granted to the Mayor by the Council not inconsistent with this Charter;~~

(v) The Mayor shall exercise such other powers and perform such other duties as may be consistent with the Mayor's office or as may be

granted to the Mayor by the Council not inconsistent with this Charter.

Nothing in this section shall be construed in any way as an infringement or limitation on the powers and duties of the City Manager as chief administrative officer and head of the administrative branch of the City government as prescribed in other sections of this Charter. (As amended April 16, 1963, and November 7, 1989)

### **SECTION 703. COMPENSATION FOR ELECTED OFFICIALS.**

(a) Compensation and Reimbursement. The Mayor and each member of the Council shall be paid as compensation for his or her services as a member of the Council for each calendar month during which he or she is a member of the Council a monthly salary together with appropriate benefits which shall be established by ordinance only after the Citizen's Salary Setting Commission has made a written recommendation for compensation pursuant to the strict limits of the section, such written recommendation has been published for review pursuant to the requirements of this section, and the mandated public hearings required by this section have been held on the recommendation.

The Mayor and members of the Council shall also receive reimbursement for expenses incurred while performing official duties of their office only so long as evidence of such expenses incurred is presented to the City in the manner prescribed for all other employees of the City.

No compensation or reimbursement shall be established for any member of the Council, including the Mayor, except as provided in this Section.

(b) Citizen's Salary Setting Commission. There shall be established a Citizen's Salary Setting Commission, hereinafter "Commission," whose function shall be to recommend the compensation it deems appropriate for the Mayor and members of the Council. This Commission shall meet between March 1st and April 30th of every even-numbered year.

The Citizen's Salary Setting Commission shall consist of five (5) qualified electors residing within the City and shall be appointed by the City Council pursuant to the provisions below:

(A) Strong consideration shall be given to composing the Commission of:

- (i) a retired Stanislaus County judge as chairperson;
- (ii) one (1) member from a bona fide local Taxpayer's association with tax exempt status under the relevant provisions of the Internal Revenue Code;
- (iii) one (1) member from a bona fide local nonpartisan political organization, with tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, dedicated to encouraging informed and active participation in government;
- (iv) one (1) member from, a former Civil Grand Jury who has served in that role within in the previous five (5) years;
- (v) additional members who have demonstrated civic involvement and a capacity to serve in an honest, independent, and impartial fashion.

(B) No member of the Commission shall be a relative by blood or marriage within the third degree of the Mayor, a member of the Council, any Charter officer, or any department head or deputy department head.

(C) No member of the Commission shall be an employee of the City nor any bargaining unit for employees of the City, nor be a person who receives compensation from the City or from bargaining units of the City in any manner, including retirement benefits.

(D) No member of the Commission shall be a lobbyist or other person with business before the City that represents an economic interest in excess of the limit for material financial effect as established by local ordinance for the time periods established by local ordinance.

(E) In all other respects, the members of the Commission shall be chosen pursuant to the provisions of this Charter.

(F) Members of the Commission shall serve without compensation.

Except as provided herein below, the regular term of office of each member of the Commission shall be four (4) years. The initial five (5) members of the Commission shall be appointed during the month of March 2008. Two of the members so appointed shall be appointed for a term expiring on December 31, 2010. Three (3) of the members, including the initial chairperson, so appointed shall be appointed for a term expiring on December 31, 2012. Commencing in December 2010, new appointments shall be made during the month of December of each even-numbered year to fill the offices of the members whose terms are expiring at the end of such even-numbered years. Such appointments shall be for regular terms of four (4) years commencing on the first day of January of the following odd-numbered year and expiring on the thirty-first day of December of the second even-numbered year thereafter.

No Commission member may serve for more than two (2) terms. A Commission member may be removed from office at any time for misconduct, inefficiency or willful neglect in the performance of the duties of his or her office providing the Council first states in writing the reasons for such removal and gives such member an opportunity to be heard before the Council in his or her own defense. No tax dollars shall be expended on behalf of a Commission member for such defense. If a vacancy occurs before the expiration of a member's term, the Council shall appoint a qualified person to fill such vacancy for the remainder of the unexpired term of such member.

(c) Salary Limitations and Penalties. The salary of the Mayor shall not be more than fifty percent (50%) of the amount of the salary of a Judge of the Superior Court of Stanislaus County.

The salary of a Councilmember shall not be more than fifty percent (50%) of the median family income for the Modesto Metropolitan Statistical Area as reported by the United States Census Bureau. The salary of each Councilmember shall be the same.

Any appropriate benefits established under this provision may not include retirement or pension benefits of any sort.

No recommendation shall be made by the Commission except upon the affirmative vote of three (3) members of the Commission.

No recommendations may be made in odd-numbered years. The recommendation of the Commission will be made to the Council by April 30<sup>th</sup> of every even-numbered year to be effective for a two-year period commencing not before July 1 of that even numbered year. Failure of the Commission to make a recommendation in any even numbered year within the prescribed time shall be deemed to be a recommendation that no changes be made to existing compensation levels.

The Mayor and members of the Council shall each receive Any monthly compensation in accordance with the schedule of compensation set forth in Section 36516 of the Government Code of the State of California, as the same now exists or may hereafter be amended, and without adoption of an ordinance; provided, however, that said monthly compensationsalary shall be reduced by one-sixthfourth for each regular meeting of the Council, other than adjourned regular and special meetings; not attended by a councilmember each month, unless absent on official duty with the consent of the Council. Said monthly compensation shall be paid commencing at the time this amendment to the Charter takes effect; thereafter, changes in said monthly compensation shall be governed by Section 36516.5 of the Government Code of the State of California.

~~The Mayor and members of the Council shall also receive reimbursement for expenses incurred while performing official duties of their office.~~

(d) Process to Set Compensation. Each recommendation by the Commission, together with the reasons for the recommendation, shall be made in writing by the Commission.

Before any such recommendation is provided to the Council, a draft recommendation shall be made available to the public and the Commission shall hold at least two public hearings on the matter before it adopts its final recommendation.

~~(As amended April 29, 1971, and November 4, 1980)~~

When such final recommendation has been submitted to the Council, it shall not thereafter be amended by the Commission.

Upon receiving the final recommendation from the Commission, the Council may adopt the compensation as recommended by the Commission or may adopt compensation in some lower amount, but in no case may adopt compensation in some higher amount. The Council may only adopt all such compensation by ordinance and after a public hearing of which legal notice is published in a newspaper of general circulation within the City at least twenty (20) days prior to said hearing. Salaries established by ordinance adopted pursuant to the provisions of this Section shall remain in effect until amended by a subsequent ordinance adopted pursuant to the provisions of this Section. The compensation being paid to Councilmembers as of the effective date of this Section shall continue until any subsequent compensation is established pursuant to the requirements of this Section.

(e) Subject to Referendum.

Any final decision by the Council on compensation under this Section shall be subject to the referendum provisions of the Charter.

#### **SECTION 725. STATEMENT OF POLICY FOR CHARTER OFFICERS AND CITY DEPARTMENTS; COUNCIL REVIEW OF ANNUAL EVALUATIONS.**

The Council shall adopt a written Statement of Policy for each Charter Officer and for each City department which is under the administration of the City Manager. Said Statement of Policy shall set forth the broad goals, objectives and aspirations to be accomplished by that department.

For Charter Officers, each Charter Officer shall provide to the Council a draft written Statement of Policy for his or her office for consideration, and, if deemed necessary by the Council, revision and amendment, prior to adoption by the Council. For each City department which is under the administration of the City Manager, the City Manager shall designate one or more persons in each such department to provide to the City Manager, for transmittal to the Council, a draft written Statement of Policy for each department for consideration, and, if deemed necessary by the Council, revision and amendment, prior to adoption by the Council.

Such Statements of Policy shall be reviewed and, if necessary, amended, in the first quarter of every even-numbered calendar year and when the position of a Charter Officer or the head of a City department which is under the administration of the City Manager becomes vacant.

When such review and amendment is conducted due to a vacancy in position, the Mayor and Councilmembers shall adopt a set of questions which are intended to elicit responses from each prospective appointee concerning the goals, objectives and aspirations in the Statement of Policy.

Prior to appointing any head of a City department, the City Manager shall submit to the Mayor and Councilmembers, for their review, the responses to the Mayor and Councilmembers' questions submitted by the finalists for appointment to the vacant position. This section shall not apply to the appointment of any "acting" department head to serve in an interim capacity.

The City Manager shall share and review with the Council the annual independent, written performance evaluations of each head of a city department which is under the administration of the City Manager.

Nothing in this section shall be construed in any way as an infringement or limitation on the powers and duties of the City Manager as chief administrative officer and head of the administrative branch of the City government as prescribed in other sections of this Charter.

#### **SECTION 800. CITY MANAGER.**

There shall be a City Manager who shall be the chief executive officer and head of the Administrative Branch of the City government. The City Manager shall be chosen on the basis of the person's executive and administrative qualifications with special reference to the person's actual experience in, or the person's knowledge of accepted practices with respect to the duties of the office as hereinafter set forth. No member of the Council shall be eligible for appointment to the office of City Manager during the term for which the member shall have been elected or appointed, nor within one (1) year thereafter. The City Manager need not be a resident of the City or State at the time of appointment, but during the City Manager's tenure of office, the City Manager shall reside within the City. When a vacancy occurs, the Mayor shall nominate at least two (2) candidates for Council consideration for appointment to the position of City Manager. The Mayor may express to the Council a preference among final candidates. The Council shall appoint the City Manager for an indefinite term and may remove the City Manager by a majority vote of its members; provided, however, that the City Manager shall not be removed from office during or within a period of ninety (90) days next succeeding the election of a member of the Council. The purpose of this provision is to allow any newly elected member of the Council to observe the actions and ability of the City Manager in the performance of powers and duties of this office.

~~(As amended November 7, 1989)~~

#### **SECTION 801. POWERS AND DUTIES.**

The City Manager shall be the chief administrative officer and head of the Administrative Branch administrative branch of the City government. The City Manager shall be responsible to the Council for the proper administration of all affairs of the City and to that end, subject to the personnel provisions of this Charter, the City Manager shall have power and shall be required to:

(a) Appoint and, when necessary for the good of the service, discipline and remove all officers and employees of the City except as otherwise provided by this Charter, and except as the City Manager may authorize the head of any department or office to appoint or remove subordinates in such department or office. The City Manager may also authorize the head of any department, including deputy directors, police captains and fire division chiefs, or other city employees as designated by ordinance, to recommend and impose discipline in accordance with this Charter.

(b) Prepare the draft budget annually and submit it to the Mayor and Council, prepare the proposed budget annually and submit it to the Mayor and Council and be responsible for its administration after its adoption by the Council, prepare all other necessary budget documents, and prepare and submit to the Mayor and Council the Capital and Operating Mid-Year Budget Report.

(c) Prepare and submit to the Council within ninety (90) days of the end of the fiscal year, a complete report on the finances and administrative

activities of the City for the preceding year.

- (d) Review procedures relating to the assessment, levy and collection of ad valorem property taxes and make recommendations regarding the same to the Council if deemed appropriate.
- (e) Establish a centralized purchasing system for all City offices, departments and agencies.
- (f) Establish and enforce specifications for supplies, materials and equipment required by the City.
- (g) Cause all supplies purchased by the City to be inspected and a determination made that the same comply with specifications.
- (h) Prepare rules and regulations governing the contracting for, purchasing, storing, inventory, distribution or disposal of all supplies, materials and equipment required by any office, department or agency of the City government and recommend them to the Council for its adoption by ordinance. Preference shall be given to the purchase of supplies, materials and equipment from local merchants, quality and price being equal.
- (i) Enforce the laws of the State pertaining to the City, the provisions of this Charter and the ordinances, franchises and rights of the City.
- (j) Keep the Council advised of the financial conditions and future needs of the City and make such recommendations on any matter as the City Manager may deem desirable.
- (k) Make and execute contracts on behalf of the City involving budgeted or appropriated expenditures which do not exceed the amount specified by ordinance of the City Council.
- (l) Appoint advisory boards, without compensation, to assist the City Manager in the performance of the City Manager's duty, if the City Manager deems it necessary.
- (m) Interchange employees between or among departments if the City Manager deems it proper so to do.
- (n) Immediately upon taking office, and annually thereafter, inventory and place a value on all real estate, buildings, furniture and fixtures, supplies and movable property of every kind and nature belonging to the City; and to require each officer or department head to inventory the same or any portion thereof. One (1) copy of such inventory shall be filed with the Council and one (1) with the auditor.
- (o) Be responsible for the custody and control of all City property, the custody and control of which has not otherwise been provided for by this Charter.
- (p) Perform such other duties as may be prescribed by this Charter or required of the City Manager by the Council not inconsistent with this Charter.
- (q) Sign all contracts, deeds and other documents on behalf of the City when authorized to do so by the Council or by this Charter.
- (r) The City Manager shall have the authority to transfer equipment and supplies between departments, and with the approval of the Council, sell obsolete, and unused or surplus personal property of the City.
- (s) The City Manager shall be accorded a seat at the Council table and shall be entitled to participate in the deliberations of the Council, but shall not have a vote.
- (t) The Council shall have the right to instruct the City Manager in matters of policy and anythe City Manager shall be responsible for implementing such Council policy. Any action, determination or omission of the City Manager shall be subject to review by the Council, but no such action, determination or omission shall be overruled or modified by a vote of less than four-sevenths of the members of such Council. ~~(As amended April 20, 1971, November 4, 1980, and November 7, 1989)~~
- (u) The City Manager, pursuant to Section 725 of the Charter, shall direct creation of draft written statements of Policy for each City department which is under the administration of the City Manager.
- (v) The City Manager annually shall conduct an independent, written performance evaluation of each head of a city department which is under the administration of the City Manager. Such performance evaluation shall include, without limitation, an evaluation of the department head's performance in implementing the Council's Statement of Policy for that department. The City Manager shall provide such performance evaluations to the Council for their review pursuant to Section 725 of the Charter. After such Council review, the Mayor may comment on the performance evaluation pursuant to Section 601(m) of the Charter.

#### **SECTION 900. OFFICERS AND EMPLOYEES. GENERAL.**

The officers of the City of Modesto shall consist of a Mayor, the Council, a City Manager, a City Attorney, a City Clerk, a City Auditor and such other or subordinate officers, assistants, deputies and employees as the Council may deem necessary to provide by ordinance or resolution. The City Attorney, the City Clerk and the City Auditor shall be appointed by and may be removed by the affirmative votes of four (4) members of the Council; provided, however, that neither the City Attorney, the City Clerk nor the City Auditor shall be removed from office during or within a period of ninety (90) days next succeeding the election of a member of the Council. The purpose of this provision is to allow any newly elected member of the Council to observe the actions and abilities of these officers in the performance of the powers and duties of the respective offices.

The City Manager shall be appointed and removed as provided by Section 800 of this Charter. Except as otherwise provided in this section, all other officers and department heads of the City shall be appointed by the City Manager and shall serve at the pleasure of the City Manager. The City Auditor shall have such powers and be required to perform such duties, consistent with the provisions of this Charter, as may be required by the Council.

The City Manager, the City Attorney, the City Clerk, and the City Auditor may be referred to collectively in this Charter as "Charter Officers."

#### **SECTION 902.1. OFFICE OF THE CITY AUDITOR**

The Office of the City Auditor is hereby established. The City Council shall appoint the City Auditor who shall serve at its pleasure. The City Auditor shall be certified according to standards comparable to a Certified Public Accountant or a Certified Internal Auditor at time of appointment.

The City Auditor shall have the following powers and duties: ~~(As amended November 4, 1980)~~

- (a) Conduct or cause to be conducted annual post audits of all the fiscal transactions and accounts kept by or for the City. Such audits shall include but not be limited to the examination and analysis of fiscal procedures and the examination, checking and verification of accounts and expenditures. The audits shall be conducted in accordance with generally accepted auditing standards and accordingly shall include tests of the accounting records and other auditing procedures as may be considered necessary under the circumstances. The audits shall include the issuance of suitable reports of examination so the Council and the public will be informed as to the adequacy of the financial statements of the City.
- (b) Conduct performance audits, as assigned by Council. A "performance audit" means a post audit which determines with regard to the purpose, functions and duties of the audited agency all of the following:



- (1) Whether the audited department, office or agency, is managing or utilizing its resources, including public funds, personnel, property, equipment and space in an economical and efficient manner.
- (2) Causes of inefficiencies or uneconomical practices, including inadequacies in management information systems, internal and administrative procedures, organizational structure, use of resources, allocation of personnel, purchasing policies and equipment.
- (3) Whether the desired results are being achieved.
- (4) Whether objectives established by the Council or other authorizing body are being met.

(c) Conduct special audits and investigations, as assigned by Council. "Special audits and investigations" mean assignments of limited scope, intended to determine:

- (1) The accuracy of information provided to the Council.
- (2) The costs and consequences of recommendations made to the Council.
- (3) Other information concerning the performance of City Departments, Offices or Agencies as requested by the Council.

(d) The City Auditor shall have access to, and authority to examine any and all documents including but not limited to books, accounts, internal memoranda, writings and tapes, reports, vouchers, correspondence files and other records, bank accounts, money and other property of any City department, office or agency, whether created by the Charter or otherwise, with the exception of the office of any elected official.

It is the duty of any officer, employee or agent of the City having control of such records to permit access to, and examination thereof, upon the request of the City Auditor or his or her authorized representative. It is also the duty of any such officer, employee or agent to fully cooperate with, and to make full disclosure of all pertinent information.

(e) Prepare and submit to the Council quarterly reports of the City Auditor's activities and findings in the immediately preceding three calendar months, together with any recommendations to improve the administration of the City.

(f) Perform other auditing functions, consistent with other provisions of this Charter, and prepare and submit such other reports, as may be assigned by the Council.

The City Auditor may appoint and prescribe the duties of the professional, technical and clerical employees employed in the Office of the City Auditor; provided, however, that the City Auditor shall not appoint to any position any business associate or any person related to him or her or to the City Manager or to any member of the Council by blood or marriage within the second degree. All such appointees shall serve at the pleasure of the City Auditor in the Unclassified Service; and shall serve under such terms and conditions, salaries and benefits as are similar to other employees in Modesto's service. In the event an employee of the City who holds a Classified Service position is appointed to a position in the Unclassified Service under this Section, he or she may return to a position in the Classified Service. Such return to the Classified Service shall be without loss of any rights or privileges that currently pertain to the Classified Service.

Neither the Council nor any of its members shall in any manner dictate the appointment or removal of any such officer or employee whom the City Auditor is empowered to appoint, but the Council may express its views and fully and freely discuss with the City Auditor anything pertaining to the appointment and removal of such officers and employees.

### **SECTION 903. DUTIES OF OFFICERS AND EMPLOYEES.**

After obtaining and considering the recommendations of the City Manager, the Council shall provide by ordinance or resolution, not inconsistent with this Charter, for the powers and duties of all officers and employees of the City. Where the positions are not incompatible, the Council may combine in one (1) person the powers and duties of two (2) or more offices created or provided for in the Charter. ~~No office provided herein to be filled by appointment by~~ Notwithstanding this provision, the offices of the City Manager may, City Clerk, City Attorney and City Auditor shall not be combined with an office provided herein to be filled by appointment by the Council except in cases of emergency, and in no event shall such combination exceed a period of three months. ~~No office provided herein to be filled by appointment by the City Manager may be combined with an office provided herein to be filled by appointment by the Council.~~ Notwithstanding the foregoing, the Council may transfer or consolidate functions of the City government to or with appropriate functions of the State or County government or may make use of such functions of the State or County government, and in case of any such transfer or consolidation, the provisions of this Charter providing for the function of the City government so transferred or consolidated shall be deemed suspended during the continuance of such transfer or consolidation, to the extent that such suspension is made necessary or convenient and is set forth in the ordinance or resolution establishing such transfer or consolidation. Any such transfer or consolidation may be repealed in like manner.

### **SECTION 1201. UNCLASSIFIED AND CLASSIFIED SERVICE.**

The administrative service of the City shall be divided into Unclassified and Classified Service.

(a) The Unclassified Service shall comprise the following officers and positions:

- (1) All elected officers.
- (2) City Manager, any Deputy City Manager, City Attorney, any Assistant City Attorney, any Deputy City Attorneys, City Clerk, City Auditor, and all heads of departments and deputy directors.
- (3) All members of boards and commissions.
- (4) Persons employed as unskilled laborers.
- (5) Positions in any class or grade created for a special or temporary purpose for a period of not longer than ninety (90) days in any one (1) fiscal year.
- (6) Persons employed to render professional, scientific, technical or expert services of any occasional or exceptional character.
- (7) Part Temporary and part-time employees paid on an hourly or per diem basis.
- (7) Persons employed under Section 601(l) of this Charter.

(b) The Classified Service shall comprise all positions not specifically included by this section in the Unclassified Service.

### **SECTION 1302.1. SUBMISSION OF ECONOMIC FORECASTS; MAYOR'S BUDGET MESSAGE.**

The City Manager shall, on or before December 15 of each year, submit to the Mayor and to the Council a five (5) year economic forecast of expenditures and revenues for each City department, office or agency.

The Mayor shall, on or before January 15 of each year, prepare and deliver to the Council the Mayor's Proposed Budget Priorities and Direction for both the City's Capital Budget and for the City's Operating Budget.

The City Manager shall, on or before February 1 of each year, prepare and deliver to the Mayor and to the Council a Capital and Operating

Mid-Year Budget Report for each City department, office or agency.

The Mayor shall, on or before February 15 of each year prepare and deliver to the Council the Mayor's Budget Message which shall include:

- (a) A statement of the fiscal priorities which the City should adopt for the ensuing fiscal year; and
- (b) Which City services, departments, offices or agencies the Mayor proposes to be expanded or reduced.

The Council shall hold a public hearing to consider the Final Mayor's Budget Message and to make any additions or revisions the Council deems advisable.

Upon close of the public hearing, the Council shall approve the Mayor's Budget Message as presented, or as revised.

#### **SECTION 1302.1302.2. ANNUAL BUDGET.**

On such date in ~~By April 30~~ of each year as shall be fixed by the Council, the City Manager shall send to the Council a draft budget consisting of a careful estimate, in writing, of the amounts of expenditures required for the business and proper conduct of the various departments, offices, boards and commissions of the City, over which the City Manager has control during the next ensuing year. Said estimate shall be in such detail as the Council shall specify. The City Manager shall also include in the draft budget at said time and submit to the Council an estimate of the amount of income from fines, licenses and other sources of revenue, exclusive of taxes upon property, and the probable amount required to be levied and raised by taxation. (As amended November 4, 1980, and November 7, 1989)

In addition to complying with the requirements of this section, The draft budget shall accurately reflect the recommendations and priorities specified in the Final Mayor's Budget Message as adopted by the Council.

The report of the City Manager accompanying the draft budget shall specify the budget allocations which implement each component included within the Final Mayor's Budget Message as adopted by the Council.

#### **SECTION 1303. MAYOR'S FINAL BUDGET MODIFICATIONS; PUBLIC HEARING ON THE PROPOSED BUDGET.**

At least thirty (30) days prior to the new fiscal year, the Mayor shall prepare and deliver to the Council the Mayor's Final Budget Modifications on the draft budget.

Following the receipt of the Mayor's Final Budget Modifications, the Council shall consider and review the draft budget as submitted by the City Manager together with the Mayor's Final Budget Modifications and may make such revisions as the Council may deem advisable. The document resulting from this process shall be deemed the "Proposed Budget."

After reviewing the proposed budget as submitted by the City Manager and making such revisions as it may deem advisable ~~Thereafter~~, the Council shall determine the time for holding of a public hearing upon the "Proposed Budget", and shall cause a notice thereof to be published not less than ten (10) days prior to said hearing by at least one (1) insertion in the ~~official~~ newspaper of general circulation within the City. Copies of the ~~proposed budget~~ Proposed Budget to be considered at the public hearing shall be available for inspection by the public at the office of the City Clerk at least ten (10) days prior to said hearing.

At the time so advertised or at any time such public hearing from time to time be adjourned, the Council shall hold a public hearing on the proposed budget at which interested persons desiring to be heard shall be given such opportunity.

#### **SECTION 1304. ADOPTION OF THE BUDGET.**

After the conclusion of the public hearing, the Council shall further consider the proposed budget and make any revisions thereof that it may deem advisable; and thereafter it shall adopt the budget with revisions, if any. ~~Upon final adoption~~ Such revisions may add or increase programs or amounts or may delete or decrease programs or amounts except expenditures required by law or for debt service, provided that no revision to the budget shall be in effect for ~~increase proposed expenditures to an amount greater than the ensuing total estimated income plus unencumbered available reserves and estimated unencumbered balances of funds carried over from the preceding fiscal year.~~ Upon final adoption, the budget shall be in effect for the ensuing fiscal year.

From the effective date of the budget, the several amounts stated therein as proposed expenditures shall be and become appropriated to the various departments or activities therein described. All appropriations shall lapse at the end of the fiscal year to the extent that they shall not have been expended or lawfully encumbered unless they shall have been designated in the budget as continuing appropriations. At any meeting after the adoption of the budget, the Council may amend or supplement the budget by resolution.

(As amended November 4, 1980)

**SPECIAL COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE M  
"THE ACCOUNTABILITY IN CITY HALL MEASURE OF 2008"**

Modesto City Council directed the City Clerk to submit to voters a measure seeking approval of legislation entitled "The Accountability in City Hall Measure of 2008" which would amend City Charter to increase accountability of City Staff to City elected officials, electors and tax payers and accountability of City elected officials to City electors and tax payers. The Charter would be amended to:

Create a Citizen's Salary Setting Commission of five unpaid City voters with restrictions on membership to prevent conflicts of interest. Specified criteria are to be considered by Council when selecting members of Commission. Commission shall make salary and benefit recommendations to Council as to Mayor and Council Members' compensation within strict limits (for salaries: 50% or less of Stanislaus County Superior Court Judge salary for Mayor; 50% or less of Modesto median family income for Council Members). Said salaries shall be subject to reduction for non-attendance at Council meetings. Council's decisions on recommendations shall be subject to referendum. Compensation revisions would only be considered in odd-numbered years. Compensation shall not include retirement or pension benefits. Benefits may only be established by Ordinance after publicized Commission recommendations. Mayor and Council members may receive reimbursement for certain expenses.

Add duties/responsibilities of Mayor to encourage accountability of City Hall, including ability to: review and add items to Council agendas; provide recommendations and comments to Council on policy matters such as budget and City services; gather budgetary and other information from charter officers, appoint members to various committees; hire staff to assist Mayor and Council Members; nominate candidates, for council consideration, for position of City Manager; provide written comments on charter officer and department head evaluations; participate in City staff meetings.

Establish, as fourth charter officer, an independent City auditor with specified duties, including conducting annual post, performance, and special audits and investigations assigned by the Council; submitting to Council quarterly reports. Auditor shall have access to City documents and authority to appoint consultants to assist in duties.

Require Council to adopt, with appropriate staff input, Statement of Policy that sets goals, objectives and aspirations to be accomplished for charter officers and City department heads and shall be used in Council's annual evaluations of charter officers and City Manager's annual evaluations of department heads. Statement shall be reviewed and, if necessary, may be amended every two years and when position of charter officer or department head is vacated.

Require City Manager to submit to Council annual proposed budgets, operating mid-year budget reports, and economic forecasts; implement Council policies; and conduct annual evaluations of department heads. Manager may increase disciplinary authority of certain city employees, including department heads, deputy department directors, police captains and fire battalion chiefs.

Designate as unclassified employees: assistant and deputy city attorneys, deputy directors, temporary/part time hourly paid employees, and appointed office staff of Mayor and Council Members.

Prohibit combining offices of city charter officers except in case of emergencies but, in any event, for no more than three months.

Dated: October 26, 2007

Richard R. Rudnansky, Special Counsel

**ARGUMENT IN FAVOR OF MEASURE M**

This measure will provide tough new accountability standards for Modesto's city government, including performance audits of all city departments, and greater budget oversight by the Mayor and City Council.

These reforms also establish an independent City Auditor and require the City Council and Mayor to establish budget priorities and policies.

Additionally, by voting "Yes" on Measure M, voters will create an independent citizens' commission to recommend council salaries, and impose mandatory salary caps on the City Council. Further, it upgrades the Mayor's duties and responsibilities, modernizes disciplinary practices and requires annual performance audits for key city personnel.

These reforms will help ensure that our budget, traffic, and public safety needs are being met by our city government.

Modesto first approved a Charter in 1910 when the population was 4,032. The City's Charter is required to be reviewed every ten years in order to keep up with changes. However, no major revisions have been made since 1962, when Modesto's population was about 37,000. Modesto is currently California's 16<sup>th</sup> largest city with a population of more than 209,000 people.

The Modesto Bee wrote on September 24, 2007, "Some of the guidelines that were suitable for a city of 37,000 no longer work effectively for a city of more than 200,000."

In keeping with Charter review guidelines, the Mayor and City Council appointed an 11-member committee of Modesto citizens to review the City Charter and make recommendations. After numerous public meetings and community feedback, the committee voted unanimously to adopt new Charter amendments found in The Increase Accountability in City Hall Measure of 2008.

These updated amendments are intended to clean-up outdated procedures and provide more government accountability, strengthening its responsiveness and efficiency.

Vote "Yes" for accountability. Vote "Yes" on Measure M!

- s/ Mark Frink, President, Modesto Police Officers Association
- s/ Cecil D. Ridge, President, Modesto City Fire Fighters Association
- s/ Joy Madison, President, Modesto Chamber of Commerce
- s/ Sandra Lucas, Co-Chair, Modesto Citizens for Accountability; Member, Charter Review Committee
- s/ Bob Dunbar, Councilman, Modesto City Council, 2003-2007

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**ARGUMENT AGAINST MEASURE M  
NONE SUBMITTED**

**FULL TEXT OF MEASURE N  
CITY OF MODESTO**

**Elect City Council by Districts Measure of 2008 "By District" System**

**REVISED SECTIONS 500, 501, 700.**

**SECTION 500. ENUMERATION.**

The elective officers of the City of Modesto shall be a Mayor and six (6) Councilmembers.

The Council shall consist of the Mayor and six (6) Councilmembers, each of whom, including the Mayor, shall have the right to vote on all questions coming before the Council.

(As amended November 4, 1980, and November 7, 1989)

**SECTION 501. ELECTED AT LARGE METHOD OF ELECTION.**

(a) Mayor. The Mayor and Councilmembers shall be elected at the regular municipal election on a general ticket from the City at large.

(b) District Councilmembers. The Six (6) Councilmembers shall be elected by district as described in this section. A candidate for, and councilmember of, each district must live in that district to be eligible to run for or hold the office of councilmember for that district. Only voters who live in a district shall be eligible to vote in the election for councilmember of that district.

(1) Six Districts. The City of Modesto is divided into six (6) districts for purposes of electing Councilmembers to the Council.

(2) Districting Commission; Duties. There shall be established a Citizen's Districting Commission, hereinafter "Commission," whose function shall be to recommend to the Council the districts from which Councilmembers shall be elected. The first such Commission shall be appointed by the Council no later than sixty (60) days from the effective date of this Charter provision. The Commission shall meet and recommend to the Council a districting plan establishing six councilmember election districts in a timely manner for use in the November 2009 and November 2011 municipal elections. Thereafter, a new Commission shall be appointed by the Council and then meet and recommend to the Council a plan for redistricting of the six councilmember election districts within nine (9) months of receipt by the City of the final Federal Decennial Census information. The Council shall appropriate adequate funds for the work of the Commission.

(3) Appointment of Commission. The Commission shall consist of nine (9) qualified electors residing within the City and shall be appointed by the City Council pursuant to the provisions below:

(A) Strong consideration shall be given to composing the Commission of:

(i) a retired Stanislaus County judge as chairperson;

(ii) one (1) member from a bona fide local taxpayer's association with tax-exempt status under the relevant provisions of the Internal Revenue Code;

(iii) one (1) member from a bona fide local nonpartisan political organization, with tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, dedicated to encouraging informed and active participation in government;

(iv) one (1) member from a bona fide local civil rights organization with tax-exempt status under Section 501(c)(3) of the Internal Revenue Code;

(v) one (1) member from a former Civil Grand Jury who has served in that role within the previous five (5) years;

(vi) additional members who have demonstrated civic involvement and a capacity to serve in an honest, independent, and impartial fashion, while upholding public confidence in the integrity of the redistricting process;

(B) The Commission shall reflect the demographic and geographic diversity of the City.

(C) No member of the Commission shall be a relative by blood or marriage within the second degree of the Mayor, a member of the Council, any Charter officer, or any department head or deputy department head, general ticket from the City at large.

(D) No member of the Commission shall be an employee of the City nor any bargaining unit for employees of the City, nor be a person who receives compensation from the City or from bargaining units of the City in any manner, including retirement benefits.

(As amended November 4, 1980, and November 7, 1989)

(E) No member of the Commission shall be a lobbyist or other person with business before the City that represents an economic interest in excess of the limit for material financial effect as established by local ordinance for the time periods established by local ordinance.

(F) A member of the Commission shall be ineligible for election to the City Council in any district whose boundaries were drawn by the Commission in which he or she serves.

(G) In all other respects, the members of the Commission shall be chosen pursuant to the provisions of this Charter.

(H) Members of the Commission shall serve without compensation.

(4) Criteria for Districting. To ensure fair and effective representation for all citizens of the City, the Commission, in recommending a districting or redistricting plan, and the Council, in approving or rejecting a districting or redistricting plan, shall consider the following criteria for the districts to the extent practicable:

(A) district boundaries should be geographically compact and contiguous;

(B) district boundaries should follow visible natural and man-made features;

(C) district boundaries should respect communities of interest. A community of interest is defined as a geographic area comprised of residents who share similar interests including, but not limited to, social, cultural, ethnic, geographic or economic interests, or formal government or quasi-governmental relationships, but not including relationships with political parties, incumbents, or candidates;

(D) district boundaries should be drawn without regard for advantage or disadvantage to incumbents or challengers;

(E) district boundaries should be drawn without regard for advantage or disadvantage to any political party.

(5) Procedure for Districting. The Commission and Council shall abide by the following procedure in any districting process:

(A) one or more, as necessary, independent consultants experienced and competent in the skills necessary for the districting work shall be utilized to assist the Commission in developing any of the Districting Plans detailed in this Section;

(B) the six districts shall be numbered for identification and other purposes as District One, District Two, District Three, District

Four, District Five and District Six;

(C) the Commission shall hold at least one (1) public hearing prior to adopting its Draft Districting Plan;

(D) the Draft Districting Plan shall be made available for at least seven (7) days prior to the commencement of public hearings to take public testimony and comment on the Draft Districting Plan;

(E) the Commission shall hold at least one (1) public hearing between the release of its Draft Districting Plan and the adoption of a Recommended Districting Plan by the Commission;

(F) the Commission shall provide timely public access to all data used in the district boundary drawing process and to all testimony, letters, exhibits and proposed plans received by the Commission;

(G) The Commission shall adopt a Recommended Districting Plan and submit it to the Council.

(6) Consideration by City Council; Final Districting Plan. After submittal of the Recommended Districting Plan to the Council:

(A) the Council shall hold at least one (1) public hearing on the Recommended Districting Plan of the Commission before any adoption of a Final Districting Plan;

(B) The Recommended Districting Plan approved by the Commission shall be available to the public for at least twenty (20) days prior to any vote by the Council to approve or disapprove the Plan.

(C) The Council may not alter the Recommended Districting Plan submitted to it by the Commission. Rather, the Council shall either approve or disapprove such a Recommended Districting Plan in its entirety. If the Council approves the Recommended Districting Plan, it shall become the Final Districting Plan and shall be implemented. If the Council disapproves the Recommended Districting Plan, the Council shall submit in writing to the Commission the reasons for such disapproval, including any deviation by the Commission from the criteria for districting detailed in this Section. The Commission shall consider any reasons for such disapproval submitted to it by the Council and may consider alterations to the Recommended Districting Plan in response to such reasons. After such consideration, the Commission shall submit its Final Districting Plan to the Council for implementation.

(7) Subject to Referendum. Any Final Districting Plan under this Section shall be subject to the referendum provisions of the Charter.

(d) The Transition from At-Large to District Elections. The City Clerk under former provisions of this Charter has previously designated each office held by an at-large councilmember with a descriptive designation commonly referred to as Chair One, Chair Two, Chair Three, Chair Four, Chair Five, and Chair Six. Under the City's election system, Chair Two, Chair Four, and Chair Five are subject to election in the 2009 municipal election and Chair One, Chair Three, and Chair Six are subject to election in the 2011 municipal election. A period of transition from At-Large to District elections will occur from the time of adoption of the first districting plan to the time that the first district elections are held. For this period of transition, each councilmember currently holding a chair will be designated as the councilmember representing the district with the same numerical designation in the districting plan whether or not that councilmember lives in the district. For example, upon adoption of the first districting plan, the councilmember occupying Chair One will be designated the councilmember representing District One whether or not that councilmember lives in District One. Each of the councilmembers occupying office at the time of the effective date of this Charter revision shall be so designated. Thereafter, the first district elections for Districts Two, Four and Five shall occur during the municipal election in 2009 and the first district elections for District One, Three, and Six shall occur during the municipal election in 2011. Notwithstanding the provisions of Section 700 of the Charter, an incumbent councilmember at the time of the effective date of this provision may run for a Council seat other than the seat which that member currently holds if the councilmember is otherwise eligible to run in that seat, all subject to the limitations of terms of office in Section 503 of this Charter.

#### SECTION 700. COUNCILMEMBERS. TERM OF OFFICE.

Except as otherwise provided in this Charter, the members of the Council shall hold office for a term of four (4) years from and after the first Tuesday following their election. The members of the Council in office at the time this Charter takes effect shall continue in office until the expiration of their terms or until their successors are elected and qualified. ~~Three (3) Councilmembers shall be elected at the regular municipal election in 1963 and at each regular municipal election thereafter. A Mayor shall be elected at the regular municipal election in 1963 and at each alternate regular municipal election thereafter. If a tie vote makes it impossible to determine which of two (2) or more candidates has been elected, said tie shall be settled by the drawing of lots, the procedure for which shall be determined by the Council. Each member of the Council shall have the right to vote on all matters coming before the Council. Each elective office shall be deemed a separate office to be filled at any election. The City Clerk shall designate each such elective office by an appropriate descriptive designation. No candidate shall file for more than one (1) elective office; and no incumbent member of the Council shall run for a seat other than that which the member holds, except that any incumbent member of the Council may run for the seat of Mayor, and an incumbent Mayor may run for the seat of Mayor or for any other seat on the Council. Such designation shall be used on all nomination papers, certificates of election and all election papers referring subject to the office. After election, the designation shall have no further significance except for the purposes of designating incumbency terms of office in Section 503 of this Charter. (As amended November 4, 1980, and November 7, 1989)~~

**CITY OF MODESTO  
MEASURE "N"  
CITY ATTORNEY'S IMPARTIAL ANALYSIS**

The City Council, by majority vote, approved a binding election on the subject of changing the way in which candidates are elected to City Council offices.

Currently, the City of Modesto's system of electing City Councilmembers is an at-large, or city-wide election system, where the Councilmembers are elected by "Chair" and can live anywhere in the City and are voted on by all voters in the City. There are six (6) Councilmembers and a Mayor for a total of seven (7) Council seats.

A "Yes" vote on this measure would amend the City Charter by switching the current city-wide election system to an election system commonly referred to as the "By District" system. The "By District" system would require that the City of Modesto be divided into six (6) Council districts and the City Council candidates would have to live in the district he or she wished to represent in order to be eligible to run for and hold the office of councilmember for that district. The City Council candidates for each district would be elected by voters who also live in that Council district. The Mayor would still be elected city-wide by all voters in the City.

Approval of this measure would create a nine (9) member Citizens Districting Commission, which would be tasked with determining the districts. The Commission would be appointed by the City Council no later than sixty (60) days after this measure is effective. There are numerous prohibitions on who can serve on the Commission to prevent potential conflicts of interest, as well as a requirement that the Commission membership reflect the demographic and geographic diversity of the City. This Commission would be responsible for making recommendations to the City Council as to the adoption of a districting plan for the six (6) districts to be put in place for the November 2009 and November 2011 elections. Several public hearings must be held by the Commission and City Council to ensure public input before the City Council acts on the proposed districting plan. The measure also sets forth objective criteria to be used by the Commission in establishing the districts. The City Council must approve or disapprove the districting plan. The Commission must consider the Council's reasons for disapproval, however, the final decision for the districting plan ultimately remains with the Commission.

Although actual costs, if any, cannot be known at this time, there may be a fiscal impact related to the establishment and formation of the Commission and six (6) districts, including implementation costs.

s/ Susana Alcala Wood  
City Attorney

**ARGUMENT IN FAVOR OF MEASURE N**

Measure N puts into action the vote of the people. In the November advisory election, voters overwhelmingly chose district elections for selecting council members. Measure N amends the Modesto Charter to a "By District" elections system where candidates must live in the District they wish to represent, and voters living in the District vote on who will represent them. The mayor will continue to be elected by all voters.

With the present "At Large by Chair" system candidates declare for designated seats and are elected citywide. Their "chair" does not represent the neighborhood they live in. This system started in 1962 when Modesto was a city of 36,585 covering 9.6 square miles. Now Modesto is a city of 207,000 covering an area of 36 square miles, and this system no longer serves Modesto well.

Most cities the size of Modesto or larger use a "By District" system. Modesto is no longer a small town, and a substantial majority of the voters expressed the need for change.

Districts will address many of the problems with our current system. Council members would be better able to connect with their constituents, and be more accountable to them. Neighborhood representation would improve with someone who knows your area. Campaign costs would be more manageable.

The measure creates a Citizen's Districting Commission to determine the initial districts and any reapportionment needed after each 10 year federal census. This independent citizens' commission will have representatives from taxpayer, voter rights, and civil rights organizations as well as former Civil Grand Jury members. A retired Stanislaus County judge will be sought to chair the commission. The commission will form six districts with the aid of an independent consultant. Public hearings will be held before a Districting Plan is approved.

We urge your yes vote on Measure N.

- s/ Brad Hawn, Vice-Mayor of Modesto
- s/ Garrad Marsh, Modesto City Councilman
- s/ Odessa P. Johnson, U.C. Regent, Former Modesto School Board Member
- s/ Carolina Bernal, CEO Hispanic Chamber of Commerce
- s/ G. Thomas Wright, Member Modesto Charter Review Committee

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**ARGUMENT AGAINST MEASURE N  
NONE SUBMITTED**

# Appendix E: Public Outreach and Participation Program

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**NOTICE OF 60-DAY PUBLIC REVIEW AND COMMENT PERIOD FOR THE  
STANISLAUS COUNCIL OF GOVERNMENTS (STANCOG) FIFTH CYCLE PROPOSED  
REGIONAL HOUSING NEEDS ALLOCATION (RHNA) METHODOLOGY**

NOTICE IS HEREBY GIVEN, that the Stanislaus Council of Governments (StanCOG) has released a Proposed Regional Housing Needs Allocation (RHNA) Methodology for the Fifth Cycle of the RHNA process as required by the State in order for local jurisdictions to prepare updated General Plan Housing Elements.

In addition to the Proposed RHNA Methodology, StanCOG has prepared three alternative methodologies for public review and consideration. The Proposed RHNA Methodology and alternative methodologies are available on the StanCOG website at [www.stancog.org](http://www.stancog.org).

A 60-day public comment period will commence on September 21, 2013, and conclude on November 20, 2013.

The StanCOG Policy Board is anticipated to consider the Proposed Methodology for adoption at their regularly-scheduled meeting on Wednesday, November 20, 2013, at 6 pm. Spanish translation services will be available at this hearing, upon request.

Written comments must be received by 5:00 p.m. on November 20, 2013, and they will be made a part of the record. Please submit comments to Jaylen French, 1111 I Street, Modesto, California, 95354 or [jcfrench@stancog.org](mailto:jcfrench@stancog.org).

Further information regarding this process may be obtained by contacting the StanCOG office, located at 1111 I Street, Suite 308, Modesto, California, or by calling (209) 525-4600.

**NOTICE OF EXTENDED PUBLIC REVIEW AND COMMENT PERIOD FOR THE  
STANISLAUS COUNCIL OF GOVERNMENTS (STANCOG) FIFTH CYCLE PROPOSED  
REGIONAL HOUSING NEEDS ALLOCATION (RHNA) METHODOLOGY**

NOTICE IS HEREBY GIVEN, that the Stanislaus Council of Governments (StanCOG) has released a Proposed Regional Housing Needs Allocation (RHNA) Methodology for the Fifth Cycle of the RHNA process as required by the State in order for local jurisdictions to prepare updated General Plan Housing Elements.

In addition to the Proposed RHNA Methodology, StanCOG has prepared three alternative methodologies for public review and consideration. The Proposed RHNA Methodology and alternative methodologies are available on the StanCOG website at [www.stancog.org](http://www.stancog.org).

The public comment period commenced on September 21, 2013, and is hereby extended to December 3, 2013 at 4 pm.

The StanCOG Policy Board is anticipated to consider the Proposed Methodology for adoption at their regularly-scheduled meeting on Wednesday, December 18, 2013, at 6 pm. Spanish translation services will be available at this hearing, upon request.

Written comments must be received by 4:00 p.m. on December 3, 2013, and they will be made a part of the record. Please submit comments to Jaylen French, 1111 I Street, Modesto, California, 95354 or [jcfrench@stancog.org](mailto:jcfrench@stancog.org).

Further information regarding this process may be obtained by contacting the StanCOG office, located at 1111 I Street, Suite 308, Modesto, California, or by calling (209) 525-4600.

# Regional Housing Needs Assessment (RHNA) Fact Sheet



The Stanislaus Council of Governments (StanCOG), in consultation with the California Department of Housing and Community Development (HCD), is required by State law to periodically prepare a Regional Housing Needs Assessment (RHNA) for the Stanislaus County region. The RHNA process has two main components:

- **RHNA Determination** – A regionwide housing need determination across four income categories: very low-, low-, moderate-, and above moderate-income; and
- **RHNA Allocation** – StanCOG’s plan to allocate the RHNA Determination to the local jurisdictions within the region across the four income categories.

The RHNA process for this housing element cycle is longer than past RHNA periods, covering 9.75-years (January 1, 2014 - September 30, 2023). The RHNA process is being conducted in conjunction with the development of the Regional Transportation Plan (RTP) and its Sustainable Communities Strategy (SCS) in accordance with Senate Bill 375 (Steinberg). These three documents combined are referred to as Valley Vision Stanislaus.

## RHNA Objectives

The goal of RHNA, as required by state law, is to increase the housing supply and mix of housing types in all cities and counties within the region. New housing should increase options in income categories not already well-represented in that jurisdiction. In addition, the housing should minimize harm to natural and agricultural resources and must be located in a way that promotes improved interregional relationships between jobs and housing.

## RHNA Determination

HCD will ultimately issue an overall regionwide housing need called the RHNA Determination. The RHNA Determination will be based on population projections developed by the state and informed by StanCOG’s projections, both of which are formed on assumptions regarding number of persons per household, vacancy rates, demolitions, and various other factors. HCD is expected to issue the Final RHNA Determination in September 2013.

## RHNA Methodology and Allocation

Once the Determination has been received, StanCOG will prepare a RHNA Methodology and Allocation (Plan) that will be adopted by the StanCOG Policy Board. StanCOG is working collaboratively with the established Steering Committee--comprised of representatives from the local agencies and others--to develop the RHNA Plan, which will distribute housing to the 10 local jurisdictions in the region.

## RHNA/SCS Consistency

SB 375 requires that StanCOG show how the region will meet its greenhouse gas (GHG) reduction targets set by the California Air Resources Board (CARB) through the coordination of land use and transportation planning. SB 375 states that the RHNA and the development pattern of the SCS be consistent. To establish consistency between these two documents, each jurisdiction’s share of the RHNA will be consistent with the distribution of new housing growth planned for in the SCS.

### 2013 Household Income Limits for a Family of Four

**Very Low Income**  
0-50% AMI (\$29,450)

**Low Income**  
50-80% AMI (\$47,150)

**Moderate Income**  
80-120% AMI (\$67,900)

**Above Moderate Income**  
120+% AMI

*AMI = Area Median Income  
AMI for a family of four in 2013  
is \$56,600*

*Source: US Department  
of Housing and Urban  
Development, FY 2013 Income  
Limits*



# Stanislaus Valley Vision

People. Choices. Community.

## Be Part of Planning our Region's Future!

After seven months of gathering input and a comprehensive review of the future needs of the County, the Stanislaus Council of Governments (StanCOG) is ready to present the four proposed alternatives for the Valley Vision Stanislaus plan; a long range regional transportation plan that will provide the framework for investment in roads, freeways, public transit, bike trails and other ways people move around our County for the next 28 years. Join us at one of our upcoming workshops!

City of Patterson  
**Wednesday, August 14th**  
**6:30 – 8:30 PM**  
1 Plaza  
Patterson, CA

City of Oakdale  
**Tuesday, August 20th**  
**6:30 – 8:30 PM**  
110 South Second Ave  
Oakdale, CA

City of Ceres  
**Tuesday, August 27th**  
**6:30 – 8:30 PM**  
2701 Fourth Street  
Community Room  
Ceres, CA

Valley Vision Stanislaus is a project of the Stanislaus Council of Governments,  
the metropolitan planning agency for the Stanislaus Region.



# Appendix F: Resolution 13-17 to Adopt the Fifth Cycle Preferred RHNA Methodology

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**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 13-17**

**RESOLUTION TO ADOPT THE FIFTH CYCLE REGIONAL HOUSING NEEDS  
ASSESSMENT (RHNA) PREFERRED METHODOLOGY**

WHEREAS, the Stanislaus Council of Governments (StanCOG) is the Regional Transportation Planning Agency (RTPA) and the Metropolitan Planning Organization (MPO) for the Stanislaus County region, with the responsibility to oversee the Regional Housing Needs Assessment (RHNA) process per State housing element law; and

WHEREAS, StanCOG is responsible for the preparation of the Regional Housing Needs Plan (RHNP), which allocates the State-determined housing need of 21,330 units amongst the local jurisdictions in the region for the current RHNA projection period, from January 1, 2014 to September 30, 2023; and

WHEREAS, per Senate Bill 375 (SB 375) local agencies are required to adopt their fifth cycle Housing Element no later than 18 months after the adoption of the Valley Vision Stanislaus (VVS) plan; and

WHEREAS, on September 21, 2013, StanCOG released for a 60-day public review and comment period, which was subsequently extended to December 3, 2013, a Proposed RHNA Allocation Methodology for the fifth cycle, which included Staff's Proposed Methodology—Regional Income Parity—and three alternative methodologies for consideration; and

NOW, THEREFORE BE IT RESOLVED that after reviewing documentation and considering public input, the StanCOG Policy Board adopts the Fifth Cycle Regional Housing Needs Assessment (RHNA) Preferred Methodology—Regional Income Parity.

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Council of Governments, on the 18th day of December 2013. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: December 18, 2013

  
\_\_\_\_\_  
LUIS I. MOLINA, CHAIR

ATTEST:

  
\_\_\_\_\_  
CARLOS P. YAMZON, EXECUTIVE DIRECTOR





**APPENDIX B:**  
**WEST LANDING SPECIFIC PLAN**  
**LAND USE PLAN AND PARCEL LIST**

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# West Landing Specific Plan Parcels

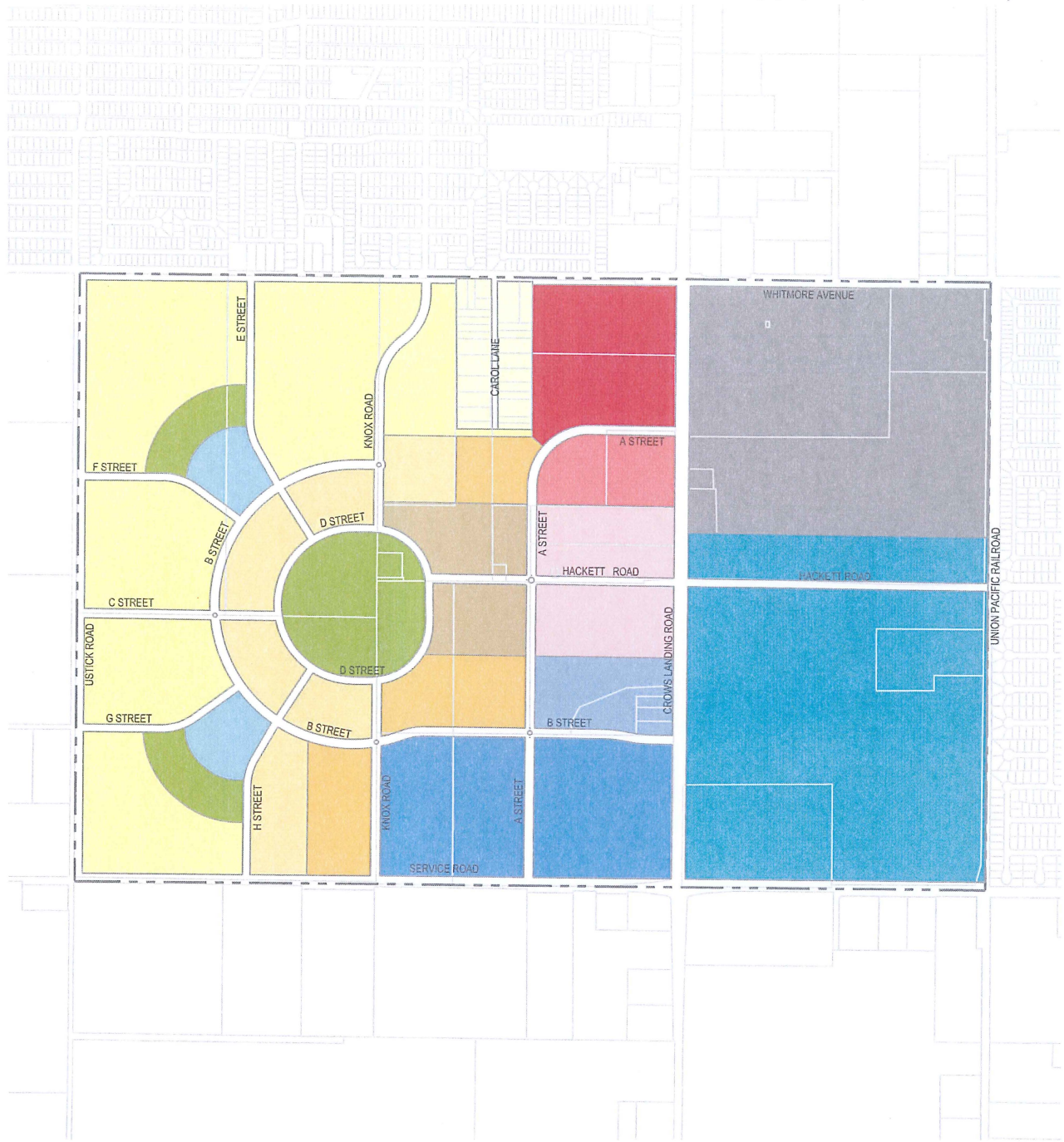
APN	Address	Gross Acres	Zoning within West Landing Specific Plan	General Plan Designation	Infrastructure	Environmental Constraints	Realistic Capacity
056-055-001	2507 Crows Landing Road	18.4	RC	RC	Planned	Examined in EIR	-
056-055-031	3025 Crows Landing Road	26.7	RC	RC	Planned	Examined in EIR	-
056-055-030	3025 Crows Landing Road	10.6	CC	CC	Planned	Examined in EIR	-
056-055-033	3113 Crows Landing Road	18.0	NC	NC	Planned	NONE - Developed - Flea Market	-
056-055-009	3313 Crows Landing Road	30.6	NC / O/HDR	NC / O/HDR	Planned	Examined in EIR	-
056-055-010	3601 Crows Landing Road	4.9	O/HDR	O/HDR	Planned	Examined in EIR	-
056-055-011	3613 Crows Landing Road	0.7	O/HDR	O/HDR	Planned	Examined in EIR	-
056-055-012	3625 Crows Landing Road	0.9	O/HDR	O/HDR	Planned	Examined in EIR	-
056-055-013	3637 Crows Landing Road	0.9	O/HDR	O/HDR	Planned	Examined in EIR	-
056-055-014	3807 Crows Landing Road	57.3	BP	BP	Planned	Examined in EIR	-
056-055-022	0 Service Road	19.8	BP	BP	Planned	Examined in EIR	-
056-055-021	630 Hackett Road	19.7	P / HDR I / HDR II	P / HDR	Planned	Examined in EIR	234
056-055-008	512 West Hackett Road	19.7	HDR I / HDR II	HDR	Planned	Examined in EIR	206
056-055-023	731 Hackett Road	1.0	P	P	Planned	Examined in EIR	-
056-055-025	2919 Carol Lane	18.6	P / HDR II	P / HDR	Planned	Examined in EIR	298
056-055-006	419 West Hackett Road	4.6	HDR II	HDR	Planned	Examined in EIR	92
056-055-007	437 West Hackett Road	0.4	HDR II	HDR	Planned	Examined in EIR	8
056-055-019	706 West Whitmore Avenue	29.8	LDR / MDR	LDR / MDR	Planned	Examined in EIR	177

# West Landing Specific Plan Parcels

APN	Address	Gross Acres	Zoning within West Landing Specific Plan	General Plan Designation	Infrastructure	Environmental Constraints	Realistic Capacity
056-056-028	412 West Whitmore Avenue	0.9	VLDR	VLDR	Planned	None - Developed - SFD	2.7
056-056-002	416 West Whitmore Avenue	1.6	VLDR	VLDR	Planned	None - Developed - SFD	4.8
056-056-029	2616 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-004	2620 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-005	2700 Carol Lane	0.9	VLDR	VLDR	Planned	None - Developed - SFD	2.7
056-056-006	2708 Carol Lane	0.9	VLDR	VLDR	Planned	None - Developed - SFD	2.7
056-056-007	2712 Carol Lane	0.8	VLDR	VLDR	Planned	None - Developed - SFD	2.4
056-056-008	2800 Carol Lane	0.6	VLDR	VLDR	Planned	None - Developed - SFD	1.8
056-056-009	2804 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-010	2812 Carol Lane	1.1	VLDR	VLDR	Planned	None - Developed - SFD	3.3
056-056-011	2820 Carol Lane	0.4	VLDR	VLDR	Planned	None - Developed - SFD	1.2
056-056-012	2900 Carol Lane	0.4	VLDR	VLDR	Planned	None - Developed - SFD	1.2
056-056-023	2505 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-022	2601 Carol Lane	0.3	VLDR	VLDR	Planned	None - Developed - SFD	0.9
056-056-024	516 West Whitmore Avenue	0.4	VLDR	VLDR	Planned	None - Developed - SFD	1.2
056-056-025	520 West Whitmore Avenue	0.6	VLDR	VLDR	Planned	None - Developed - SFD	1.8
056-056-021	2605 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-020	2609 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-056-019	2613 Carol Lane	0.4	VLDR	VLDR	Planned	None - Developed - SFD	1.2
056-056-018	2617 Carol Lane	0.4	VLDR	VLDR	Planned	None - Developed - SFD	1.2
056-056-017	2701 Carol Lane	1.0	VLDR	VLDR	Planned	None - Developed - SFD	3
056-056-026	2709 Carol Lane	1.3	VLDR	VLDR	Planned	None - Developed - SFD	3.9
056-056-027	2725 Carol Lane	1.0	VLDR	VLDR	Planned	None - Developed - SFD	3
056-056-015	2809 Carol Lane	0.9	VLDR	VLDR	Planned	None - Developed - SFD	2.7
056-056-014	2717 Carol Lane	0.9	VLDR	VLDR	Planned	None - Developed - SFD	2.5
056-056-013	2901 Carol Lane	0.5	VLDR	VLDR	Planned	None - Developed - SFD	1.5
056-057-003	1030 Hackett Road	137.7	LDR / P / S / MDR / HDR I	LDR / MDR / HDR / P / ES	Planned	Examined in EIR	713

# West Landing Specific Plan Parcels

APN	Address	Gross Acres	Zoning within West Landing Specific Plan	General Plan Designation	Infrastructure	Environmental Constraints	Realistic Capacity
056-057-001	812 Hackett Road	88.7	LDR / P / S / MDR	LDR / MDR / P / ES	Planned	Examined in EIR	326
056-057-002	0 Whitmore Avenue	88.0	LDR / S / P	LDR / S / ES	Planned	Examined in EIR	288
086-015-019	502 East Whitmore Avenue	14.3	GI	GI	Developed	None - Developed - Industrial Use	-
086-015-029	166 East Whitmore Avenue	95.9	GI	GI	Developed	None - Developed - Industrial Uses	-
086-015-022	0 Crows Landing Road	1.6	GI	GI	Planned	Examined in EIR	-
086-015-023	0 Crows Landing Road	1.7	GI	GI	Planned	Examined in EIR	-
086-015-024	0 Crows Landing Road	1.7	GI	GI	Planned	Examined in EIR	-
086-015-025	0 Crows Landing Road	3.3	GI	GI	Planned	Examined in EIR	-
086-015-026	3026 Crows Landing Road	3.3	GI	GI	Planned	Examined in EIR	-
086-015-027	0 Crows Landing Road	2.4	GI	GI	Planned	Examined in EIR	-
086-015-028	0 Crows Landing Road	3.2	GI	GI	Planned	Examined in EIR	-
086-015-016	251 East Hackett Road	24.2	CF	CF	Developed	None - Developed - Civic - County Building	-
086-015-030	200 East Hackett Road	126.5	CF	CF	Developed	None - Developed - Civic - County Building	-
086-015-005	3022 Service Road	26.8	CF	CF	Developed	None - Developed - Civic - County Ag Building	-
<b>Total</b>		<b>920.2</b>					<b>2,397</b>



Legend					
<span style="background-color: #ffffcc; border: 1px solid black; padding: 2px;">V L D R</span>	Very Low Density Residential	<span style="background-color: #ffcccc; border: 1px solid black; padding: 2px;">R C</span>	Regional Commercial	<span style="background-color: #cccccc; border: 1px solid black; padding: 2px;">G I</span>	General Industrial
<span style="background-color: #ffffcc; border: 1px solid black; padding: 2px;">L D R</span>	Low Density Residential	<span style="background-color: #ffcccc; border: 1px solid black; padding: 2px;">C C</span>	Community Commercial	<span style="background-color: #ccccff; border: 1px solid black; padding: 2px;">S</span>	School (Elementary)
<span style="background-color: #ffcc99; border: 1px solid black; padding: 2px;">M D R</span>	Medium Density Residential	<span style="background-color: #ffcccc; border: 1px solid black; padding: 2px;">N C</span>	Neighborhood Commercial	<span style="background-color: #00bfff; border: 1px solid black; padding: 2px;">C F</span>	Community Facilities
<span style="background-color: #ffcc99; border: 1px solid black; padding: 2px;">H D R I</span>	High Density Residential I	<span style="background-color: #ccccff; border: 1px solid black; padding: 2px;">O / H D R</span>	Office/Mixed-Use	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">P</span>	Park & Plazas
<span style="background-color: #ffcc99; border: 1px solid black; padding: 2px;">H D R II</span>	High Density Residential II	<span style="background-color: #007bff; border: 1px solid black; padding: 2px;">B P</span>	Business Park	<span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span>	Project Boundary

<b>Figure 1.2: Land Use Plan</b>		Date: August 2010	
West Landing Specific Plan Ceres, California	NOT TO SCALE		

J:\Jobs\3553 West Ceres\3553 West Ceres GA\Planning\Subsites\SPA\Print\2010\subsite\Fig-1.2\_LandUse.dwg 8/29/10 1:05pm hbg/ll



## **APPENDIX C:**

**WRITTEN FINDINGS PROVIDED BY STATE HOUSING AND  
COMMUNITY DEVELOPMENT DEPARTMENT, DATED JULY 28,  
2015 AND DECEMBER 8, 2015**

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

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



July 28, 2015

Mr. Tom Westbrook, Manager  
Planning and Building Division  
City of Ceres  
2220 Magnolia Street  
Ceres, CA 95307

Dear Mr. Westbrook:

**RE: City of Ceres' 5<sup>th</sup> Cycle (2013-2023) Draft Housing Element**

Thank you for submitting the City of Ceres' draft housing element update which was received for review on June 3, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on June 23, 2015 with Mr. James Michaels, City Planner and Mr. Mark Niskanen, of J.B. Anderson Land Use Planning and you. The City also utilized most of HCD's pre-approved housing element data.

The revised draft housing element addresses some of the statutory requirements; however, revisions will be necessary to comply with State housing law (GC, Article 10.6). The enclosed Appendix describes the revisions needed to comply with State housing element law. Further information can be found on our Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/ab\\_1233\\_final\\_dt.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) Ceres must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for StanCOG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, please visit our Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf)

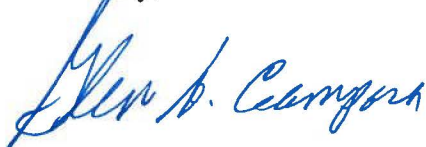
Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including commenters on the draft housing element and organizations that represent lower-income and special needs households, by making information regularly available and considering incorporating comments where appropriate.



HCD Review of Ceres' Housing Element  
July 28, 2015  
Page 2

The Department appreciates the efforts provided by Mr. Mark Niskanen of J.B. Anderson Land Use Planning in preparation of the housing element and looks forward to receiving Cere's adopted housing element. We are committed to assisting Ceres in addressing all statutory requirements of housing element law. If you have any questions or need technical assistance, please contact Mario Angel, of our staff, at (916) 263-7442.

Sincerely,



Glen A. Campora  
Assistant Deputy Director

Enclosures

## APPENDIX CITY OF CERES

The following changes would bring the City of Ceres' housing element into compliance with Article 10.6 of the Government Code (GC). Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at: [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Among other resources, the Housing Element section contains the technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at: [www.hcd.ca.gov/hpd/housing\\_element2/index.php](http://www.hcd.ca.gov/hpd/housing_element2/index.php) and includes the Government Code addressing State housing element law and other resources.

### **A. Housing Needs, Resources, and Constraints**

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

**Unaccommodated Need:** Pursuant to Chapter 614, Statutes of 2005 (AB 1233), if the City of Ceres failed to make adequate sites available to accommodate the regional housing need in the prior planning period including failure to implement rezoning, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2015-2023 planning period. As you know, Program 1.1 was necessary to demonstrate adequate sites in the previous planning period. Program 1.1 does not appear to be fully implemented in the prior planning period. As a result, the housing element must include an analysis of programs to demonstrate compliance with these statutory requirements. Further information can be found on the Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/ab\\_1233\\_final\\_dt.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf).

**Sites Listing and Analysis:** The housing element appears to be relying on sites in the West Landing Specific Plan. The element must list these sites by parcel number or unique reference, zoning, general plan, and realistic residential capacity for each identified site. For plan areas with anticipated subdivision such as the West Landing Specific Plan, the element may list the sites by proposed parcel numbers or other detailed site reference. In addition, the sites must be analyzed for suitability pursuant to GC Section 65583(a)(4) and 65583.2. Please see the Building Blocks at [http://www.hcd.ca.gov/housing-policy-development/housing-element/sia\\_home.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/sia_home.php).

**Zoning Appropriate to Accommodate Housing for Lower-Income Households:** If utilizing densities less than 20 units per acre, the element must demonstrate the densities are appropriate based on factors such as market demand, financial feasibility and development experience within zones. Please see the Building Blocks at [http://www.hcd.ca.gov/housing-policy-development/housing-element/sia\\_zoning.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/sia_zoning.php).

Realistic Capacity: The element appears to assume sites with non-residential zoning will be developed as residential. For these sites, the residential capacity analysis should specifically account for the extent to which uses other than residential are allowed. Projected residential development capacity should not, for example, assume residential-only development on all mixed use or commercial sites and could consider recently constructed and approved developments.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

Permit Processing and Procedures: The element mentions site plan approval is required; however, the element must also describe the review process, including approval findings and analyze impacts on cost and approval certainty.

Codes and Enforcement: The element must indicate the most current building code being utilized and analyze any local amendments to the building code for impacts on the cost and supply of housing.

3. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter (Section 65583(a)(7)).*

The identification and analysis of special needs should be expanded beyond the basic information and general description of the various groups. An analysis of special needs groups helps identify those with the most serious housing needs in order to develop and prioritize responsive programs. The housing element could also utilize local officials, survey special needs service providers, representatives of special needs populations or City social and health service providers to include a complete description of special housing needs. Specifically, the element should include a detailed quantification and analysis of programs as appropriate of persons with development disabilities and farmworkers. Please refer to the previously sent data and Building Blocks at [http://www.hcd.ca.gov/housing-policy-development/housing-element/shn\\_disabilities.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/shn_disabilities.php) and [http://www.hcd.ca.gov/housing-policy-development/housing-element/shn\\_farmworkers.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/shn_farmworkers.php).

4. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contract, mortgage prepayment, or expiration of use restrictions (Sections 65583(a)(8) through 65583(a)(9)(d)).*

The element notes the Sierra View Apartments (page 1-91) affordable housing complex, as at-risk of converting to market-rate uses in the next 10 years. The housing element must also analyze risk for conversion, particularly including an estimate of the total cost of producing new rental units compared to replacing the units and a listing of qualified entities to preserve at-risk units. Information and sample analyses are available in the Building Blocks' section on Identification and Analysis of Developments At-risk at [http://www.hcd.ca.gov/hpd/housing\\_element2/EHN\\_atrisk.php](http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php).

## **B. Housing Programs**

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

To address the program requirements of Government Code Section 65583)(c) (1-6), and to facilitate implementation, programs should include:

(1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

- Program 1.10 (Downtown Underutilized Sites): Clarify lost residential capacity.
- Program 2.7 (Guidelines for Fee Waivers, Reductions, and Deferrals), 3.1 (Reasonable Accommodation) and 3.3 (Housing For Elderly Residents): Add more discrete timing such as annually or bi-annually.

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

As noted in finding A1, the element does not include a complete site listing and analysis and therefore, the adequacy of sites and zoning have not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites, unaccommodated need from the prior planning period or zoning available to encourage a variety of housing types.

Specifically, if necessary, the element must include a program to provide sites with zoning that permits owner-occupied and rental multifamily uses by-right sufficient to accommodate the unaccommodated need from the prior planning period and the remaining need for lower-income households from the current 5<sup>th</sup> cycle planning period. By-right, pursuant to 65583.2(h) and (i) means (a) local government review must not require a CUP, planned unit development or other discretionary review or approval, (b) a minimum of 16 units per site, (c) a minimum density of 20 units per acre, and (d) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only, unless otherwise meeting statutory requirements for mixed use.

In addition, pursuant to GC Section 65583(a)(6), transitional and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The housing element indicates Program 3.6 will amend its zoning to permit transitional and supportive housing, however, it should clarify zoning will be amended for all zones allowing residential uses. See the Department's SB 2 technical assistance memo [http://www.hcd.ca.gov/housing-policy-development/sb2\\_memo050708.pdf](http://www.hcd.ca.gov/housing-policy-development/sb2_memo050708.pdf)

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

As noted in finding A3, the element requires an analysis of special needs populations. Depending upon the results of that analysis, the City may need to revise or add programs, such as persons with developmental disabilities and farmworkers, as appropriate.

In addition, the provision of adequate housing for farmworkers is a critical issue, both seasonal and permanent. As a result, the element must add specific actions, beyond complying with the Employee Housing Act (Health and Safety Code Section 17021) to assist in the development of housing for farmworkers. For example, the element could include actions to partner with developers, assist with site identification and apply or support applications for funding. Other programs include working with growers and stakeholders to identify strategies or establishing prototype plans for employee housing.

For your information, GC Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The Department recommends including a cover memo describing the City's housing element, including the City's housing needs and share of the regional housing need. See the Department's memo at [http://www.hcd.ca.gov/hpd/memo\\_sb1087.pdf](http://www.hcd.ca.gov/hpd/memo_sb1087.pdf).

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

As noted in finding A2, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Section 65583(c)(6)).*

As noted in finding A3, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

**C. Quantified Objectives**

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).*

The element (page 2-24) must include quantified objectives to establish an estimate of housing units by income category that can be conserved over a five-year time period. While the housing element includes objectives for construction, and rehabilitation, it must include conservation objectives. Conservation measures may include administrative actions such as stable zoning for mobilehome parks or other affordable housing types. Conservation objectives may also include the number of federal, State and locally assisted at-risk units to be preserved. Please see the Building Blocks at [http://www.hcd.ca.gov/housing-policy-development/housing-element/pro\\_overview.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/pro_overview.php).

**D. General Plan Consistency**

While the housing element includes a discussion of how internal consistency will be achieved it must also address how consistency will be maintained during the planning period. The element could include a program to conduct an internal consistency review as part of its annual general plan implementation report required under GC Section 65400. This annual report can also assist future updates of the housing element.

**E. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(8)).*

While the element includes a general summary of the public participation process, it does not demonstrate how the City has or will make a diligent effort to include all segments of the community. For example, there is little to no discussion of comments received or any further effort to obtain input. In addition, the element notes the document was made available to the public essentially at the same time as submittal to the Department; leaving little time for public review or comment. The housing element and efforts to include all segments of the community must be revised to demonstrate diligent efforts such as describing the success of outreach efforts, public comments and how the element incorporated public comments.

In addition, the Department encourages the City to consider the San Joaquin Valley Fair Housing and Equity Assessment as part of the housing element update. For more information, please see <http://www.hcd.ca.gov/housing-policy-development/docs/san-joaquin-fair-housing020915.pdf>.

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

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



December 8, 2015

Mr. Tom Westbrook, Manager  
Planning and Building Division  
City of Ceres  
2220 Magnolia Street  
Ceres, CA 95307

Dear Mr. Westbrook:

**RE: Ceres' 5<sup>th</sup> Cycle (2015-2023) Revised Draft Housing Element**

Thank you for submitting the City of Ceres' revised draft housing element update which was received for review on November 2, 2015 along with additional revisions on November 20 and December 4, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review.

The revised draft element meets the statutory requirements described in the Department's July 28, 2015 review. The revised element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for StanCOG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Please note, Ceres meets housing element requirements for the Housing Related Parks Program (HRP). The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying lower income unit permitted since 2010. The HRP Program 2015 Notice of Funding Availability (NOFA), released October 26, 2015, announced the availability of approximately \$30 million in grant funds to eligible applicants. Applications are due **February 4, 2016**. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.



For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/SB244\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts, as well as those provided by your consultant, Mark Niskanen of J.B. Anderson Land Use Planning, during the course of our review. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,



Glen A. Campora  
Assistant Deputy Director