

Newman 2030 General Plan Housing Element

Adopted (April 26, 2016)



City of Newman

April 2016



Coastal Plans
Land Use and Housing Plans
Transportation Plans
Environmental Reports

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Introduction

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs. It must also contain goals, policies, programs, and quantified objectives that address housing needs over the planning period. Progress made by the City of Newman in implementing its 2008 Housing Element and a summary of the market conditions that exist today in 2015 are discussed below.

PROGRESS SINCE 2008

The housing market has been depressed for much of the period since 2008, with limited new housing construction, greater demand for rental housing, and the sale/absorption of the hundreds of housing units that were in foreclosure in 2008-2009. The one bright spot during the period was the completion in 2010-2011 of the Newman Family Apartments, a 72-unit tax credit project initiated in 2008 by the Corporation for Better Housing (Sherman Oaks).

Only very recently—in the last year—has there been evidence of interest in new housing construction. Previously approved subdivisions in the northeast section of the city have now started to once again pull building permits for moderate-income housing (#8 and #22 in the list of vacant and available housing sites). In the northwest section, a 40-unit planned development has also been active building (#11 on the list). Final maps have also recently been approved for Mattos Ranch (#9 on the list) and a re-tooled Park Villas (#6 on the list).

While the City of Newman implemented Housing Program H-1, which committed the City to rezone 6.610 acres of land from R-1 to R-3, its progress on other programs has been mixed. A full analysis of the implementation of 2008 Housing Element is presented in Appendix A.

There are currently 24 properties in Newman that are in some state of foreclosure as of November 2015—10 in pre-foreclosure and 14 bank owned properties (source: <http://www.realtytrac.com>). This represents less than one (1) percent of the total housing stock in the city. This is a dramatic improvement over April 2009 when 312 properties in Newman (almost 10 percent) were in some state of foreclosure. The median sales price of homes in Newman has recovered only slightly, from a low of \$140,000 in 2009 to \$166,000 as of January 1, 2015.

The housing market disruption has improved housing ownership affordability in Newman. Lower prices have made more housing available and affordable to more people in the short-term, and mortgages are once again available at historic low interest rates. At the same time, the disruption has placed pressure on the housing rental market, resulting in low vacancy rates and more expensive rents.

Population Profile

This section summarizes information about Newman's current and future population. The information in this section comes from the 2010 U.S. Census, the California Department of Finance (DOF), and the Stanislaus County Council of Governments (StanCOG).

HISTORIC POPULATION AND HOUSEHOLD GROWTH

Newman experienced a relatively low rate of population growth during the last housing element period. Since the last Housing Element Update adopted in 2008, Newman's population grew slowly at an annual average rate of growth of 0.9 percent, adding 724 persons. Table II-1 shows historical population and household growth in Newman.

**Table II-1
Historical Population and Household Growth
1980 to 2015**

(Annual Average Population Growth Rate (2008 to 2015) = 0.9 Percent)

	Total Population	Households	Group Quarters
1980	2,785	2,785	0
1990	4,158	4,158	0
1998	6,298	6,247	51
2000	7,092	7,026	66
2003	7,602	7,536	66
2005	8,798	8,732	66
2008	10,029	9,963	66
2010	10,224	10,158	66
2015	10,753	10,687	66

Source: City of Newman Finance Department; California Department of Finance

RACE AND ETHNICITY

According to the U.S. Census Bureau, approximately 62 percent of Newman's population was Hispanic or Latino in 2010, up from 51 percent in 2000 and 42.4 percent in 1990. This is significantly more than the percent of total population for Stanislaus County, which was 42 percent in 2010, up from 31.7 percent 2000 and 21.6 percent in 1990. Table II-2 shows the racial and ethnic composition of Newman and Stanislaus County in 2010.

Table II-2
Racial Composition in 2010
City of Newman and Stanislaus County

	City of Newman		Stanislaus County	
	Number	Percent	Number	Percent
White	6,812	66.6%	337,342	65.6%
Black	234	2.3%	14,721	2.9%
American Indian	106	1.0%	5,902	1.2%
Asian	191	1.9%	26,090	5.1%
Pacific Islander	40	0.4%	3,401	0.7%
Other Single Race	2,287	22.4%	99,210	19.3%
Two or More Races	554	5.4%	27,787	5.4%
Total	10,224	100.0%	514,453	100.0%
Hispanic (of any race)	6,299	61.6%	215,658	41.9%
Non-Hispanic	3,925	38.4%	298,795	58.1%

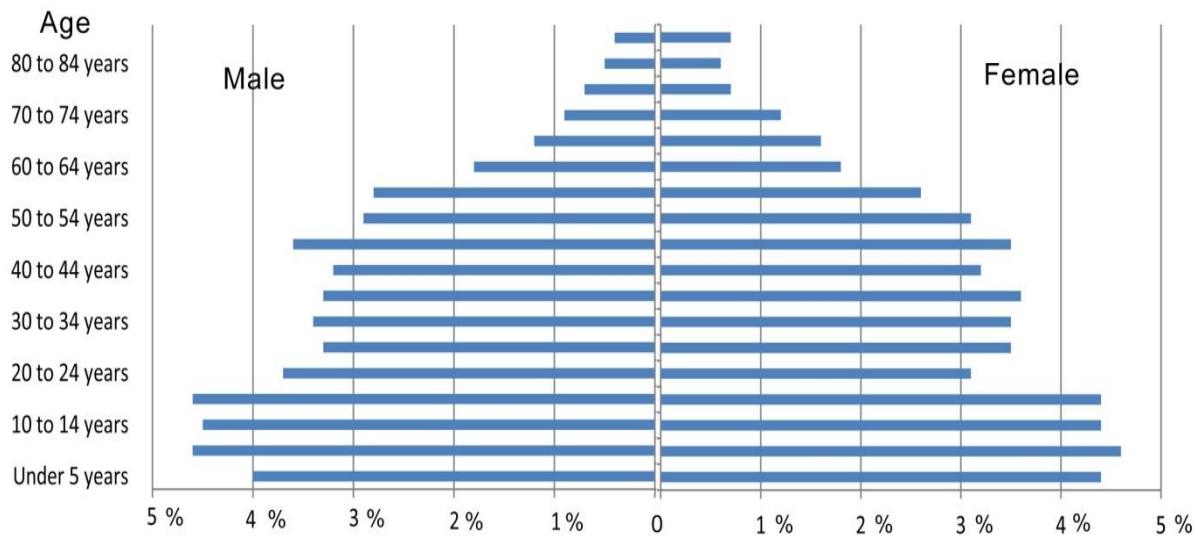
Source: U.S. Census Bureau, *Coastplans*

POPULATION AGE STRUCTURE

Another interesting aspect of Newman's changing population is the relative increase in middle-age persons since 2000. According to the U.S. Census Bureau, approximately 25 percent of Newman's population was between the ages of 45 and 69 in 2010, up from 19 percent in 2000. On the other hand, the reduction in younger cohorts that was

evident between 1990 and 2000 has largely stabilized.¹ This change corresponds to the new and relatively affordable housing built in Newman in the last couple of decades, which has attracted homebuyers who tend to be middle age. Figure II-1 shows the population pyramid for Newman in 2010.

**Figure II-1
Newman Population Pyramid
2010**



Source: U.S. Census Bureau; Coastplans

PROJECTED POPULATION GROWTH

According to StanCOG's "2040 Regional Demographic Forecast," Newman's 2040 population is expected to be 18,592 persons, growing at a 2.2 percent annual average growth rate. Newman's actual growth rate since the last Housing Element update (i.e., 2008 to 2015) was 1.0 percent.

¹ According to the U.S. Census, there was a noticeable reduction in population in the age cohorts of 25 to 29 and 30 to 34 between 1990 and 2000 (from 18 percent to 14 percent, respectively). In 2010, this percent was still approximately 14 percent.

HOUSEHOLD COMPOSITION

Newman is a traditional family city. According to the U.S. Census Bureau, approximately 60 percent of all households in Newman are headed by a married couple. This compares to 53 percent for Stanislaus County as a whole. Newman also has a slightly lower percentage of single-parent households and persons living alone than Stanislaus County as a whole. Table II-3 shows household composition for Newman and Stanislaus County.

**Table II-3
Household Composition
Stanislaus County and Newman
2010**

	Newman		Stanislaus County	
	Number	Percent	Number	Percent
Family households				
Husband-Wife Family	1,818	60.5%	88,016	53.3%
Male Householder (no wife present)	214	7.1%	11,923	7.2%
Female householder (no husband present)	400	13.3%	24,093	14.6%
Non-family households				
Male householder				
Living alone	231	7.7%	13,938	8.4%
Not living alone	70	2.3%	5,351	3.2%
Female householder				
Living alone	235	7.8%	17,985	10.9%
Not living alone	38	1.3%	3,874	2.3%
Total	3,006	100.0%	165,180	100.0%

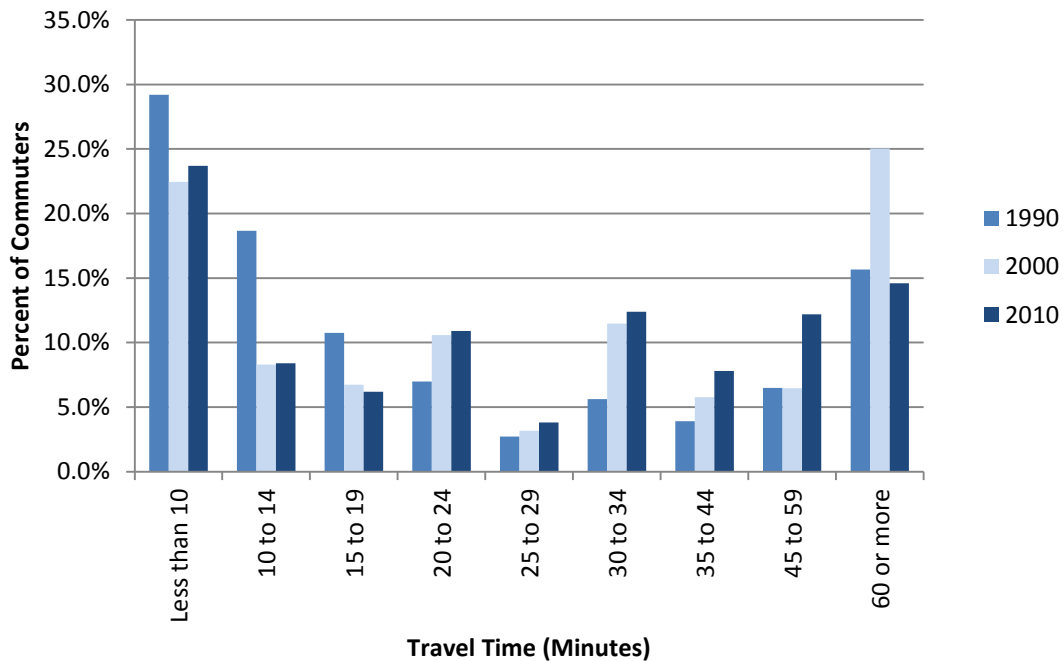
Source: U.S. Census Bureau; Coastplans

COMMUTER PATTERNS

The most pronounced change in commuter patterns since 2000 has been the significant increase in the number of persons working at home. According to an

analysis of travel time using U.S. Census Bureau data, approximately eight (8) percent of Newman residents worked at home in 2010, compared with only one (1) percent in 2000. While the overall, long-term trend is toward lengthier commutes, there has been a drop in the percentage of Newman residents travelling 60 minutes or greater to work. The most likely explanation for these trends is that many of the workers who hold jobs in Silicon Valley, where high tech companies promote telecommuting arrangements, are managing to do more of their work at home. Figure II-2 shows the change in travel time to work by Newman residents.

**Figure II-2
Changes in Travel Time
1990, 2000, and 2010**



Source: Coastplans; U.S. Census Bureau

Housing Stock Characteristics

This section describes Newman's housing stock characteristics, with comparisons to surrounding cities and Stanislaus County. The information in this section comes primarily from the U.S. Census Bureau, the California Department of Finance, and StanCOG, and the City of Newman.

HOUSING GROWTH AND VACANCY RATES

Since the last Housing Element Update adopted in 2008, Newman added 163 housing units resulting in a growth rate of about 0.3 percent. This has resulted in a significant decrease in the housing vacancy rate from 9.2 percent to 3.3 percent. A community's vacancy rate provides a quantified measure of the health of the local housing market. A high vacancy rate indicates an overabundance of housing stock, which in this case is a reflection of housing prices fell starting in 2008 with the housing market collapse and which have not yet recovered significantly. A low vacancy rate indicates a tight housing market with few choices and high rents. As a rule of thumb, a vacancy rate of 4.5 to 5.0 percent indicates a market reasonably well balanced between supply and demand. Newman's low vacancy rate is probably a result of the slowdown in housing construction since 2008, which has led to a tight rental market and higher rental prices.

Table II-4 shows housing unit growth and vacancy rates in Newman.

Table II-4
Housing Unit Growth and Vacancy Rates
1980 to 2014

(Annual Average Housing Growth Rate (2007 to 2015) = 1.2 Percent)

	Housing Units			Persons per Household
	Total	Occupied	Vacancy Rate	
1980	1,049	1,007	--	2.700
1990	1,523	1,347	11.6%	3.087
1998	1,978	1,869	5.5%	3.342
2000	2,175	2,078	4.5%	3.381
2003	2,346	2,186	6.8%	3.447
2005	2,775	2,557	7.9%	3.415
2007	3,160	3,020	4.4%	3.365
2010	3,357	3,006	10.5%	3.379
2014	3,437	3,323 ¹	3.3% ¹	3.473

Note: ¹The California Department of Finance reports a vacancy rate of 10.5%; records kept by the Newman Finance Department suggest this state estimate is probably inaccurate and that there are 114 vacant units—3.3 percent vacancy rate

Source: California Department of Finance, Table E5 and E5a

HOUSING STOCK COMPOSITION

Newman's housing stock remains predominantly single family, with approximately 86 percent of all housing stock being single family. When compared to other Stanislaus County jurisdictions, Newman's housing stock has a larger proportion of single family housing than the county as a whole (86 percent versus 79 percent) and a corresponding lower proportion of multi-family housing (14 percent versus 16 percent). Table II-5 compares Newman's housing stock to that of other Stanislaus County jurisdictions.

**Table II-5
Comparison of Housing Stock Composition
Stanislaus County Jurisdictions
2015**

Jurisdiction	Total	Single Family		Multiple Family		Mobile Homes	Percent of Total
		Single Family	Percent of Total	Multi Family	Percent of Total		
Ceres	13,764	11,152	81.0%	1,856	13.5%	756	5.5%
Hughson	2,365	2,029	85.8%	275	11.6%	61	2.6%
Modesto	75,712	55,888	73.8%	17,694	23.4%	2,130	2.8%
Newman	3,437	2,948	85.8%	489	14.2%	0¹	0.0%
Oakdale	8,019	6,638	82.8%	1,061	13.2%	320	4.0%
Patterson	6,363	5,805	91.2%	425	6.7%	133	2.1%
Riverbank	7,125	6,361	89.3%	468	6.6%	296	4.2%
Turlock	24,779	18,722	75.6%	5,432	21.9%	625	2.5%
Waterford	2,665	2,179	81.8%	474	17.8%	12	0.5%
Unincorporated	36,189	30,370	83.9%	1,564	4.3%	4,255	11.8%
Incorporated	144,229	111,722	77.5%	28,174	19.5%	4,333	3.0%
County Total	180,418	142,092	78.8%	29,738	16.5%	8,588	4.8%

Note: While the California Department of Finance reports no mobile home units in Newman, Coastplans counts 27 units in one mobile home park located on M Street.

Source: California Department of Finance, Coastplans

If the single family dwelling category is broken down into attached and detached units and compared with other jurisdictions, it becomes evident that Newman has developed slightly fewer of the more affordable forms of attached single family housing, such as the halfplex and other types of zero-lot-line development, than any of its neighboring Stanislaus County cities. On average, 4.8 percent of the single family housing stock in Newman is attached housing, compared to 5.3 percent in Stanislaus County. Table II-6 compares attached and detached housing in Stanislaus County jurisdictions.

Table II-6
Attached and Detached Single Family Dwelling Units
Stanislaus County Jurisdictions
2015

Jurisdiction	Total SFD	Detached	Percent of Total	Attached	Percent of Total
Ceres	11,152	10,436	93.6%	716	6.4%
Hughson	2,029	2,014	99.3%	15	0.7%
Modesto	55,888	52,652	94.2%	3,236	5.8%
Newman	2,948	2,806	95.2%	142	4.8%
Oakdale	6,638	6,216	93.6%	422	6.4%
Patterson	5,805	5,627	96.9%	178	3.1%
Riverbank	6,361	6,111	96.1%	250	3.9%
Turlock	18,722	17,159	91.7%	1,563	8.3%
Waterford	2,179	2,118	97.2%	61	2.8%
Unincorporated	30,370	29,469	97.0%	901	3.0%
Incorporated	111,722	105,139	94.1%	6,583	5.9%
County Total	142,092	134,608	94.7%	7,484	5.3%

Source: California Department of Finance, Coastplans

SURVEY OF HOUSING CONDITIONS

Newman's housing stock is relatively new and in good condition. A windshield survey was conducted in October 2015 in those neighborhoods of Newman identified in the *Newman 2030 General Plan* as "mature residential neighborhoods" constructed

primarily in the 1940s through the 1970s. The survey area contained 987 housing units—most of the pre-1980 housing stock in the city—which represents approximately 29 percent of the total housing stock in the city. Figure II-3 shows the neighborhoods surveyed.

Figure II-3
Surveyed Neighborhoods
Newman Housing Conditions Survey
2015



Source: Coastplans; City of Newman

Survey Results

Each of the 987 houses in the survey area were inspected from the street, and where any one of four categories of problems was detected—foundation, roofing, siding/stucco, and windows—a survey form was completed for the property. In all, 35 survey forms were completed (see “Newman 2030 General Plan Housing Element,

Housing Conditions Survey).” Only 19 units had problems that were considered minor or greater. Table II-7 summarizes the results of the survey.

**Table II-7
Housing Conditions Survey Results
2015**

Condition	Numerical Score	Number of Units
Sound w/ no detectable problems	[No Survey Form completed]	953 Units
Sound w/ detectable problems	1 to 9 points	15 Units
Minor problems	10 to 15 points	7 Units
Moderate problems	16 to 39 points	8 Units
Substantial problems	40 to 55 points	2 Units
Dilapidated	56 and over points	2 Units
TOTAL	[35 Survey Forms Completed]	987 Units

Source: Coastplans, 2015

Survey Conclusions

Newman's housing stock in 2015 was in very good to excellent condition overall. The large majority of units surveyed had no detectable problems. In general, units with problems were not clustered in any one neighborhood, although P Street and to a lesser degree Fig Street had more problems than other streets.

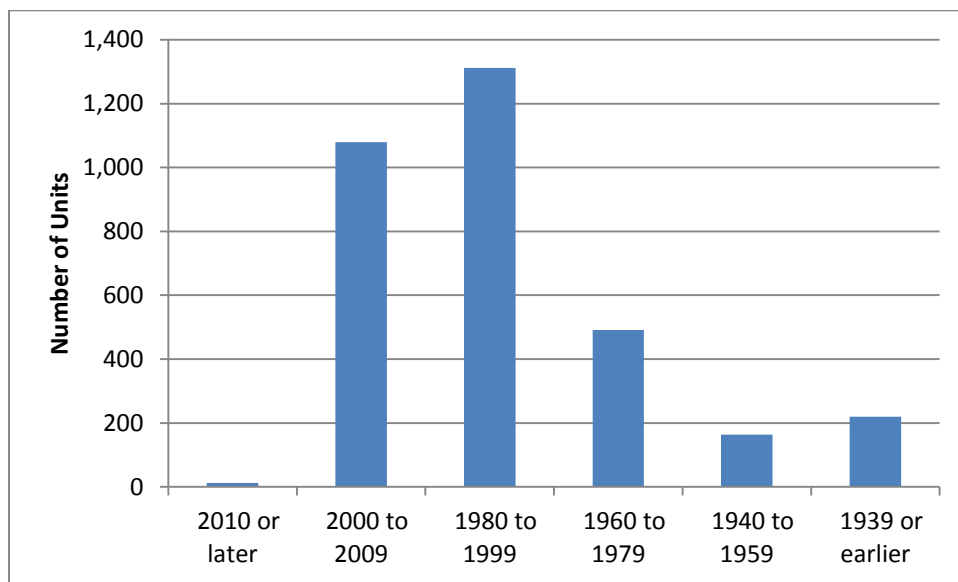
Many of the 987 units surveyed had old single-pane windows, which are energy inefficient. Survey points were not assigned to such units, but it is recommended that all single-pane windows in the residential housing stock be replaced with energy efficient double-pane windows over the course of the current housing element period. It is also likely (but not verified) that many houses have inadequate insulation. This too should be addressed in the coming years. Both of these measures would increase energy efficiency in Newman's housing stock.

AGE OF HOUSING STOCK

According to Coastplans, in 2010 the median year in which Newman's housing stock was constructed was approximately 1990. A decade ago, the median year built for Newman's housing was 1969. Figure II-4 summarizes information on the age of Newman's housing stock.

**Figure II-4
Year Structure Built
2010**

Median Year Built ≈ 1990



Source: Coastplans; U.S. Census Bureau

HOUSING TENURE

Newman has a high percentage of homeownership. One-third (1,004 units) of Newman's housing units were occupied by renters in 2010. This is up from approximately 28 percent in 2000 but is less than Stanislaus County's 2010 housing stock as a whole, 40 percent of which is occupied by renters. Table II-8 shows tenure by housing type for Newman.

**Table II-8
Housing Tenure by Type
2010**

Housing Tenure	Number	Percent
Owner-occupied	2,002	67%
Renter-occupied	1,004	33%
Total Occupied Housing Units	3,006	100%

Source: Census 2010; Coastplans

LACK OF OVERCROWDING

Newman does not suffer from a significant overcrowding problem, and the overcrowding rate has improved since 2008. An overcrowded dwelling unit is defined as one in which more than 1.01 persons per room resides (excluding kitchen and bath), and a severely overcrowded units is more than 1.50 persons per room. According to U.S. Census Bureau, seven (7) percent of all dwelling units in Newman were overcrowded in 2012, and less than one-half (1/2) percent were severely overcrowded. This is less than half the rate estimated in 2000 (approximately 18 percent overcrowded) and is consistent with the relatively high vacancy rates discussed above. Table II-9 summarizes data on overcrowding in 2012.

**Table II-9
Overcrowding
Newman, Stanislaus County and California
2012**

	Newman		Stanislaus County	
	Number	Percent	Number	Percent
Overcrowded				
Owner Occupied	69	2.2%	3,814	2.3%
Renter Occupied	141	4.5%	7,717	4.6%
Severely Overcrowded				
Owner Occupied	0	0.0%	796	0.5%
Renter Occupied	12	0.4%	2,135	1.3%
Total Occupied Units	3,155	7.0%	165,999	8.7%

Source: U.S. Census Bureau (ACS 2008-2012 Table B25014); Coastplans

Employment and Income

EMPLOYMENT

According to the U.S. Census Bureau, Newman's population had a higher percentage of workers in agriculture, manufacturing, and professional/scientific jobs than Stanislaus County as a whole in 2012. Table II-10 shows employment statistics for Newman and Stanislaus County in 2012. According to the California Employment Development Department, Newman's (seasonally unadjusted) unemployment rate was 7.2 percent in September 2015, an improvement over the 15.1 percent rate estimated in 2008.

Table II-10
Employment by Industry
Newman and Stanislaus County
2012

Employment by Industry	Newman		Stanislaus County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	386	9.6%	11,004	5.4%
Construction	318	7.9%	15,185	7.4%
Manufacturing	765	19.1%	26,026	12.8%
Wholesale trade	186	4.6%	8,532	4.2%
Retail trade	328	8.2%	26,074	12.8%
Transportation and warehousing, and utilities	156	3.9%	10,762	5.3%
Information	0	0.0%	2,741	1.3%
Finance and insurance, and real estate and rental and leasing	117	2.9%	7,939	3.9%
Professional, scientific, and management, and administrative and waste management services	521	13.0%	16,803	8.2%
Educational services, and health care and social assistance	624	15.6%	44,568	21.8%
Arts, entertainment, and recreation, and accommodation and food services	284	7.1%	16,107	7.9%
Other services, except public administration	186	4.6%	10,428	5.1%
Public administration	136	3.4%	7,863	3.9%
Civilian employed population 16 years and over	4,007	100.0%	204,032	100.0%

Source: American Community Survey 2008-2012 Table DP-03

HUD INCOME LIMITS AND NEWMAN'S MEDIAN FAMILY INCOME

Each year the California Department of Housing and Community Development (HCD) publishes income limits (based on data from U.S. Department of Housing and Urban Development) to be used in conjunction with state and federal housing programs. State housing law requires housing developers to use these income limits when defining income for various housing programs (Health and Safety Code § 50079.5). The median family income for a family of four in Stanislaus County was \$62,000 in 2015. Table II-11 shows HCD income limits for Stanislaus County in 2015.

**Table II-11
2015 Income Limits
Stanislaus County**

Median Family Income = \$62,000

	1 Person	2 Person	3 Person	4 Person
Extremely Low Income (\leq 30% Median)	\$13,050	\$15,930	\$20,090	\$24,250
Very Low Income (30% - 50% of median)	21,700	24,800	27,900	31,000
Low Income (50% - 80% of median)	34,750	39,700	44,650	49,600
Median (80% - 100% of median)	43,400	49,600	55,800	62,000
Moderate (100% - 120% of median)	\$52,100	\$59,500	\$66,950	\$74,400

Source: Department of Housing and Community Development

According to the U.S. Census Bureau, Newman's median family income was lower than that of Stanislaus County in 2014. Therefore, the price established by HCD for a dwelling unit affordable to any particular income group may be slightly less affordable for families in Newman.

Affordability, Housing Costs, and Overpayment

The following section reviews affordability, housing costs, and overpayment.

RENTAL AFFORDABILITY AND COSTS

Rental housing in Newman has become less available and more expensive since 2008. According to the few listings that were available in area websites (i.e., Westside Connect, Oodle.com, and Craigslist), rent for a one-bedroom unit was in the range of \$500 to \$600 per month. Two-bedroom apartments were \$750 to \$900, and three and four-bedroom homes were \$1,200 to \$1,800. Increases in median income since 2008 have somewhat mitigated higher rental prices. The family earning the County median family income of \$62,000 and spending 30 percent of its income on housing could afford approximately \$1,550 in monthly rent. Table II-12 shows rental affordability for all income groups in Newman.

**Table II-12
Rental Affordability
Stanislaus County**

	HCD Annual Income Limit ¹	Affordable Monthly Rent ²
Extremely Low Income (up to 30%)	\$24,250	\$606
Very Low Income (Up to 50%)	31,000	775
Low Income (50% to 80%)	49,600	1,240
Median (80% to 100%)	62,000	1,550
Moderate (100% to 120%)	74,400	\$1,860

Notes: ¹Income limit for a four-person family as defined by HCD in 2015

²Assumes 30 percent of monthly income

Sources: Coastplans; California Department of Housing and Community Development

OWNERSHIP AFFORDABILITY AND COSTS

Housing prices in Newman have recovered only slightly since their dramatic fall beginning in 2008, when prices were in the \$140,000 range. In 2014, the median sales

price of a home in Newman was \$166,250. According to Realtytrac (<http://www.realtytrac.com>), there are now only 24 properties in some state of foreclosure in Newman as of November 2015, compared with 312 in April 2009.

The family earning the County median family income of \$62,000 and spending 30 percent of its income on housing can afford a \$250,000 house. Table II-13 shows ownership affordability for Newman.

**Table II-13
Ownership Affordability
Stanislaus County**

Median Housing Price (2014) = \$166,250

% Area Median Income¹	HCD Annual Income Limit	Mortgage²	Monthly Payment³	Price of Affordable House⁴
Extremely Low Income (~15%)	\$9,300	\$34,022	\$233	\$37,802
Very Low Income (~40%)	\$24,800	\$90,724	\$620	\$100,805
Low Income (~65%)	\$40,300	\$147,427	\$1,008	\$163,807
Moderate (100%)	\$62,000	\$226,810	\$1,550	\$252,011

Notes: ¹Income limit for a four-person family as defined by HCD in 2015

²Assumes 30 percent of income for house expense, 2.85 percent interest rate, 15-year fixed-rate mortgage

³Assumes a 10 percent down payment

Sources: California Department of Housing and Community Development; Coastplans

In general, housing prices in Newman are affordable to low- and moderate-income households.

OVERPAYMENT AND OTHER HOUSING PROBLEMS

As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage. According to the U.S. Census, approximately 62 percent of Newman's lower-income owner households and 86 percent of lower-income renter households paid more than 30 percent of their income in 2010. Table II-14 shows overpayment and other housing problems in Newman.

**Table II-14
Overpayment Problems
City of Newman
2010**

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total
Ownership Households	242	118	381	387	753	1,881
Overpaying households	179	113	165	147	235	838
Percentage overpaying	73.8%	96.0%	43.3%	37.8%	31.2%	44.5%
Renter Households	391	225	272	206	30	1,123
Overpaying households	381	225	156	46	0	808
Percentage overpaying	97.6%	99.7%	57.4%	22.5%	0.0%	71.9%
Total Households	632	343	653	593	783	3,005
Overpaying households	560	338	321	193	235	1,646
Percentage overpaying	88.5%	98.4%	49.1%	32.5%	30.0%	54.8%

Source: American Community Survey 2008-2012 Table B25106

Housing Needs

This section describes Newman's housing needs, with comparisons to surrounding cities and Stanislaus County. The information in this section comes primarily from StanCOG, the California Department of Housing and Community Development, the California Department of Finance, the U.S. Census Bureau, the Stanislaus County Housing Authority, social service providers, and the City of Newman.

SUMMARY OF DEMOGRAPHIC AND HOUSING RESEARCH

The results of demographic and housing research, which are presented in the sections above, paint a picture of a small Central Valley town increasingly influenced by the Bay Area economy.

- ✓ Newman's rate of growth has been slow since 2008. Since the last Housing Element Update adopted in 2008, Newman's population grew at an annual average rate of growth of 1.0 percent, adding only 724 persons.
- ✓ Almost a third of Newman's residents moved to the city since 1995.
- ✓ Newman was hit hard by the collapse of the housing market that began in 2008 but has made significant steps toward recovery; there were 24 properties in some stage of foreclosure in 2015, compared with 312 properties in 2009.
- ✓ Newman residents continue to traveling longer distances to get to work, but there is a noticeable increase in people working at home.
- ✓ As Newman's population has grown, much of the increase has been middle age persons (age 45 to 69).
- ✓ Newman is a traditional family city. Approximately 60 percent of all households in Newman are headed by a married couple compared to 53 percent for Stanislaus County as a whole. Newman also has a lower percentage of single-parent households and persons living alone than Stanislaus County as a whole.
- ✓ Newman's housing stock is predominantly single family, with approximately 86 percent of all housing stock being single family (14 percent multi-family).
- ✓ Newman's housing stock is relatively new and in good condition. A recent survey found only 19 units with minor, moderate, or substantial rehabilitation needs. Two units were dilapidated.
- ✓ Newman has an increasing percentage of renters. Approximately one-third of Newman's housing units were occupied by renters in 2010. This is up from approximately 28 percent in 2000.
- ✓ Newman's vacancy rate significantly decreased since 2008 from about nine (9) percent to around three (3) percent.
- ✓ Newman's unemployment rate has shown signs of recovery since 2008/2009. Approximately seven (7) percent of Newman's labor force was unemployed in 2015, compared to 15 percent in 2008.
- ✓ The price of rental housing in Newman has risen but is still generally affordable. Rent for a one-bedroom unit was in the range of \$500 to \$600 per month. Two-bedroom apartments were \$750 to \$900, and three and four-bedroom homes were \$1,200 to \$1,800.

- ✓ For-sale housing in Newman is generally affordable. The median sales price collapsed in 2008/09 to \$140,000 and has only recovered slightly to \$166,000 in 2015. The median income family of four can afford a \$250,000 house.

NEWMAN'S SHARE OF REGIONAL HOUSING NEEDS

Newman's share of regional housing needs originates with the California Department of Housing and Community Development (HCD). HCD first estimates a statewide need for housing, which is broken down into regions, each of which then has an assigned share of estimated housing needs. The Stanislaus County Council of Governments (StanCOG) is the local agency mandated by California Government Code §65554(a) to distribute the "Fair Share Allocation" of the regional housing need to each jurisdiction in Stanislaus County. The "Fair Share Allocation" of housing is a specific number of residential units, in different price ranges, assigned to each local jurisdiction including Newman. Table II-15 shows the official StanCOG allocation.

**Table II-15
Newman's Housing Needs Allocation
StanCOG
2014-2023**

	Percent	StanCOG RHNA
Extremely Low Income ¹	11.0%	86
Very Low Income	12.9%	100
Low Income	15.3%	119
Moderate Income	17.5%	136
Above Moderate Income	43.3%	337
Total Units	100.0%	778

Note: ¹This represents 46% of very low income households (see Table II-15 above)
Source: Stanislaus County Council of Governments; Coastplans

SPECIAL HOUSING NEEDS

An assessment of the housing needs of individuals that may have special needs within the community is a required part of a Housing Element as mandated by State HCD. Special Need individuals are defined in the following categories:

- ✓ Elderly persons over 65 years of age,
- ✓ Persons with disabilities,
- ✓ Persons with developmental disabilities,
- ✓ Families with female heads of households,
- ✓ Large families,
- ✓ Families or persons in need of emergency shelter or transitional housing; and
- ✓ Farmworkers.

Based on US Census Bureau 2010 data, the total number of persons in Newman within each of the Special Needs categories is shown in Table II-16.

**Table II-16
Summary of Special Needs Housing
2010**

Special Needs Category	Number
Households with Elderly (65+ years)	424
Large Households (5+ persons)	696
Female Householder Living Below Poverty Level	140
Total Families Living Below Poverty Level	360
Persons Visibly Living in Street Locations	7
Disabled Persons	2,360
Developmentally Disabled Persons	68
Persons in Agriculture Industries (include related industries)	386

Source: U.S. Census Bureau

Disabled Persons

The term "disabled" refers to a disability (physical, mental, or sensory) which prevents or precludes a person from doing work either in or outside of the home. This term also refers to those with developmental disabilities. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing which has specialized access for disabled residents.

Special needs of disabled persons vary depending upon the particular disability of the person. For example, the needs of a blind person differ greatly from those of persons confined to wheelchairs. Special facilities such as ramps, elevators, or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for wheelchairs. Special features needed by ambulatory persons constrained by other disabilities may not be architectural. Instead, these might be simple alterations to conventional dwelling units for furnishing and appliances which make ordinary tasks of housekeeping and home life simpler. In families, the needs of the disabled person, in terms of special features, are fewer than those of a single person. Nevertheless, a disabled person in a family does have special needs. Special architectural features could be valuable in giving this person a greater independence, dignity, and quality of life. Table II-17 summarizes data on persons with disabilities in Newman in 2000 (data from the 2010 Census was not available at time this plan was prepared).

**Table II-17
Persons with Disabilities
2000**

	Number	Percent
Total Disabilities Tallied	2,360	100.0%
Total Disabilities for Ages 5-64	1,547	65.6%
Sensory Disability	113	4.8%
Physical disability	289	12.2%
Mental disability	250	10.6%
Self-care disability	126	5.3%
Go-outside-home disability	298	12.6%
Employment disability	471	20.0%
Total Disabilities for Ages 65 and Over	813	34.4%
Sensory Disability	169	7.2%
Physical disability	226	9.6%
Mental disability	135	5.7%
Self-care disability	105	4.4%
Go-outside-home disability	178	7.5%

Source: U.S. Bureau of the Census, 2000

In 2011, Senate Bill 812 took effect in California, requiring Housing Elements to include a focused evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long-term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

According to the California Department of Developmental Services, 68 of Newman's residents had some sort of developmental disability. Table II-18 summarizes data on people with developmental disability for Zip Code 95360 (Newman and surrounds).

Table II-18
People with Developmental Disabilities
Zip Code 95360

Age Group	Residence Type	Number
0 to 14 yrs	Own Home	37
15 to 22 yrs	Own Home	15
23 to 54 yrs	Independent/Supportive Living	1
23 to 54 yrs	Own Home	14
55 to 64 yrs	Own Home	1
Total		68

Source: California Department of Developmental Services, Quarterly Client Characteristics by County of Residence

Elderly

Newman has a lower percentage of households with elderly persons than as Stanislaus County as a whole. According to the U.S. Census Bureau, approximately 13 percent of Newman households include persons 65 years or older. The percent in Stanislaus County is almost 20 percent. Table II-19 summarizes data on elderly households in Newman and Stanislaus County.

Table II-19
Elderly Households
Newman and Stanislaus County
2012

	City of Newman		Stanislaus County	
	Number	Percent	Number	Percent
Total Households	3,155		165,999	
Owner Occupied				
Householder 65 to 74 years	168		12,935	
Householder 75 to 84 years	41		7,733	
Householder 85 years and over	51		3,515	
Subtotal Elderly	260	8.2%	24,183	14.6%
Renter Occupied				
Householder 65 to 74 years	136		4,231	
Householder 75 to 84 years	28		2,694	
Householder 85 years and over	0		1,543	
Subtotal Elderly	164	5.2%	8,468	5.1%
Total	424	13.4%	32,651	19.7%

Source: Coastplans; U.S. Census Bureau (ACS 2012, 5-year (B25007))

While older residents are still drawn to Newman because of the city's overall low cost of living, the stability of the area, and its warm year-round climate, an influx of younger newcomers has lowered the overall percentage of senior citizens in the community. Nonetheless, many of the senior citizens that live in Newman have mobility limitations which restrict their access to other services, such as public transportation, shopping facilities, and senior citizens. Although the West Side Dial-a-Ride will arrange door-to-door pickup, the service provides only limited service to Modesto. The Westside Shopping Center, which contains a Nob Hill store, pharmacy, video store, and other shopping is centrally located on Highway 33, and provides easy access for seniors with transportation difficulties. The Newman Medical Clinic at 1349 Main Street, the Golden Valley Health Center at 637 Merced Street, and various doctor's offices, provides medical services for the Newman community.

Large Households

Newman has a higher percentage of large households than as Stanislaus County as a whole. According to the U.S. Census Bureau, approximately 22 percent of Newman households had five (5) or more persons. The percent in Stanislaus County was approximately 18 percent. Table II-20 summarizes data on elderly households in Newman and Stanislaus County.

**Table II-20
Large Households
Newman and Stanislaus County
2012**

	City of Newman		Stanislaus County	
	Number	Percent	Number	Percent
Total Households	3,155		165,999	
Owner occupied				
5-person household	238		8,737	
6-person household	125		4,613	
7-or-more person household	43		2,789	
Subtotal Large Households	406	12.9%	16,139	9.7%
Renter occupied				
5-person household	95		6,991	
6-person household	125		3,709	
7-or-more person household	70		2,378	
Subtotal Large Households	290	9.2%	13,078	7.9%
Total:	696	22.1%	29,217	17.6%

Source: Coastplans; U.S. Census Bureau (ACS 2012, 5-year (B25009))

Household size is an important consideration when it comes to planning for housing. Very simply, areas which have large concentrations of large households (i.e., five persons or more) need to assure that units large enough to accommodate such households are available.

Farmworkers

According to the U.S. Department of Agriculture, Stanislaus County had 14,657 farmworkers in 2012. As the proportion of Hispanic population in Newman is greater than for Stanislaus County as a whole, it is possible that the city hosts more farmworkers as a percentage of population than the County as a whole also. As in the case for most low-income households, housing needs of farm workers far exceeds government's ability to provide assistance. The Farmer's Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD and Office of Migrant Services also supplies housing assistance for farm workers. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions.

Throughout Stanislaus County, farm workers are housed predominately in farm labor camps owned and operated by the Stanislaus County Housing Authority and camps privately owned in the unincorporated areas. Housing in these camps consists of both permanent residential buildings and mobile homes. Within areas in the county, permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with the farming operation. Mobile homes, modest single family homes, multi-family housing, and farm labor camps and other group housing, provide important housing for seasonal or year round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs. Within the City of Newman, permanent housing for agricultural workers is a permitted use in all residential zoning districts, and short-term rooming or boarding houses are allowed as a conditional use in the R-2 and R-3 Zoning Districts. Per Health and Safety Code §17021.5, employee housing for six or fewer employees is considered a single family use, and single family uses are allowed by right in all residential zoning districts in the City. There are no special permit conditions that apply specifically to farmworker housing in the City of Newman. The City of Newman solicits input regarding farmworker housing needs from a wide variety of social service, homeless, and housing advocate organizations during its housing element update process every five years.

The Stanislaus County Housing Authority maintains an inventory of farm labor and migrant housing, and this inventory is summarized in Table II-21 below.

**Table II-21
Farm Labor and Migrant Housing
Stanislaus County**

Location of Farm Labor Housing	Number of Units	Percent
Westley – FmHA Units	85	22.6%
Westley – Mobile Homes/Trailers	20	5.3%
Ceres	104	27.7%
Modesto	91	24.2%
Patterson	76	20.2%
Total	376	100.0%

Source: Stanislaus County Housing Authority

Families Headed by Single Females

The incidence of families headed by single females with children under the age of 18 increased between 2000 and 2010 and greater than that of Stanislaus County as a whole. The 2010 Census indicated that 15.1 percent of Newman's families were headed by single females with children under 18, compared to 7.9 percent in 2000. Of the families headed by a female, 5.6 percent were living under the poverty level. Table II-22 summarizes data on female headed households in Newman and Stanislaus County.

**Table II-22
Female Headed Households
Newman and Stanislaus County**

Householder Type	Newman City		Stanislaus County	
	Number	Percent	Number	Percent
Total Householders	2,489	100.0%	122,902	100.0%
Female Headed Householders	450	18.1%	23,952	19.5%
Female Heads with Own Children	376	15.1%	16,327	13.3%
Female Heads without Children	74	3.0%	7,625	6.2%
Female Headed HH Under the Poverty Level	140	5.6%	8,025	6.5%
Total families Under the Poverty Level	360	14.5%	17,672	14.4%

Source: ACS 2008-2012 B17012

The California Department of Housing and Community Development identifies the following distinguishing characteristics for female householder families:

- ✓ Low homeownership rate
- ✓ Younger householder
- ✓ Children present
- ✓ Low incomes and a high poverty rate
- ✓ Overcrowded
- ✓ High percentage of household income spent for housing

Persons Needing Emergency Shelter and Transitional Housing

Stanislaus County has been active in organizing local jurisdictions and other housing advocates throughout the county to address homelessness. In September 2015, Stanislaus County officials organized a "Summit on Homelessness" with the Westside Homeless Action Committee, a group of public officials and homeless advocates committed to addressing homeless in Western Stanislaus County. The City of Newman participated in this summit. According to City of Newman officials, the last census of homeless persons in Newman took place in January 2015, at which time seven (7) homeless persons were counted. Table II-23 summarizes data on homelessness in Stanislaus County as a whole.

**Table II-23
Homelessness
Stanislaus County¹
2012**

	Total	Sheltered	Unsheltered
Homeless Individuals	861	262	599
Homeless Families	609	417	192
Total Homeless	1,470	679	791

Note: ¹Turlock/Modesto/Stanislaus County CoC
Source: HUD Point-in-Time Counts

Throughout California, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families, and those in need of transitional housing, include:

- ✓ The lack of housing affordable to very-low- and low-income persons
- ✓ Increases in unemployment or underemployment
- ✓ Reductions in government subsidies
- ✓ Deinstitutionalization of the mentally ill
- ✓ Domestic violence
- ✓ Drug addiction
- ✓ Dysfunctional families

The Newman Police Department receives a few complaint calls periodically but the problem is minor. In addition, the Newman Family Resource Center reported that they are seeing an increase in the need for assistance in paying monthly utility bills. They also reported that they have not seen any increase the need for emergency shelter.

As with all communities, Newman has youth that for one reason or another have chosen to run away from home. According to Veronica Garcia at Hutton House, a youth shelter located in Modesto, there were two (2) youth from Newman sheltered at Hutton House in 2015.² The City of Newman posts notices (in English and Spanish) in city hall of shelter services offered by Community Housing and Shelter Services on the first and third Wednesdays in nearby Patterson at the Westside Resource Center. A full list of services available to homeless persons is presented in Appendix C.

Availability of Services and Land

This section evaluates the availability of public services and facilities and the potential for residential development in Newman.

² Phone conversation with Veronica Garcia, Program Supervisor, Hutton House on January 12, 2016 at 3:10 pm

PUBLIC SERVICES

The City of Newman provides water service to areas within the City through a system of municipal wells and distribution pipes, which provide water to all areas of the city. According to the Community Development Director, the City installed a new well to expand service capacity in 2011/2012. Accordingly, the City is able to provide water service to all new development within its primary urban service area.

With regard to sanitary sewer service, the City of Newman maintains a sanitary sewer system that includes a sewer treatment plant and collection system. The City of Newman calculates its influent limit at 1.45 MGD and is currently treating around 1.20 MGD. It is permitted to discharge up to 1.69 MGD and is now in the process to increase this to 2.2 MGD, which would accommodate growth in the Northwest Master Plan Area and other parts of the Sphere of Influence. According to City officials³, approximately 33 acres of expansion area are needed for the waste water treatment plant to accommodate the entire Primary Sphere of Influence, of which the Northwest Master Plan Area is part. The City has already purchased 342 acres for plant expansion and is waiting on the state to approve the permit to expand. The Northwest Master Plan Area will have a wastewater demand of 304,119 gallons per day. The City's current capacity is sufficient to serve all new development within the incorporated area. This plant upgrade is expected to be online in time to proceed with annexation of the area in FY 2016/17.

VACANT AND UNDERUTILIZED RESIDENTIAL SITES

According to a survey completed by Coastplans in December 2015, Newman has approximately 380 acres of vacant and underutilized land available for residential use which can accommodate approximately 2,381 units. The Newman Zoning Ordinance allows development up to 23 dwelling units per gross acre (i.e., 29 dwelling units per net acre) in the R-3 Zoning District and 12 dwelling units per gross acre (15 dwelling units per net acre).

For the purpose of this analysis, residential sites that are designated HDR in the *Newman 2030 General Plan* were categorized for extremely low-, very low- or low-income housing. MDR sites and selected mixed-use sites (i.e., D and CR land use designations) were categorized as potential sites for moderate income housing. LDR sites and the

³ Source: Lance Perry, Wastewater Superintendent, City of Newman Waste Water Treatment Plant

balance of the mixed use sites were categorized as potential sites for market rate housing.

Of the 380 acres, approximately 26.4 acres are available for extremely low-, very low-, and low-income housing; approximately 143.2 acres are available for moderate-income housing, and approximately 209.8 acres are available for market-rate housing. The development potential for these sites is shown in Table II-25, which lists Newman's vacant and underutilized housing sites. Figure II-5 and Figure 11-5a show the location of each vacant or underutilized site in Newman.

NORTHWEST NEWMAN MASTER PLAN AREA

A part of Newman's inventory of vacant and available site—approximately 9 acres designated for high-density residential use and 80 acres designated for medium and low-density use—is in a master plan area located at the northwest edge of the city. This section evaluates the suitability of the sites proposed for annexation and identifies the approvals necessary to make the sites available within two (2) years of the beginning of the Housing Element period.

Annexation Process and Timeline

The City of Newman is in the final stages of preparing the Northwest Newman Master Plan. A draft master plan was produced in 2015, and the City is currently reviewing an administrative draft of the Environmental Impact Report that is being prepared for the project. As part of this effort, the City is also preparing ordinances to pre-zone the master plan area. The Draft Northwest Newman Master Plan and Master Plan EIR are expected to be released for public review by June 2016. Final adoption of the Master Plan and certification of the EIR are expected by October 2016. The City will submit a formal annexation application to LAFCO shortly after and expects to have an approval by the end of the year. The City will process tentative and final subdivision maps and begin issuing building permits in by the end of 2017.

Consistency with LAFCO Policies

The Stanislaus County LAFCO adopted an agricultural preservation policy in September 2012, and the Draft Northwest Newman Master Plan contains four actions to comply with this LAFCO policy:

1. The Northwest Newman Master Plan Area includes two properties that are currently under Williamson Act contract--APNs 026-039-001 and 030 (these properties are designated as Business Park in the master plan's land use diagram). These properties may remain under contract until either the

- property owner files for non-renewal or the contract is cancelled by an action of LAFCO of the City of Newman.
2. The City will mitigate for the loss of farmland by securing agricultural easements on a one-to-one basis on land outside of the City's Sphere of Influence.
 3. The City will implement right-to-farm provisions, notifying buyers of new residences in the master plan area of nearby agricultural operations.
 4. The City has established an Urban Growth Boundary coterminous with the City's Sphere of Influence that will remain in place until at least the year 2040.

No other actions were deemed necessary to comply with LAFCO annexation policies.

Development Standards and Design Guidelines

the Newman 2030 General Plan requires that no more than 75 percent of units developed in the PMR designation develop at densities less than six dwelling units per gross acre and that at least 10 percent be developed at a density of at least 12 units per gross acre. In addition, at least 10 percent of the units built at six dwelling units an acre or less must have at least two dwelling units per lot (either as a duplex or as a house with a second unit).

Development standards set forth in the Draft Northwest Newman Master Plan are similar to those for the other areas of the city, including the requirement for two (2) parking spaces per multifamily unit. This impact of this parking requirement is discussed in full in the section on Governmental Constraints. Table II-24 summarizes residential development standards for the Northwest Newman Master Plan.

**Table II-24
Residential Development Standards
Northwest Newman Master Plan**

Standard	Land Use Designation			
	VLD/PMR	PMR	PMR	HDR
	Single Family Detached	Detached Medium Density	Attached Medium Density	Multi-Family
Site Requirements	New development proposed for all parcels greater than 2 acres may be approved as a Planned Development			
Max. Lot Coverage	40%	40%	60%	80% (includes paved parking areas)
Min. Lot Size (sq. ft.)	6,000, 7,000 or 8,000 sf ¹	6,000 sf	6,000 sf with 3,000/unit	6,000 sf with 1,500 sf/unit
Corner lots	Minimum + 500 sf	6,000 sf	6,000 sf with 3,500 sf/half on corner	minimum + 500 sf
Min. Lot Width (so. ft.)				
Interior lots	60 ft.	50 ft.	60 ft.	60 ft.
Corner lots	65 ft.	55 ft.	65 ft.	65 ft.
Frontage	35 ft.	35 ft.	35 ft.	35 ft.
Frontage – cul-de-sac or flag lots	35 ft.	30 ft. inner lot	30 ft. inner lot	35 ft.
Min. Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.
Max. Density (units/cross acre)	6 du/ac	6 - 12 du ac	6-12duac	12 - 30 du ac
Landscaping	Pursuant to Chapter 5.16.040 all required setbacks		Same as PMR ²	
Building Requirements				
Setbacks (ft.)				
Front (public & private streets)	20 ft.	15 ft.	15 ft.	15 ft.
Side yard (interior)	5 ft.	5 ft.	5 ft.	5 ft.
Side yard (street side, corner lot)	10 ft.	10 ft.	10 ft.	10 ft.
Rear	10 ft.	15 ft.	15 ft.	15 ft.
Max. height main structure (ft.)	30 ft.	30 ft.	30 ft. (duplex) 35 ft. (apts)	35 ft.
Min. building separation (ft.)				
Habitable to habitable	20 ft.	20 ft.	20 ft.	20 ft.

Standard	Land Use Designation			
	VLD/PMR	PMR	PMR	HDR
	Single Family Detached	Detached Medium Density	Attached Medium Density	Multi-Family
Opposing living room windows	20 ft.	20 ft.	35 ft.	35 ft.
Habitable to non-habitable	10 ft.	10 ft.	10 ft.	10 ft.
Non-habitable to non-habitable	10 ft.	10 ft.	10 ft.	10 ft.
Residential to Commercial or Business Park	See standards for Non-Residential Uses			
Parking	2 enclosed spaces/unit	2 spaces (inc 1 covered)/unit	2 spaces (inc 1 covered)/unit	2 spaces (inc 1 covered)/unit
Guest parking	n/a	n/a	1 space/6 units	1 space/6 units
Usable private open space	300 sf	300 sf	200 sf	200 sf for 4 units or less 100 sf for 6+ units
Detached Accessory Structures				
Max. size (sq. ft.) ¹	120 sf	120 sf	120 sf	120 sf
Detached garage	660 sf	660 sf	By authorized approval	
Height (ft.)	12 ft.	12 ft.	By authorized approval	
Front setback (ft.)	Not permitted in front setbacks		Architectural and security structures by design review	
Interior side (ft.) limited to one side	3 ft.	3 ft.	3 ft.	3 ft.
Side-enclosed structures over 120 sf	6 ft.	6 ft.	6 ft.	6 ft.
Street side (ft.)	10 ft.	10 ft.	10 ft.	10 ft.
Rear (ft.)	3 ft.	3 ft.	3 ft.	3 ft.
Rear-enclosed structures over 120 sf (includes alley access)	6 ft.	6 ft.	6 ft.	6 ft.

Notes: ¹SF = square feet

²Buffer attached and multi-family residential units from parking areas with a minimum 10-foot wide landscaped area between paved areas and residential units at non-garage sides of buildings.

As for anticipated housing capacity, the nine (9) acres designated by the Northwest Newman Master Plan for High Density Residential are estimated by the Master Plan to provide 180 dwelling units at an average density of 20 dwelling units per acre. The remaining 80 acres in the Master Plan area are designated as Planned Mixed Residential (PMR) and are estimated to provide 1,118 dwelling units.

Site Suitability and Availability

Two parcels in the Master Plan area are under Williamson Act contract, and these are designated for Business Park. These contracts will have no impact on the availability of housing sites in the Master Plan area.

Other Requirements

The implementation of the Northwest Newman Master Plan is anticipated to occur in multiple phases depending on market forces, economic conditions, and property owner readiness. No formal phasing is identified beyond an initial phase during which the area will be pre-zoned and annexed, a financial plan will be completed, and a new municipal water well is brought on line (see the discussion of public services above). The master plan contains guidelines for the construction of new schools and other public services and utilities to ensure an orderly and logical buildout program. These Master Plan provisions ensure that residential sites should be available for development by the end of 2017.

ENVIRONMENTAL CONSTRAINTS

All sites listed in Table II-25 below are free of any obvious environmental constraint. The parcels and open land in question is topographically flat or very low slope, contains no known wetland features, and is either land that was recently farmed or is otherwise located in existing developed areas, making it unlikely that there are major issues involving threatened or endangered species or habitats. None of the project areas are known to contain significant cultural resources, although no subsurface investigation has been undertaken to determine if there are archaeological or paleontological resources present.

The 2015 Housing Element is the subject of an Initial Study being prepared in conformance with the California Environmental Quality Act. This Initial Study is anticipated to result in a Negative Declaration with no mitigation measures required. This study will take an in-depth look at the full range of possible environmental impacts associated with adoption of the 2015 Housing Element, and the results will support the final adoption of the document.

**Table II-25
Vacant and Available Sites
2015**

Map No.	APN	Size (Acres)	Zoning	GP	Density	Units	Comments
Extremely low, Very Low, and Low Income							
1	128-060-010	1.580	R-3	HDR	20	25	
2	026-041-004	2.500	R-3	HDR	20	40	
3	026-041-058	2.530	R-3	HDR	20	40	
4	026-031-008 (Part)	9.000	na	HDR	20	144	Master Plan Area (estimate only -- 108 to 270 possible)
5	128-022-016	0.800	R-3	HDR	20	12	Vacant; senior housing to north
6	049-040-008	10.000	R-3	HDR	20	108	This is the remainder of an older project that was partially constructed in 2007; this re-tooled reminder project is currently being evaluated by the Bureau of Real Estate and has not yet drawn building permits.
Subtotal		26.410				369	
Moderate Income -- No Action Required							
7	Various	79.850	R-2	PMR	10	638	Master Plan Area (Planned Mixed Residential -- Medium Density)
8	049-059-006	10.590	R-2	MDR	6.5	69	Heritage Collection; approved project (includes other APNs)
9	026-016-049 (Part)	13.873	R-2	MDR	12	106	Mattos Ranch; approved project
10	049-064-001-020	4.259	R-2	MDR	12	14	6 permits issued in 2007; 14 remain to be issued
11	026-041-070	9.000	PD	MDR	12	40	Undeveloped -- approved PD for 40 starter homes
12	128-008-021	0.258	R-3	CR	12	3	Vacant; small size limits potential
13	128-009-024	0.131	C-1	D	12	1	Mixed use upper floor only
14	128-009-073	0.086	C-1	D	12	1	Mixed use upper floor only
15	128-022-010	1.680	I	MDR	12	20	Requires rezoning
16	128-050-016	0.189	R-1	MDR	12	2	Vacant; requires rezoning
17	128-060-011	0.880	R-1	MDR	12	10	Underutilized; requires rezoning
18	049-050-044	1.930	R-1	MDR	12	23	Underutilized; requires rezoning

Map No.	APN	Size (Acres)	Zoning	GP	Density	Units	Comments
19	049-050-045	0.750	R-1	MDR	12	9	Vacant; requires rezoning
20	026-015-014	4.000	--	MDR	12	48	Requires annexation
21	026-015-013	15.709	--	MDR	12	188	Requires annexation
Subtotal		143.185				1,172	
Market Rate Units							
22	049-040-010	106.000	R-1	PMR	2	235	Underutilized; also includes 049-040-008 and 049-041-017
23	026-056-058	4.970	R-1	LDR	5	24	Underutilized
24	026-059-070	2.020	R-2	LDR	5	10	Underutilized
25	049-042-001	12.800	R-3	LDR	8	104	Underutilized
26	128-003-031	0.258	R-1	CR	5	1	Vacant
27	128-003-033	0.234	R-1	CR	5	1	Vacant
28	128-006-047	0.172	R-1	CR	5	1	Vacant
29	128-006-066	0.259	R-1	CR	5	1	Vacant
30	128-013-017	0.185	R-1	CR	5	1	Vacant
31	128-013-018	0.185	R-1	CR	5	1	Vacant
32	128-013-019	0.167	R-1	CR	5	1	Vacant
33	026-043-019	2.750	R-1	LDR	5	13	Underutilized; odd shaped; poor access; next to RR tracks
7	Various	79.850	R-1	LDR	7	447	Master Plan Area (Planned Mixed Residential -- Low Density)
Subtotal		209.850				840	
Total All Unit Types		379.445				2,381	

Note: ²This site needs rezoning to R-3 and re-designation to HDR

³This density represents average density to be obtained in the area designated PMR in the Newman General Plan (8,773 units ÷ 1,835 ac); (see GP page 4.11-7 and Figure LU-4)

Sources: Coastplans, City of Newman, County of Stanislaus Assessor

Figure II-5
Vacant and Underutilized Residential Sites
City of Newman

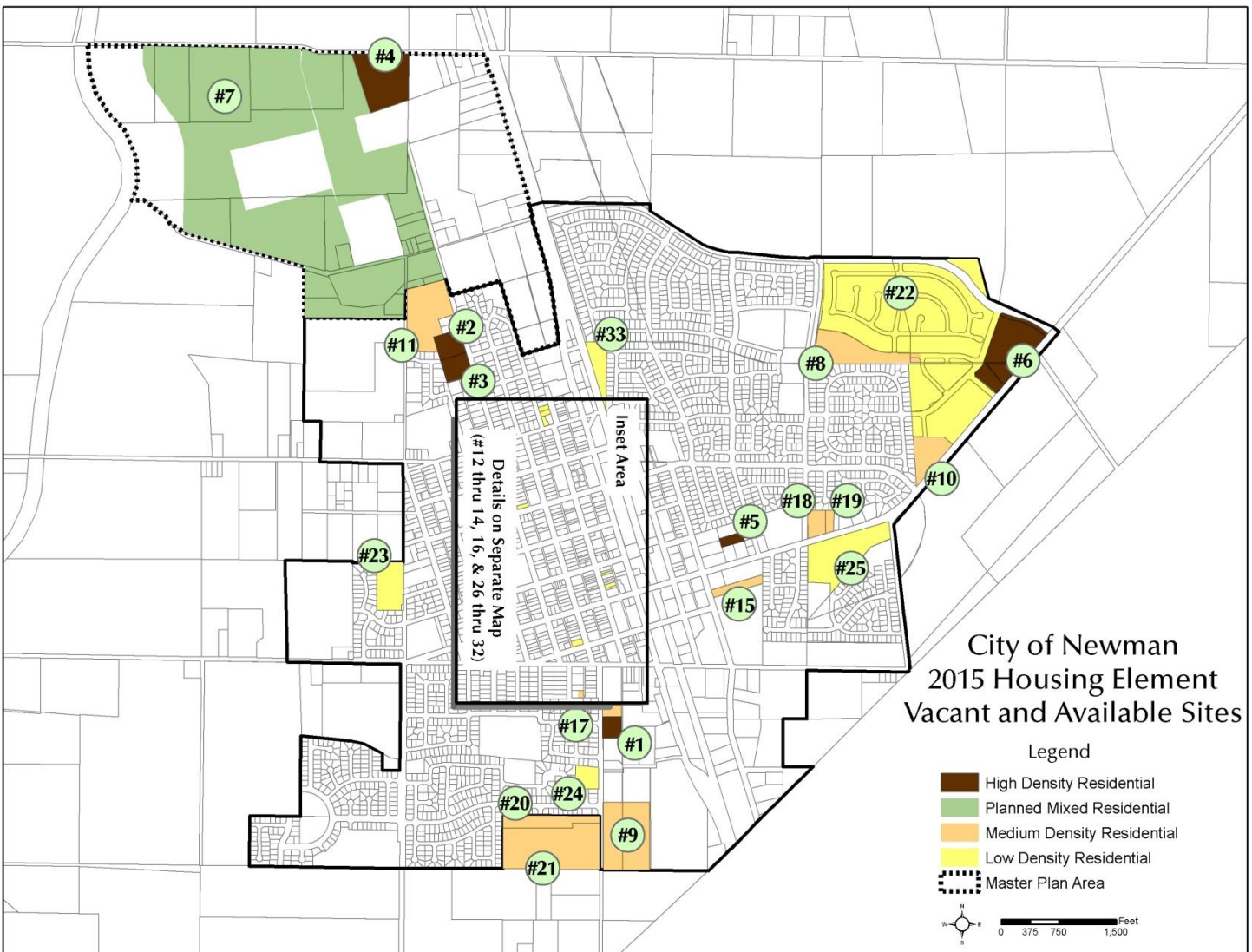
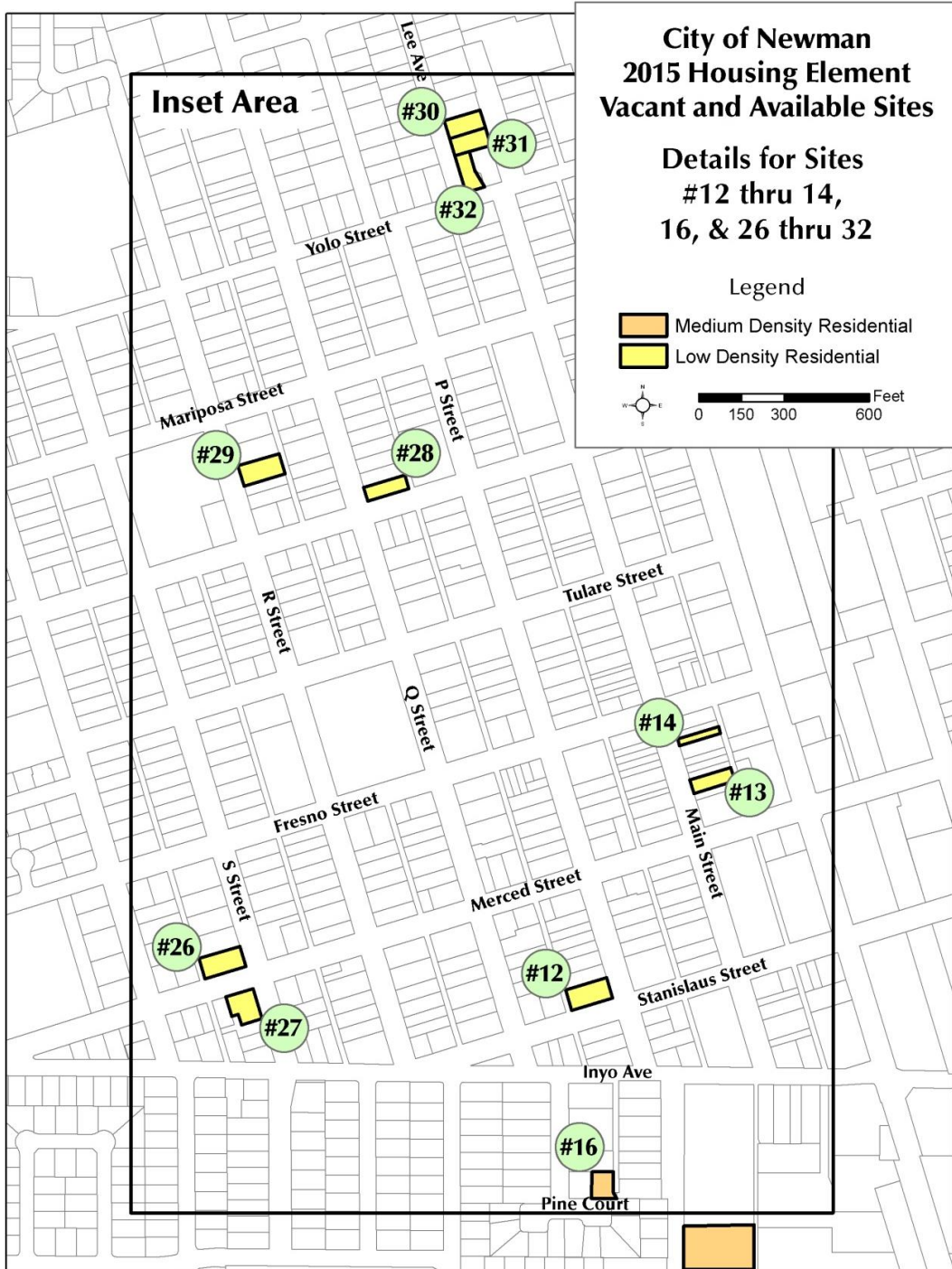


Figure II-5a
Vacant and Underutilized Residential Sites
Details for Inset Area
City of Newman



VACANT RESIDENTIAL SITES BY INCOME CATEGORY

In addition to listing all vacant and underutilized sites by qualifying income category, a summary of sites within each category has been compared to the City RHNA to determine if the City of Newman has adequate sites for all income categories. As demonstrated in Table II-25, the City currently has vacant, available, and appropriately zoned/designated sites to accommodate its Regional Housing Needs Allocation (RHNA) set by StanCOG. Table II-26 summarizes the vacant land inventory by qualifying income category.

Table II-26
Summary Table of Vacant and Underutilized Land
By Qualifying Income Category

	# of Sites	Number of Acres	Housing Potential	StanCOG Allocation	Surplus
Extremely Low, Very Low and Low	6	26.410	369	305	64
Moderate*	15	143.185	1,172	136	1,036
Market Rate*	13	209.850	840	337	503
Total	33	379.445	2,381	778	1,603

Note: *Site #7 is in the Master Plan Area and contains both moderate- and market-rate housing
Source: Coastplans 2015; City of Newman; StanCOG

FUTURE GROWTH AREAS

In addition to sites identified above in Table II-25 and Figures II-5 and III-5a, the City of Newman has approximately an additional 445 acres of land outside its city limits but within its LAFCO primary sphere of influence that is designated Planned Mixed Residential (PMR) and available for residential development upon annexation. The *Newman 2030 General Plan* requires that no more than 75 percent of units developed in the PMR designation develop at densities less than six dwelling units per gross acre and that at least 10 percent be developed at a density of at least 12 units per gross acre. In addition, at least 10 percent of the units built at six dwelling units an acre or less must have at least two dwelling units per lot (either as a duplex or as a house with a second unit). Using these parameters as guidance, Table II-27 presents one possible

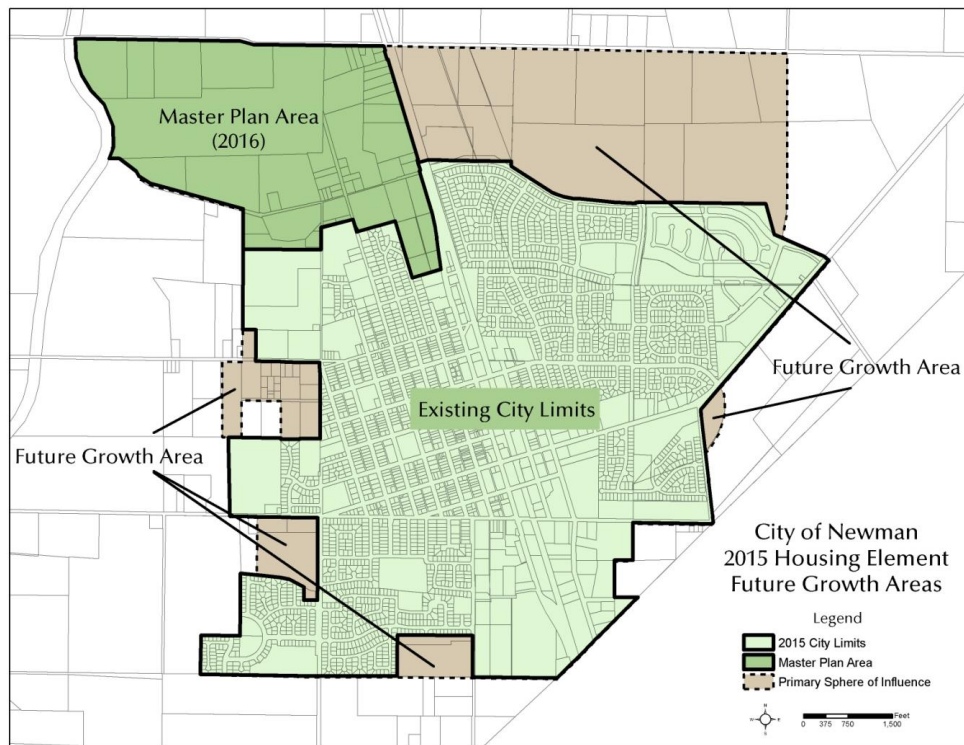
scenario that would result in the minimum number of higher density units being built. The future growth area (primary sphere of influence only) is shown in Figure II-6.

**Table II-27
Housing Potential in Future Growth Areas
Primary Sphere of Influence Only**

	Acres	Density ¹	Units	% of Total
Planned Mixed Residential				
Low Density	364	4	1,455	68%
Low Density 2 nd Units	18	8	146	7%
Medium Density	45	7	314	15%
High Density	18	12	218	10%
Subtotal	445		2,133	100%

Notes: ¹These are sample densities that fit within the parameters set forth in Newman 2030 General Plan
Sources: Newman 2030 General Plan; Coastplans

**Figure II-6
Future Growth Areas**



Source: Coastplans; City of Newman

Governmental Constraints

While local governments have little influence on such market factors as interest rates, their policies and regulations can affect both the amount of residential development that takes place and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (*Government Code § 65583(c)(3)*). The City's primary regulations affecting residential development and housing affordability include the *Land Use Element of its General Plan*, the *Zoning Ordinance*, and the City's processing procedures, standards, and fees related to development.

GENERAL PLAN

Discretionary control over land use in Newman is currently exercised by the Planning Commission, City Council, and the City's Planning Department through the *Newman 2030 General Plan*, *Zoning Ordinance*, and other implementing ordinances. These documents and ordinances are described in Chapter I, Land Use.

The City of Newman's development standards for new residential development are meant to ensure compatibility between land uses and to maintain the livability and safety of its neighborhoods. The City has included policies and programs in its zoning regulations and development standards that address the community's interest in preserving and expanding its affordable housing stock. Development standards include parking standards, building setback requirements, and construction of certain on-site and off-site improvements such as curbs, gutters, and sidewalks. These standards are considered the minimum standards designed to protect the public health, ensure compatibility between adjacent land uses, and to maintain as well as to enhance the livability of Newman's neighborhoods. Further, the density bonus provisions provide the opportunity for flexibility in the development standards when units of affordable housing are being included in a plan. This allows for evaluation of alternatives and reduces constraints that may otherwise exist for the development of housing.

As mentioned above, the *Newman 2030 General Plan* requires that no more than 75 percent of units developed in the Primary Sphere of Influence (designated as Planned Mixed Residential or PMR) develop at densities less than six dwelling units per gross acre and that at least 10 percent be developed at a density of at least 12 units per gross

acre. In addition, at least 10 percent of the units built at six dwelling units an acre or less must have at least two dwelling units per lot (either as a duplex or as a house with a second unit).

Newman has defined a community identity in its older areas and its desire to maintain the character of the historic districts. The community design element defines the importance of new and rehabilitated structures that are compatible with existing neighborhood scale and character. These provisions provide guidance to developers and contractors at the preliminary planning stage of their projects so that design features reflect the scale and character of adjacent uses. The design review is incorporated into the standard project review process to avoid delays in the expeditious processing of projects. Limitations on architectural style are central to the maintenance of the fabric and character of the neighborhood which make it an asset to the community and a desirable living environment.

According to the Newman Zoning Ordinance (Section 5.25.040 NMC), architectural and site plan review is required for projects that could result in the development of new single or multi-family residences (including in-fill projects and new subdivisions). When considering a site plan review application, the Planning Commission evaluates:

- ✓ The elevation of the proposed buildings or structures;
- ✓ The location of all the proposed buildings, structures, facilities and open spaces;
- ✓ The location of all on-site vehicular and pedestrian circulation;
- ✓ The location of all on-site parking, garages and/or carports;
- ✓ The location of all land to be dedicated to or reserved for public use;
- ✓ The location and extent of street improvements;
- ✓ The location of all garbage and refuse facilities;
- ✓ All dimensions required by any applicable provision of this code;
- ✓ The landscaping and irrigation plan;
- ✓ Compliance with standards and requirements of this title and the General Plan;
- ✓ Other information as may be deemed necessary.

The ordinance allows the Planning Commission to deny, approve, or approve with modification, any application before it, based on the following findings:

- ✓ That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.
- ✓ That the site plan is consistent with all adopted City plans, documents, and ordinances, including but not limited to this title, any applicable specific and/or master plans, any adopted development standards and design guidelines, and the General Plan.

While the latitude provided in the ordinance has some potential for abuse (i.e., used to deny unwanted projects), according to the Newman Planning Director, such review has never resulted in the denial of a residential project or in the retraction of an application due to unsustainable financial burdens resulting from attached conditions. Therefore, the ordinance as it has been used in Newman has not posed an undue constraint on the development of housing in the community.

As with the issue of compatibility of new units in older neighborhoods, the community has also defined value in the appearance of its gateways and circulation corridors. Landscaping is proposed to enhance these areas and the overall appearance of the community with potential provision of a citywide maintenance district to maintain the areas. These amenities may serve as a constraint on the development of affordable housing, depending on the extent of the improvements and cost to maintain them. The plan does identify means to minimize maintenance costs through the selection of materials and irrigation systems. The zoning ordinance affords opportunity for developers to have density bonuses and other incentives which can offset the cost of the amenity improvements.

ZONING

In accordance with state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for open space zoning and several specific requirements governing residential zoning, state law establishes only broadly the scope of zoning regulations and sets minimum standards for its adoption and administration.

Base Residential Districts

Newman's Zoning Ordinance has four base residential zoning districts, which allow up to a maximum of 29 dwelling units per net acre. Table II-28 summarizes residential development regulations contained in the Zoning Ordinance.

**Table II-28
Synopsis of Regulations for Base Residential Districts
November 2015**

Item	R-1 Single-Family Residential District	R-2/R-2S Duplex Residential District	R-3 Multiple- Residential District	R-M Mobile Home Park (Combining) District
Maximum Allowable Density (Units/Net Acre)	7 du/net ac	15 du/net ac	29 du/net ac	18 du/net ac
Minimum Area/Unit	6,000 sq. ft.	3,000 sq. ft.	1,500 sq. ft.	2,400 sq. ft.
Permitted Residential Uses	Single Family Dwellings	Single Family Dwellings, Duplex and Halfplex	Apartment, Duplex, Halfplex, Single Family Dwelling, and Triplex	Residential Manufacturing Housing
Conditionally Permitted Residential Uses	Duplex, Halfplex, Guesthouse, and Accessory Dwelling Unit*	Triplex, Condominium, Apartment, Dwelling Group, Boardinghouse, Guesthouse, and Accessory Dwelling Unit	Dwelling Group, Rooming, and Boardinghouse	Conditional uses allowed in base district
Front Yard Setback	20 ft.	15 ft.	15 ft.	25 ft.
Side Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.
Rear Yard Setback	10 ft.	15 ft.	15 ft.	15 ft.
Lot Coverage	40 percent	60 percent	80 percent	60 percent
Building Height	30 ft.	35 ft.	35 ft.**	30 ft.
Parking				
SFDs	2 spaces	2 spaces	2 spaces	2 spaces
MFDs ≤2	n/a	2 spaces	2 spaces	2 spaces
MFDs ≥3	n/a	2 plus 1 per 5 units	2 plus 1 per 5 units	2 plus 1 per 5 units
Architectural Review	Yes	Yes	Yes	No

Notes: *Duplex and Halfplex units require 3,000 square feet of lot per dwelling unit

**A 35-foot height limit allows for three-story construction, which is sufficient to accommodate 29 du/ac densities

Source: City of Newman Zoning Ordinance

Emergency Shelters and Transitional and Supportive Housing

The following sections discuss emergency shelters and transitional and supportive housing.

Emergency Shelters

The Zoning Ordinance allows emergency shelters, transitional housing, and short-term farmworker housing as conditional uses in the R-3 Zoning District. The ordinance contains no special conditions for these uses but allows the imposition of any of the following conditions to ensure that required findings can be made in favor of the project:

- ✓ Special setbacks, landscape buffers, screening, fences and/or walls
- ✓ Lighting
- ✓ Regulation of hours
- ✓ Regulation of points of ingress and egress
- ✓ Regulation of displays, noise, vibration, and/or odors
- ✓ Provision of public improvements, easements, and/or dedications
- ✓ Any other such conditions as will facilitate the orderly and efficient development in conformity with the intent and purposes set forth in this title and the General Plan.

To respond to the new requirements imposed by SB 2, the City has included a new housing program (Program H-17) to amend the New Zoning Ordinance to allow emergency shelters in the M Light Industrial/Business Park district. According to the *Newman 2030 General Plan*, there are a total of 320 acres of land designated for light industrial use. Of this, 250 acres are vacant and available for development. This district currently conditionally allows multi-family residential use with the same standards that apply in the R-3 District, and there are many areas where this district abuts residential districts. Accordingly, there is ample opportunity for developing an emergency shelter in this district.

Transitional and Supportive Housing

Transitional housing is defined in Health & Safety Code §50675.2 of the as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several

forms, including group housing or multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Supportive housing as defined at §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 as defined in Health & Safety Code §53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

SB 2 provides that transitional and supportive housing constitute a residential use. SB 2 requires zoning to treat transitional and supportive housing as a proposed residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone.

To respond to the new requirements imposed by SB2, the City has included a new housing program (Program H-19) to amend the Zoning Ordinance to ensure that transitional and supportive housing is treated appropriately in all residential zoning districts.

Single-Room Occupancies (SROs)

The C-1 Retail Business District allows residential uses that are compatible with the Retail Business District such as residential uses in buildings previously used for residential purposes, owner-occupied residential uses located in the rear of buildings or above the ground floor. Accordingly, SROs are allowed in this district, and in fact, there exists numerous such units in the Downtown area. Approval of such units requires a conditional use permit.

Manufactured Housing

The Zoning Ordinance allows the establishment and combination of the R-M, Mobile Home Park District, with any other zoning district in the City. This district, once established and combined, allows manufactured housing by right. An R-M Zoning District may be established and combined with any other zoning district of the City where it is determined that the lots or parcels within such district are compatible with a residential manufactured housing use. The use of a combining district to enable the construction of a manufactured home in a residential district is a form of rezoning and

as such constitutes a level of approval for manufactured housing that is not required for a typical single family dwelling in the same district. This is an unnecessary constraint on the development of affordable housing and is inconsistent with State law. Accordingly, a new housing program has been added to revise the zoning ordinance allowing manufactured housing by right in all residential zones in the city (see Program H-22, below).

General development standards for residential manufactured housing are those set forth for the zoning district with which the R-M Zoning District is combined. The following supplemental standards shall be applied to the R-M District generally:

- ✓ Minimum development site required: Five acres.
- ✓ Minimum average lot width: 100 feet for interior lots and/or corner lots.
- ✓ Minimum Street Frontage. The City Planning Commission shall be responsible for determining the minimum street frontage based on the buildable area of the lot, access requirements and good design. However, in no case shall the Planning Commission approve lots having less than 35 feet of street frontage.
- ✓ Minimum lot area per unit: 2,400 square feet of lot per dwelling unit.
- ✓ Minimum front yard site setback: 25 feet from property line.
- ✓ Minimum rear yard site setback: 10 feet from property line.
- ✓ Minimum side yard site setbacks: 10 feet from the property line.
- ✓ Maximum allowable lot coverage: 60 percent by all structures exclusive of parking areas; 20 percent to be dedicated, preserved and maintained as usable open space for parks, playgrounds and similar uses.
- ✓ Maximum building height: 30 feet.

The following supplemental standards are applied to all R-M Zoning Districts combined with or adjacent to any R Zone to assure compatibility with surrounding residential uses.

- ✓ Minimum front yard setback: 25 feet from any R zoned property line.
- ✓ A six-foot high visual screen, as approved by the Planning Commission, shall be provided around all sides of a mobile home park which abuts an established residential use or R zoned district. (Ord. 97-17, 10-28-1997)

Residential Uses in "Non-Residential" Districts

In addition to the base residential zoning districts described above, the Newman Zoning Ordinance allows limited residential use in the following "non-residential" zones:

C-1, Retail Business District	Residential uses that are compatible with the district such as residential uses in buildings previously used for residential purposes and owner-occupied residential uses located at the rear of buildings or above the ground floor.
C-2, General and Service Commercial District	Residential uses in accordance with the standards of the R-3, Multiple-Family Residential District
M, Light Industrial/Business Park District	Residential, as listed in, and in accordance with, the standards of the Multi-Family Residential Zoning District
I, Controlled Manufacturing District	Residential uses only when accessory to a permitted or conditional use

Planned Development District

The Zoning Ordinance contains a floating Planned Development (PD) District that can be applied to any property in the city of two acres or greater. The PD District, which requires the submittal of a development plan, allows design flexibility and a mix of densities and/or uses within the parameters of the General Plan. The PD designation and development plan must be adopted by the Newman Planning Commission.

Historical/Cultural Resource District

The Zoning Ordinance contains a combining Historical/Cultural Resource (H-C) District designed to maintain the character of Newman's historic neighborhoods. The H-C District requires review of development plans by the Architectural Review Committee to ensure the project will not adversely affect the historical value of an existing structure or create an incompatibility with surrounding historic properties.

Density Bonus Overlay District

The Zoning Ordinance contains a Density Bonus Overlay (DBO) District, which implements state law regarding density bonus incentives for affordable housing. The

DBO District provides a density bonus for projects with at least 20 percent lower-income housing units, ten percent very-low-income housing units, or 50 percent senior-citizen units.

BUILDING AND HOUSING CODES

Building and housing codes establish minimum standards and specifications for structural soundness, safety, and occupancy. The State Housing Law requires cities and counties to adopt minimum housing standards based on model industry codes.

Code enforcement and inspection services within Newman are contracted out by the City. The City relies on the following uniform codes: the *Uniform Building Code*, *Mechanical Code*, *Uniform Plumbing Code*, and *Code for Abatement of Dangerous Buildings*, and *National Electrical Code*. The City has not adopted amendments to these uniform codes that operate as a significant constraint on the production of housing. Code enforcement for existing buildings focuses primarily on nuisance abatement and condemnation of unsafe structures. Cities and counties pursue code enforcement in several ways, including:

Complaint-Response: The City may inspect buildings for deficiencies only upon receipt of complaints by neighbors or tenants.

Change of Occupancy for Rental Properties: A city may issue occupancy permits that require inspection and code compliance at time of turnover.

Systematic: Code enforcement on a systematic basis with provision for financial assistance is especially appropriate in areas where strong and supportive neighborhood groups exist, the majority of homes are owner-occupied, housing is relatively sound, and income levels are moderate-income or above.

Pre-Sale and "Truth in Sale": Pre-sale enforcement requires code inspection and violation abatement prior to sale of a home. A "truth in sale" ordinance requires information concerning code violations, zoning status, and property taxes to be provided to the buyer.

Concentrated Code Enforcement: Code inspections may be conducted on a systematic basis through certain areas or for specific properties (such as rental or multi-unit residences).

The City's enforcement activities are divided among three responsibility groups: new construction, maintenance, and nuisance abatement. New construction enforcement applies to new buildings or construction projects for which building permits are required. Maintenance enforcement applies primarily to commercial and industrial projects and is conducted in conjunction with the granting of business licenses. Nuisance abatement is generally conducted on a "complaint-response" basis and typically concerns such problems as unsanitary conditions and unsafe structures. Newman has a residential resale inspection program in place.

PLANNING AND DEVELOPMENT FEES

Residential developers in Newman are required to pay permit processing fees charged by the City of Newman and impact/development fees charged by both the City of Newman and Stanislaus County. This section reviews local and regional fees that are typically charged to new residential development. In all cases, the conclusion reached here is that planning and development fees are comparable to fees in neighboring jurisdictions and do not unduly constrain residential development. Planning and development fees are approximately \$21,000 per unit for the typical multi-family project, which represents approximately 23 percent of total construction cost (assuming \$115 per square foot construction cost). Planning and development fees are discussed in detail below.

Local Permit Processing Fees

State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. Table II-29 lists the fees charged by the City of Newman for processing various land use permits.

**Table II-29
City of Newman Planning Fees
2015**

Planning Item	Cost
Annexation and Pre-Zone	\$3,000
General Plan Amendment	\$750 ¹
GP Amendment/Rezone	\$1,500
Specific Plan	Actual cost
Rezone to Planned Development (PD)	\$825
Tentative Subdivision Map	\$1,000 ¹
Final Subdivision Map	\$375
Tentative Parcel Map	\$275 ¹
Final Parcel Map	\$150
Lot Line Adjustment	\$500
Certificate of Compliance	Actual Cost
Use Permit	\$375
Variance	\$375
Neg. Dec/Environmental Impact Report	Actual cost
Site Plan Review	\$500

Notes: ¹Plus actual cost by City

Source: City of Newman, Ordinance 2009-1, Resolution 2009-14

City and County Development Fees

In addition to the fees that the City assesses to process planning related permits, it also charges various fees related to actual development of projects. Development fees in 2015/16 are approximately 29 percent higher than fees in 2008/09. School fees (as set by the State Allocation Board) have increased approximately 13 percent (from \$2.97/sf to \$3.36/sf) since 2009. Table II-30 lists Newman's development fees.

**Table II-30
City of Newman Development Fees, plus School Fees
Per Housing Unit
2015 – 2016**

	March 2015 thru Feb 2016		
	Low Density	Med Density	High Density
Water	\$1,239.22	\$604.99	\$378.13
Traffic	\$4,494.04	\$4,003.49	\$3,160.69
Storm	\$2,060.09	\$1,005.76	\$628.59
Sewer	\$841.85	\$411.00	\$256.87
Park	\$5,783.49	\$5,713.55	\$5,194.26
Municipal	\$3,127.72	\$3,084.85	\$2,803.17
TOTAL	\$17,546.41	\$14,823.64	\$12,421.71
School	--- \$3.36/sf ---		

Source: City of Newman; Coastplans

In addition to City development fees, Stanislaus County levies development fees on residential and non-residential development on a countywide basis, including development that takes place in incorporated cities. Countywide fees fund roads, jails and courts, library, parks, public health, and other costs. Table II-31 lists the countywide development fees for residential uses.

**Table II-31
Countywide Development Fees
Stanislaus County
2014**

Fee	Single Family	Multi-Family
Intercity Roads	\$4,379	\$2,684
Justice	132	92
Detention	816	570
Library	413	288
Parks Fee	344	239
Public Health	303	211
Emergency Services	22	15
Behavioral Health	148	103
Other Facility	879	614
Information Technology	47	33
Admin. Fee	76	49
Total Fee	\$7,559	\$4,898

Source: County of Stanislaus, as of June 13, 2014

Summary of Fees on New Residential Development

In the City of Newman, planning, development, and school district fees amount to \$32,225 per SFD unit (up 26 percent from \$25,632 in 2008) and \$20,855 per MFD unit (up 17 percent from \$17,782 in 2008). Table II-32 summarizes fees for single family and multi-family residential development in Newman.

**Table II-32
Summary of Fees
Typical Single Family and Multi-Family
Residential Development
(Per Unit)**

	25-Unit Single Family Subdivision	45-Unit Multi- Family Development
Planning Fees	\$400	\$175
City Development Fees	\$17,546	\$12,422
County Development Fees	\$7,559	\$4,898
School District Fees*	\$6,720	\$3,360
Total	\$32,225	\$20,855

Note: *This assumes a 2,000 square foot SFD and a 1,000 square foot MFD, each at \$3.36 per square foot

Source: City of Newman; Coastplans; State Allocation Board

PERMIT PROCESSING PROCEDURES AND TIMES

The planning and building permit process for a large single family subdivision typically takes six months to a year to process and involves preparation of a negative declaration or environmental impact report, approval of tentative and final subdivision maps, and issuance of building permits and certificates of occupancy for each dwelling unit. This length of time involved in completing this process varies widely, depending on the degree to which plan submittals conform to city standards and the complexity of environment issues that are present on a particular site. These processing times are typical for Central Valley cities. Infill projects are simpler and quicker because they typically require only a tentative parcel map (or no subdivision at all) and may be exempt from the California Environmental Quality Act. The planning and building permit process for multi-family projects typically less than a single family subdivision requiring three to six months. This is because multi-family development does not typically require subdivision or parcel maps, which eliminates the need for Planning Commission review and City Council approval.

The time lines with which the City processes the various permits and applications necessary for residential development can affect the overall cost of housing. The minimum processing time for residential development project applications in Newman is determined by state requirements for environmental review and public notice and by

the meeting schedules of the Planning Commission and the City Council. The maximum time for processing residential development permits is set by state law (California Government Code §65929 et seq). The statutory time limit for completion of environmental review and approval or denial of a permit application starts when an application is accepted by the lead agency (i.e., the City) as complete. The lead agency then has one year in which to approve or disapprove a project for which an EIR will be prepared or six months for projects for which no EIR is prepared.

The City currently processes residential development applications in the shortest possible time, given requirements for environmental review, public notice, and the schedules of the Planning Commission and City Council. Table II-33 summarizes permit processing times in the City of Newman.

**Table II-33
City of Newman Permit Processing Times
2015**

Planning Item	Processing Time
General Plan Amendment	3 months
Specific Plan	6 months to 1 year
Rezone	3 months
Rezone to Planned Development (PD)	3 to 6 months
Zoning Ordinance Amendment	3 months
Tentative Subdivision Map	6 months to 1 year
Final Subdivision Map	1 month
Tentative Parcel Map	3 months
Final Parcel Map	1 month
Lot Line Adjustment	2 months
Certificate of Compliance	2 weeks
Use Permit	3 months
Home Occupation Use Permit	2 weeks
Variance	3 months
Environmental Review	2 weeks
Neg Dec/Environmental Impact Report	2 months to 1 year
Time Extension	n/a
Appeal	1 month
Annexation and Pre-zone	1 to 3 years

Source: City of Newman

ON- AND OFF-SITE IMPROVEMENTS

Like all cities, the City of Newman requires new development to provide a variety of on- and off-site improvements. Improvements required by the City of Newman are standard for California cities and do not pose an extraordinary constraint to residential development. Table II-34 summarizes typical improvements for residential development.

**Table II-34
Required Improvements for Residential Development
2015**

Subject	Project-Related Improvements and Fees
Street Improvements	<ul style="list-style-type: none"> ✓ Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. The typical city street has a 50- to 60-foot right-of-way with a 40-foot pavement area, a five-foot sidewalk with attached vertical curb, and on the 60-foot right-of-way, a five-foot utility corridor on each side. ✓ If existing street network does not provide adequate access or circulation to accommodate project, provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Newman to adequately accommodate project.
Parks	<ul style="list-style-type: none"> ✓ Provide five acres of park space for every 1,000 residents ✓ Dedication of land, dedication of improvements, in-lieu fees, or a combination of these, as determined acceptable by the City
Landscaping	<ul style="list-style-type: none"> ✓ New subdivisions are required to install street trees. The City requires 15-gallon trees one per house (40' intervals on corner lots). ✓ All sections of a lot not devoted to buildings, decks, patios, sidewalks, lighting, signing, trash collection, parking, and/or driveway improvements shall be landscaped
Public Services	<ul style="list-style-type: none"> ✓ Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project. ✓ If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project

Subject	Project-Related Improvements and Fees
Miscellaneous	<ul style="list-style-type: none"> ✓ Sound walls are required for new development when an environmental analysis has determined that there is a significant noise impact that could be mitigated by the construction of a sound wall. ✓ The City does not require public art.

Source: City of Newman

PARKING

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand.

The Newman Zoning Ordinance requires two parking spaces per multi-family unit, plus 1 additional space for every five units. This same two-parking-spaces-per-unit standard applies to studio and one-bedroom apartments, which in Bay Area communities with higher levels of public transit service that justify lower parking ratios could impede the construction of affordable housing. In Newman, however, this is not the case. Newman is a small, geographically isolated city that depends almost entirely on personal cars and trucks to make trips throughout the day. According to the U.S. Census Bureau⁴, only 0.8 percent of all workers age 16 and over live in a household with no vehicle available and nobody (0.0 percent) used public transit as a means of transportation to work. In short, cars are ubiquitous, and while the U.S. Census Bureau⁵ also reports that 15.5 percent of households are single-person households in Newman, a second parking space is regularly needed for guest parking.

In any event, due to the relatively low cost of land and labor in Newman, this parking requirements has not resulted in an undue governmental constraint. Evidence supporting this conclusion can be found in the recently competed Newman Family Housing project, which was completed by the Corporation for Better Housing in 2010-2011 and provided the required parking without detriment to the affordable housing project.

⁴ Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

⁵ Source: U.S. Census Bureau, 2010 Census

The Newman City Code contains two mechanisms whereby required parking may be reduced for residential development. First, Newman's Density Bonus Ordinance (Chapter 5.14 of Newman City Code) includes reduced parking requirements, consistent with Government Code §65915(p), as an incentive for qualifying residential development. Second, Newman's Reasonable Accommodation Ordinance (Chapter 1.19 of the Newman City Code) provides a process whereby persons with disabilities may apply for modified parking requirements.

LOCAL EFFORTS TO ACCOMMODATE DISABLED PERSONS

State housing law requires a Housing Element to contain an analysis that demonstrates local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, including persons with developmental disabilities. This requirement came about in the 2001 legislative session (SB 520) and supplements the provisions of the Federal Fair Housing Amendments Act of 1988. In 2010, this requirement was supplemented with Senate Bill 812 requiring housing elements to include an analysis of persons with developmental disabilities.

Conclusion

The 2003 Housing Element identified a few shortcomings in the Newman Zoning Ordinance and set forth three programs III-12 (Offering Optional Design), III-13 (Analyze Development Regulations), and III-14 (Reasonable Accommodation Ordinance), to bring the City into compliance. This issue was still unresolved in 2008/09 in the last Housing Element update cycle. This 2015 Housing Element contains a new program committing the City of Newman to implementing Housing Program H- 7, now carried over from the 2008 Housing Element (which provided for reasonable accommodations, including accommodations for developmentally disabled persons) before the end of FY 2015/16.

Much of the regulation and fees that accompany the development of housing act to increase the cost of housing and constrain the availability of affordable housing. Yet these regulations and fees are needed to protect city residents from the otherwise externalized effects and costs of development. With the exception of procedures for making reasonable accommodations for disabled persons, the City's regulations do not pose any unnecessary constraints to the production of affordable housing.

The City requires developers to comply with all ADA requirements, and compliance language is contained in the standard conditions of approval for site plan reviews and other approvals.

CONCLUSIONS FOR GOVERNMENTAL CONSTRAINTS

Much of the regulation and fees that accompany the development of housing act to increase the cost of housing and constrain the availability of affordable housing. Yet these regulations and fees are needed to protect city residents from the otherwise externalized effects and costs of development. With the exception of procedures for making reasonable accommodations for disabled persons, the City's regulations do not pose any unnecessary constraints to the production of affordable housing. Regarding reasonable accommodations for disabled persons, the City should redouble its efforts to provide reasonable accommodation and ensure that it is in compliance with the Fair Housing Act and the Americans with Disabilities Act.

Nongovernmental Constraints

The availability of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions which local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. These costs can be broken down into four categories: materials, labor, land, and financing. Newman can be considered as part of a very broad general housing market that includes the Central Valley area. For the most part, housing cost components in Newman are comparable to those in other parts of the general market area. Residential construction costs are currently approximately \$110 to \$115 per square foot. The following paragraphs briefly summarize these components vis-à-vis the local market and the statewide market.

MATERIAL COSTS

A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials.

Because the Central Valley is served by such a well-developed regional transportation network and because many of the materials needed for construction are produced in the region, availability of materials is excellent. In addition, the land in Newman which is most likely to be developed in the future for housing is well-suited for the kind of large projects which allow developers to realize economy-of-scale savings on materials.

The cost of building materials in the Central Valley in general and in Newman in particular is relatively low and therefore does not constitute a constraint to the development of affordable housing.

COST OF LABOR

Another major cost component of new housing is labor. Inflated labor costs due to high wage rates significantly increase the overall cost of housing in some markets. The cost of labor in Newman is, however, relatively low for a number of reasons. Overall, the Central Valley's cost of living is relatively low; wage scales in the area, therefore, tend to be somewhat lower than in markets with higher living costs, such as the San Francisco Bay Area. Also labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive.

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. These costs can account for as much as half of the final sales prices of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangement made between the buyer and seller. According Stephens & Borrelli Real Estate,⁶ the typical single family lot (6,000 to 8,000 square feet) with improvements is currently selling for \$49,000.

COST AND AVAILABILITY OF FINANCING

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing.

⁶ Phone conversation with Doug Borrelli on January 12, 2016, 3:45 pm

The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless fluctuate when the overall interest rates fluctuate, so overall interest rates have an effect on housing construction. The typical homebuyer uses capital financing in the form of long-term mortgage loans, and the ability to obtain this kind of financing is very sensitive to interest rates. While interest rates are currently (December 2015) low, interest rates can fluctuate significantly during the course of the Housing Element planning period, and as interest rates go, buyer power decreases. Table II-35 shows the price of a house affordable to the moderate-income family in Newman at various interest rates.

Table II-35
Fluctuation in Buying Power
Price of House Affordable to the Median-Income Family
By Interest Rate

Median Income for a Four-Person Family = \$62,000¹

Interest Rate (15-Year Fixed)	Mortgage Amount	Down Payment	Buying Power
2.800%	\$227,605	\$25,289	\$252,895
2.825%	\$227,207	\$25,245	\$252,453
2.850%	\$226,810	\$25,201	\$252,011
2.875%	\$226,414	\$25,157	\$251,571
2.900%	\$226,019	\$25,113	\$251,132

Notes: ¹Up to 100 percent of median family income

²Assumes a 15-year fixed-rate mortgage term

³Assumes down payment is 10 percent of price

Source: Coastplans; California Department of Housing and Community Development

Interest rates are currently (December 2015) at approximately 2.85 percent for a 15-year fixed-rate mortgage; 30-year mortgages are not currently offered given the historical low interest rates of the 15-year instrument. At this rate, the moderate-income family of four with an annual income of \$62,000 can afford a house priced over \$250,000. Should interest rates increase during the next few years, however, buying power will decrease accordingly.

Potential homebuyers must also meet other financial requirements in order to purchase of home, including a down payment, insurance, and taxes. Down payment requirements can limit the ability of first-time homebuyers to purchase a home, even with an adequate annual income. Table II-36 summarized the typical out-of-pocket expenses for the purchase of a \$200,000 house.

**Table II-36
Typical Housing Costs
(\$200,000)**

Item	Cost
Sales Price	\$200,000
Down Payment (10%)	\$20,000
Approximate Closing Costs	\$4,500
Total Up-Front Cash Layout	\$24,500
Mortgage Balance (w/o closing costs included)	\$180,000
Annual Principal and Interest (2.85%; 15 years)	\$13,622
Approximate Insurance	\$780
Approximate Taxes	\$2,500
Total Annual Carrying Costs	\$16,902
Required Annual Income @ 30% of Gross	\$56,340

Source: *Coastplans*

Regarding evidence of income groups that may be under-served by financial institutions, discussions with city staff indicate that there is no evidence of redlining in any of Newman's neighborhoods.

Housing Programs in Newman

Programs to support the development and provision of affordable housing in Newman are generally sponsored by the Stanislaus County Housing Authority and through state Community Development Block Grants.

NEWMAN AFFORDABLE HOUSING FUND

The former Redevelopment Agency (RDA) Housing Fund was renamed the 'Successor Housing Fund' according to state law in 2011. With the dissolution of RDA, the fund no longer received revenue from the 20 percent set aside of tax increment revenues, and all cash in the Successor Housing Fund reverted to the County Controller. The Successor Housing Fund currently has no cash or other regular source of income (e.g., 20 percent set aside, rental income, etc.). It does, however, have two outstanding long-term receivables: 1) repayment of SERAF funds in the amount of \$485,822, and 2) repayment of a loan to the Newman Family Apartments in the amount of \$300,000. It is anticipated that these funds would be repaid during the current Housing Element planning period.

STANISLAUS COUNTY HOUSING AUTHORITY

The Stanislaus County Housing Authority administers the Section 8 Rental Subsidy program in Stanislaus County. In January 2016, there were 42 Section 8 Voucher program participants in Newman out of a total of 3,928 vouchers countywide. Total program capacity is 3,995 vouchers. The Stanislaus County Housing Authority also owns and operates two projects in Newman—16 conventional low-income housing units on Merced Street and 48 project-based Section 8 units on Driskell Avenue. This latter project, called Valley Manor Apartments, was privately-owned affordable housing that was due to convert to conventional housing. The Housing Authority purchased the units in 2004 to preserve affordability.

STANISLAUS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM

In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Consortium. The Consortium, which consists of the Cities of Ceres, Newman, Oakdale, Patterson, Waterford and the unincorporated areas of Stanislaus County, annually receives entitlement Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) Funds from the United States Department of Housing and Urban Development (HUD).

The main objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding opportunities for persons of low and moderate-income. A portion of the Consortium's CDBG entitlement allocation is designated under the "Public Service" category. The Public Service program provides funds to non-profit organizations, through a competitive application process, to provide essential public service programs

throughout the participating CDBG Consortium jurisdictions. The Emergency Shelter Grant Program is part of the public Service program.

The remaining funds are distributed among the Consortia jurisdictions, via a formula that represents poverty and population census data, to address community infrastructure needs. These needs may include, but are not limited to, sidewalks and storm drainage to community facilities. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life promoting safe and healthy communities.

Emergency Shelter Grant Program

The Emergency Shelter Grants (ESG) program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. ESG is a formula-funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions, including states, territories, and qualified metropolitan cities and urban counties for:

- Rehabilitation/Renovation/Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

The ESG Program is to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people. The purpose is to help operate these facilities, to provide essential support services to residents, and to help prevent at-risk families or individuals from becoming homeless.

Analysis of Existing Assisted Housing

Pursuant to Government Code § 65583, an analysis of assisted housing was conducted for Newman to determine which, if any, assisted housing projects 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.

There are five assisted projects in Newman: Valley Manor Apartments, Westside Village Senior Apartments, and Merced Street Apartments.

- Valley Manor Apartments at 719 Driskell Avenue, which contains 48 assisted housing units, was completed in March 1982 with FHA 221 (D)(4) and Section 8 program assistance. The Stanislaus County Housing Authority purchased the property in 2004, and the units will be held as assisted units for the life of the project.
- Westside Village Senior Apartments at 2030 Prince Street, which contains 40 assisted senior apartments, was completed in 2001 under a tax credit contract, which requires 55 years of income restrictions. One and two-bedroom apartments are available with prices ranging from \$295 to \$455 per month.
- Rolling Hills Apartments at 2110 Prince Road, which contains 52 assisted housing units, was placed in service in 2004.
- Newman Family Apartments at 751 Driskell Avenue, which contains 68 assisted housing units, was just completed in 2011.
- The Merced Street Apartments, which contains 16 low-income units, is owned by the Stanislaus County Housing Authority and will be held as assisted units for the life of the project.

Publicly-Owned Surplus Land

According to state law, all public agencies intending to dispose of surplus land must first send a written offer to any local agencies within whose jurisdiction the land lies offering to sell or lease the land for the following purposes: recreation or open-space uses; enterprise zone uses; schools; or development of low- and moderate-income housing. In the event that the agency disposing of the land receives more than one offer, it shall give first priority to the entity which agrees to use the site for development of low- or moderate-income housing, unless the land is already being used for park or recreation uses, in which case the entity offering to continue these uses shall receive priority (*California Government Code §54220 et seq*). There is no publicly-owned surplus land in Newman suitable for residential development.

Opportunities for Energy Conservation

As mandated by Government Code §65583(a)(7), each housing element must include an analysis of energy conservation opportunities in residential development. Such

analysis must include a discussion of the subsidies and incentives that are available from public and private sources for energy conservation. An assessment of any changes that could be made to local building codes to increase energy conservation is also required while not placing undue constraints on affordable housing in the form of increased costs associated with building code changes.

EXISTING RESIDENTIAL ENERGY USE IN NEWMAN

According to 2014 US Census Bureau statistics⁷, the predominant method for household heating fuel in Newman is natural gas, with 79.5 percent of the households reporting use of this method. Electricity was the second most common type of heating fuel used in Newman with 16.2 percent of the population reporting.

Newman's use of gas as home heating fuel is greater than the state as a whole, where 66 percent of statewide residents use utility gas and 26 percent use electricity.

IMPLICATIONS OF ENERGY USE

Growing concern about climate change due to greenhouse gas emissions has placed energy use and conservation at the legislative forefront in California. Residential heating, cooling and water consumption account for a significant portion of the nation's energy consumption and greenhouse gas emissions. Therefore, the need to understand fuel consumption and the opportunities for energy conservation are never more pressing.

To place home fuel consumption in perspective, the Local Government Commission (LGC) a non-profit organization promoting sustainable and livable communities recently noted that the average California household's annual use of electricity produces the same amount of smog as the average car when driven across the country from Los Angeles to New York. In addition, the LGC notes that most electricity in the U.S is produced from coal, nuclear or natural gas plants. Production of electricity from these sources generates approximately two-thirds of the nation's emissions associated with global warming, one-third of the pollution that causes acid rain and smog, and one-half of the nuclear waste in this country.

With the high number of households in Newman using both gas and electricity as fuel for their homes, and with electricity use on the rise, it is important to note several

⁷ Source: 2010-2014 American Community Survey 5-Year Estimates, Table S2504, Physical Housing Characteristics for Occupied Housing Units.

approaches available to the residents of Newman to reduce energy costs and consumption. Among the opportunities for energy conservation are subsidies and incentive programs offered on the state level, as well as implementation of ordinance revisions to encourage energy efficiency within new residential developments in Newman.

THE CALIFORNIA SOLAR INITIATIVE

The CPUC's California Solar Initiative (CPUC ruling - R.04-03-017) moved the consumer renewable energy rebate program for existing homes from the Energy Commission to the utility companies under the direction of the CPUC. This incentive program also provides cash back for solar energy systems of less than one megawatt to existing and new commercial, industrial, government, nonprofit, and agricultural properties. The CSI has a budget of \$2 billion over 10 years, and the goal is to reach 1,940 MW of installed solar capacity by 2016.

NEW SOLAR HOMES PARTNERSHIP

The Energy Commission's New Solar Homes Partnership, a \$400 million program, offers incentives to encourage solar installations, with high levels of energy efficiency, in the residential new construction market for investor-owned electric utility service areas. The goal of the NSHP is to install 400 MW of capacity by 2016.

SAVINGS BY DESIGN (PG&E)

The Savings by Design program, offered by PG&E, SCE, SDG&E, and SoCal Gas, as well as the Sacramento Municipal Utility District (SMUD), provides two incentive tracks for integrating energy efficiency measures into new construction and major renovations, the preferred whole building approach and the systems approach. The program offers building owners and their design teams a range of services, including design assistance, owner's incentives (up to \$0.40 per annualized kWh and \$1.00 per annualized therm savings), and design team incentives (up to \$50,000, plus an extra \$5,000 stipend for early collaboration). Owner Incentives include a separate 20% bonus for incorporating end-use monitoring and a 10% bonus for enhanced commissioning. The maximum total incentive per project is \$150,000.

STATEWIDE CUSTOMIZED OFFERING FOR BUSINESS (PG&E)

Under the Statewide Customized Offering for Business, PG&E, SCE, SDG&E, and SoCal Gas offer financial incentives for efficiency upgrades that may include lighting, air

conditioning, refrigeration, motors, variable speed drives, and natural gas equipment, as well as controls, building shell retrofits and demand reduction measures. Payments (up to 50% of the total project cost) are based on fixed incentive rates for actual energy savings (kWh and/or therms) and peak electric demand (kW) reduction achieved in the first year after implementation. SCE offers bonus incentives for comprehensive projects that include measures from at least three different technology categories, plus participation in either a retro-commissioning or price-responsive demand response program.

CALIFORNIA LOW INCOME HOME ENERGY ASSISTANCE PROGRAM

The Low Income Home Energy Assistance Program (LIHEAP) Block Grant is funded by the Federal Department of Health and Human Services (DHHS) and provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these program components:

- The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather stripping, minor housing repairs, and related energy conservation measures.
- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

ENERGY EFFICIENCY REBATES (PG&E)

PG&E, SCE, and SDG&E also offer prescriptive rebates for upgrading to more efficient lighting, HVAC, water heaters, food service equipment, refrigeration, motors, window film, insulation and other specific equipment and measures. Fuel switching and new construction projects do not qualify for these prescriptive programs.

RETRO-COMMISSIONING PROGRAM (PG&E)

Retro-commissioning programs offered by PG&E, SCE, SDG&E, and SoCal Gas provide no-cost diagnostic and engineering resources for identifying sub-optimal performance of equipment and building systems, plus financial incentives (up to \$0.08/kWh, \$1.00/therm, and \$100/on-peak kW saved) for implementing no- and low-cost measures that increase energy efficiency and occupant comfort through adjustments, minor repairs or enhancements. Remuneration rates are based on the amount of energy

savings and peak demand reduction. Customers may be able to use on-bill financing to help pay for retro-commissioning implementation costs.

ON-BILL FINANCING (PG&E)

PG&E, SCE, SDG&E, and SoCal Gas provide on-bill financing (OBF) that offers government entities zero percent, no-fee loans of up to \$250,000 (or \$1 million under certain conditions), with terms of up to ten years, for installation of qualified energy-efficiency measures installed under specified utility incentive programs. Loans are then paid back on the monthly utility bill. In some cases, the monthly energy savings may be equal to or greater than the monthly payment. PG&E and SDG&E offer incentives for HVAC equipment tune-ups, maintenance and equipment upgrades.

General Plan Consistency

The general plan is required to be “internally consistent” meaning any and all conflicts between general plan elements should be acknowledged and resolved. Jurisdictions must ensure programs and policies in other elements do not conflict with those of the housing element; in particular, the land-use, circulation or conservation elements. For example, the circulation element levels of service (LOS) standards may need to be updated to reflect potential build out capacities proposed in the housing element.

The Newman General Plan was last updated in 2007, and the General Plan Land Use Element included plans for expanding Newman's urban boundaries to accommodate future housing needs. The General Plan's other elements (e.g. Circulation, Public Services, and Open Space) were all updated to maintain internal consistency with the updated Land Use Element. The 2015 Housing Element includes goals, policies, programs, and objectives that implement the *Newman 2030 General Plan*, including a program to annex the Northwest Newman Master Plan Area, which was included as part of the expanded urban boundaries envisioned in the updated General Plan. Accordingly, the provision of vacant and available sites neither requires expansion of the Primary Sphere of Influence nor changes the location or timing of new development envisioned in the *Newman 2030 General Plan*.

Public Participation and Contacts

Pursuant to Government Code §65583(c), the City of Newman must make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. Newman's public participation strategy involved extensive contacts with social service agencies, contacts with City officials, contacts with non-profit housing providers, and conversations with members of the public. In many instances, the advice of the people contacted became the basis for new housing policies and implementation measures. Appendix E contains a complete list of contacts used in the development of this housing element.

PUBLIC WORKSHOP AND HEARINGS

The City of Newman posts notices for workshops and hearings in the local newspaper (Westside Index), which is available both in print and online. In addition, the City of Newman maintains a website—readable in English, Spanish, and Portuguese—that contains the latest news, an events calendar, information on City Council meetings, meetings agendas, important notices, and e-docs. The City also publishes a services guide in Spanish that provides an overview of all city services and city government.

To ensure a robust public participation process, the City's Housing Element consultant also contacted key stakeholders—Stanislaus County, Stanislaus County Housing Authority, and Westside Homeless Action Committee—by phone or email to announce the City of Newman's Housing Element update, including an invitation to attend upcoming workshop and hearings.

In November 2015, the City of Newman Planning Commission held a public workshop on the Housing Element update. At the public workshop, concerns were expressed about the need for affordable housing, the impacts of foreclosure on property maintenance, the need for property management standards, and the need for community education to protect homebuyers from unethical lending practices.

As a result of the public workshop, the City included in the Draft Housing Element updated information on foreclosures and housing conditions. It also developed new data from the City's Finance Department to confirm the accuracy of vacancy rate data from the State Department of Finance. This effort resulted in a significant adjustment to the Table II-4 (Housing Unit Growth and Vacancy Rates) lowering the reported vacancy rate from 10.5 percent (reported by DOF) to 3.3 percent (derived

from City Finance record). The new data on vacancy rates validated concerns heard at the public workshop about the lack of affordable housing. Finally, the City agreed to review housing programs addressing property maintenance and consumer protection.

On January 21, 2016, the Newman Planning Commission held a noticed public hearing and recommended adoption of the Housing Element to the Newman City Council. On January 26, 2016, the Newman City Council gave conceptual approval to the Housing Element for the purpose of HCD and public review.

Housing Goals, Policies, Programs, and Objectives

This section sets forth updated goals, policies, programs, and quantified objectives for housing in the City of Newman for the period between adoption and the next housing element update.

GOALS AND POLICIES

HOUSING

Goal H-1: To promote development of a balanced range and mix of housing types for all economic segments of the community.

Policies:

- H-1.1 The City shall promote the provision of housing for all economic segments of the community and while doing so, seek to ensure the highest quality in all new residential development.
- H-1.2 The City shall endeavor to maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Newman's fair share of projected regional growth, maintain normal residential vacancy rates, and keep downward pressure on residential land costs.
- H-1.3 The City shall actively promote residential use in and adjacent to Downtown as a means of reinforcing Newman's Downtown Revitalization Program.

- H-1.4 Housing affordable to very low-, low- and moderate-income families shall be dispersed throughout the community and incorporated into new development to promote social and economic integration. Where possible, the City shall promote homeownership in new housing constructed for low- and moderate income households.
- H-1.5 The City shall pursue available state and federal funding assistance that is appropriate to Newman's needs to develop housing that is affordable to low- and moderate-income households. As appropriate, the City shall work with other local jurisdictions and agencies to take advantage of state and federal funding programs.
- H-1.6 Consistent with other City objectives, the City shall ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing.
- H-1.7 The City shall provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. Development of secondary residential units fronting on alleys shall be encouraged.
- H-1.8 Where single family residential units that are required to sell or rent at below-market-rates are included within a housing development, such units shall be interspersed within the development, and to the extent reasonable, shall be visually indistinguishable from market-rate units.
- H-1.9 The City shall work with the Stanislaus County Housing Authority, local nonprofit housing agencies, and the California Housing Partnership, in accordance with the Low Income Housing Preservation and Resident Homeownership Act of 1990, to preserve lower income housing units threatened with conversion to market-rate housing through prepayment of subsidized mortgages.

Goal H-2: To promote the maintenance, improvement, and rehabilitation of the city's existing housing stock and residential neighborhoods.

Policies:

- H-2.1 The City shall promote private reinvestment in older residential neighborhoods and private rehabilitation of housing.

- H-2.2 The City shall pursue available state and federal funding assistance that is appropriate to Newman's needs to rehabilitate housing. Housing rehabilitation efforts targeted to ensure that foreclosed properties do not fall into disrepair shall be given priority.
- H-2.3 The City shall support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- H-2.4 The City shall promote the continued upkeep of existing mobile homes.
- H-2.5 The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- H-2.6 Existing housing occupied by very-low- or low-income households shall not be demolished without assurance of the availability of suitable alternative housing.
- H-2.7 The City shall promote the preservation of architecturally- and historically-significant residential structures.

Goal H-3: To encourage energy efficiency in both new and existing housing.

Policies:

- H-3.1 As required under California Uniform Building Code (Title 24), the City shall require the use of energy conservation features in the design of all new residential structures. The City shall also promote incorporation of energy conservation and weatherization features in existing homes.

Goal H-4: To ensure the provision of adequate services to support existing and future residential development.

Policies:

- H-4.1 The City shall work with the Newman-Crows Landing Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Newman.
- H-4.2 The City shall support the use of CDBG funds for upgrading streets, sidewalks, and other public improvements.
- H-4.3 The City shall ensure that new residential development pays its fair share in financing public facilities and services.

H-4.4 Through the *Citywide Services Master Plan*, the City shall strive to ensure that necessary public facilities and services are available prior to occupancy of residential projects.

Goal H-5: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color.

Policies:

H-5.1 The City shall give special attention in affordable housing programs to the needs of special groups, including the physically, mentally, and developmentally disabled, large families, farm-workers, the elderly, and families with lower incomes.

H-5.2 The City shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.

H-5.3 The City shall continue to work with the County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

H-5.4 The City shall cooperate with community-based organizations which provide services or information regarding the availability of services to the homeless.

HOUSING PROGRAMS

Adequate Sites and Services

Program H-1a To comply with the requirements of Government Code §65583.2(h) and (i), the City shall add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 as a result of Housing Element Program H-1 of the 2009 Housing Element, permit rental and owner multifamily residential development exclusively and without discretionary review at a minimum density of 20 dwelling units per acre.

Timeframe: Within three (3) months of Housing Element adoption (before August 2016).

Program H-1 To accommodate the 2014 Regional Housing Needs Allocation of 778 units, the City will annex the Northwest Newman Master Plan Area by April

2017. Within this Master Plan area, nine (9) acres will be designated to exclusively allow multi-family and condominium development by right (i.e., ministerial permits only) with a minimum density of 20 units per acre.

Time Frame: Within one (1) year of Housing Element certification (FY 16-17)

Program H-2 The City shall forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Newman Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.

Time Frame: Immediately upon Housing Element certification (FY 15-16)

Program H-3 The City shall adopt an ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.

Time Frame: Revisions currently underway (FY 15-16)

Assist in the Development of Lower-Income Housing

Program H-4 The City shall amend its density bonus ordinance (Section 5.14 NMC) to be consistent with recent changes in State statute.

Time Frame: Revisions currently underway (FY 15-16)

Program H-5 The City shall initiate a partnership and continue to build relationships with the building community, including non-profits to assist in the development of lower-income housing. The City shall offer an array of regulatory and financial tools to assist in the development of affordable housing, including utilizing the Successor Housing Fund and other local financial resources, donating land, supporting funding applications, assisting entitlements and expediting permit processing. The City will annually invite non-profit developers to discuss the City's plans, resources, development opportunities.

Time Frame: Initiate partnership by the end of 2016 and then annually

Program H-6 The City shall, when applicable, include in all subdivision approvals after January 1, 2004, a notice as part of the conditions, covenants and

restrictions (CC&Rs) that multi-family housing is planned for adjacent property.

Time Frame: Ongoing

Conserve and Improve Existing Housing Stock

Program H-7 The City shall continue to post disseminate information on currently available weatherization and energy conservation programs by providing hard copies at City Hall and posting electronic notices on the City's website. This information shall be provided in both Spanish and English.

Time Frame: Within three (3) months of Housing Element Certification and then ongoing

Program H-8 The City shall continue to update its locally adopted building code, including the California Green Building Standards Code to ensure energy efficiency in new residential construction throughout the city.

Time Frame: Ongoing

Preserve Affordable Housing at Risk of Conversion

Program H-9 The City shall monitor the status of subsidized housing projects at risk of conversion to market-rate housing. If a Notice of Intent or Plan of Action pursuant to the Low Income Housing Preservation and Resident Homeownership Act of 1990 is filed, the City shall actively participate in obtaining financial assistance to preserve such units.

Time Frame: Ongoing

Equal Housing Opportunities

Program H-10 The City shall implement "Universal Design" concepts in new for-sale housing construction to better accommodate persons with disabilities and the elderly by providing HCD's pamphlet entitled: "New Home Universal Design Option Checklist" to all residential builders applying to the City for zoning and/or building permits. In addition, the City shall require the applying residential builder to confirm in writing that the builder will provide the HCD pamphlet to all potential buyers prior to purchase.

Time Frame: Within three (3) months of Housing Element Certification and then ongoing

Program H-11 The City shall amend its Municipal Code to create a procedure wherein persons with disabilities, including persons with developmental disabilities, seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures. The amendment shall be based on an analysis that addresses zoning, development standards, building codes, and approval procedures for the development of housing for persons with disabilities. Examples of standards and requirements to be analyzed include: (1) the definition of family in the zoning code; (2) spacing or concentration requirements; and, (3) any restrictions on licensed residential care facilities with greater than six persons or group homes that will be providing services on-site.

Timeframe: Revisions currently underway (FY 15-16)

Program H-12 The City shall disseminate information on the fair housing complaint referral process by providing hard copies of an information sheet at City Hall and posting electronic notices on the City's website. This information shall be provided in both Spanish and English.

Time Frame: Ongoing

Program H-13 Provide information sheets at City Hall about the 211 phone system, which provides phone assistance to persons in need of emergency shelter.

Time Frame: Ongoing

Remove and/or Mitigate Constraints

Program H-14 The City shall adopt standards for the design, maintenance, and operation of multi-family housing to ensure that a basic level of quality is achieved and sustained for this important type of housing. Such standards shall be drafted to be non-discretionary (e.g., to ensure that they cannot become the basis for disapproving a multi-family housing project).

Time Frame: Within One (1) year of Housing Element certification (FY 16-17)

Program H-15 The City shall disseminate consumer protection information to first-time homebuyers to help protect against unwise lending practices. The City shall provide hard copies of an information sheet at City Hall and post electronic notices on the City's website. This information shall be provided in both Spanish and English.

Time Frame: Within three (3) months of Housing Element Certification and then ongoing

Program H-16 The City shall amend the Newman Zoning Ordinance to add emergency shelters as an allowed use by right (i.e., ministerial process only; no conditional use permit required) in the M Light Industrial/Business Park district.

Time Frame: Revisions currently underway (FY 15-16)

Program H-17 The City shall, as staffing resources allow, participate in the annual census of homeless persons in collaborate with Stanislaus County Housing Authority.

Time Frame: Annually

Program H-18 The City shall revise the Newman Zoning Ordinance to allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Timing: Revisions currently underway (FY 15-16)

Program H-19 The City shall require that new residential projects that receive funds from the now-defunct Newman Redevelopment Agency's Low and Moderate-Income Housing Fund, reserve at a minimum, 18 percent of project units for extremely low income families. This requirement shall be included in any grant of funds awarded to a residential project.

Time Frame: Ongoing

Program H-20 The City shall amend its Zoning Ordinance to allow manufactured housing by right in all districts where a single family home is also allowed by right. The City may add restrictions to the design of manufactured housing that are consistent with state statute.

Timing: Revisions currently underway (FY 15-16)

Program H-21 The City shall amend its 2nd Unit ordinance (Section 5.23.040 NMC) to be consistent with recent changes in State statute.

Timing: Revisions currently underway (FY 15-16)

QUANTIFIED OBJECTIVES

As explained in the introduction to this Housing Element, this plan has been prepared and adopted at a time when the recovery from the 2008/09 housing market collapse is almost complete. Starting in 2016, the City of Newman expects property owners to proceed with an application to annex the approximately 360-acre area contained in the *Northwest Newman Master Plan*, which includes nine (9) acres for apartments and 160 acres for single family housing at various densities. The City also expects to see activity on its south side to annex an approximately 20-acre area to be evenly split between apartments and single family housing.

These objectives represent a reasonable expectation for the construction of new housing units based on the policies and programs set forth in this General Plan Housing Element, the General Plan Land Use Element, and general market conditions. According to StanCOG's "2040 Regional Demographic Forecast," Newman is expected to grow at an average annual rate of 2.2 percent. If this holds true, Newman would be expected to add approximately 835 units over the 10-year period between 2014 and 2023. Table II-37 presents the quantified objectives for the City of Newman for the period 2014 through 2023.

**Table II-37
Quantified Objectives for Housing
2014 to 2023**

Category	RHNA	New Construction	Rehab/ Preservation	Notes
Extremely Low	86	108	0	1/3 of units from Site #6 (36 units); 1/2 of units from Site #4 (72 units)
Very Low	100	108	0	1/3 of units from Site #6 (36 units); 1/2 of units from Site #4 (72 units)
Low	119	126	0	1/3 of units from Site #6 (36 units); 90 units from Sites #20 and 21
Moderate	136	143	0	1/2 of Mattos Ranch (53 units); 40 starter homes on Site #11; 50 units from Heritage Collection on Site #8
Above Moderate	337	353	0	1/2 of Mattos Ranch (53 units); 160 units from active subdivision development on northeast side; 140 units from Northwest Master Plan Area (to be annexed – see Housing Program H-1)
Total	778	838	0	

Source: Coastplans; City of Newman

Appendix A: Analysis of 2008 Housing Element

The goal of the 2008 housing element was to provide an adequate supply of sound, affordable housing in a safe and satisfying environment for all residents of the City of Newman. This goal was supported by housing objectives, policies, and implementation programs. This section reviews the effectiveness of the 2008 housing element in accomplishing its implementation programs.

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Progress Toward Meeting 2008 Housing Element Goals and Objectives

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-1: amend its Zoning Map to rezone identified sites (Sites #1, 2, and 3 as specified in Figure II-5) to R-3 for low- and very low-income housing</p>	<p>To provide sufficient vacant and available sites for lower income housing</p>	<p>City successfully rezoned the identified sites to R-3 (Multi-Family Residential) in 2010; see Table II-27 for a summary of regulations for the district</p>	<p>The re-zoning failed to comply with Government Code §65583.2(h) and (i), so program objectives were not fully met</p>	<p>This program will be deleted in favor of a new Program H-1a, which calls for a new Section 5.05.070 (Housing Element Implementation Standards) in the Newman City Code to meet all the requirements of Government Code</p>
<p>H-2: forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Newman Unified School District</p>	<p>To ensure that agencies responsible for public utilities and services are informed of City's plans for housing</p>	<p>City mailed the certified Housing Element to PG&E, Comcast, AT&T, and the Newman-Crows Landing Unified School District</p>	<p>Program objectives met</p>	<p>This program will be continued in the updated Housing Element</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-3: adopt an ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households</p>	<p>To ensure that lower income housing projects are given priority for public services if service shortages arise</p>	<p>This program was not implemented during the identified time frame (FY 09-10); City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>
<p>H-4: create incentive program to encourage upper story housing in Downtown Newman</p>	<p>To promote affordable housing in Downtown Newman</p>	<p>The City chose to encourage redevelopment in Downtown Newman by rehabilitating an historic downtown building and relocating City Hall there. This was viewed as a more effective way to promote upper story housing in downtown</p>	<p>This program was superseded by city investment decisions and is no longer considered necessary</p>	<p>This program will be deleted</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-5: provide notice as part of CC&Rs that multi-family housing is planned for adjacent property</p>	<p>To reduce neighborhood opposition to affordable housing projects</p>	<p>The City currently has implemented this program in the Northeast Development Area</p>	<p>Program objectives have been met, and the program will continue to be useful as other development areas come on line</p>	<p>This program will be continued</p>
<p>H-6: promote the use of "Universal Design" in new housing</p>	<p>To incorporate design features in new housing that better accommodate persons with special needs</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>
<p>H-7: create a procedure wherein persons with disabilities seeking equal access to housing may request reasonable accommodation</p>	<p>To provide relief from government regulations for persons with special housing needs</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
H-8: build relationships with the building community and establish an array of regulatory and financial tools to assist in the development of affordable housing	To promote the development of affordable housing	The City worked closely with the Corporation for Better Housing to develop Newman Family Apartments, a 72-unit tax credit project	Program objectives have been met, and the program will continue to be useful as other opportunities for collaboration arise	This program will be continued but revised to more specifically identify how the program can be implemented
H-9: post and distribute information on currently available weatherization and energy conservation programs	To promote energy efficiency in the City's building stock	The City provides information on handouts available at City Hall and through information available on its website	Program objectives have been met, and the program will continue to be useful to residents and businesses seeking opportunities to save on energy costs	This program will be continued but revised to more specifically identify where materials are to be made available
H-10: adopt the California Green Building Standards Code	To promote energy efficiency in the City's building stock	The City adopted the California Green Building Standards in 2010	Program objectives have been met, and the program will continue to be necessary as the State of California revises energy efficiency standards	This program will be continued but revised to refer more broadly to any new standards for energy efficiency that come forward in the coming years

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-11: monitor the status of subsidized housing projects at risk of conversion to market-rate housing</p>	<p>To prevent the loss of affordable housing</p>	<p>The City periodically reviews at-risk housing and works with the Stanislaus Housing Authority and others to prevent the loss of affordable housing</p>	<p>Program objectives have been met, and the program continues to be necessary to prevent the loss of affordable units</p>	<p>This program will be continued without revision</p>
<p>H-12: disseminate information in both English and Spanish on fair housing, whereby the City publicizes the complaint referral process</p>	<p>To educate citizens about their fair housing rights</p>	<p>The City provides a written handout at City Hall and at the Newman Library containing information about fair housing and the housing complaint process</p>	<p>Program objectives have been met minimally, but steps should be taken to disseminate information more effectively through electronic means</p>	<p>This program will be continued but revised to more widely disseminate information electronically on the City's website, including links to the California Department of Consumer Affairs, Legal Services of Northern California, and the Rental Housing Association</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-13: Provide information sheets at City Hall about the new 211 phone system, which provides phone assistance to persons in need of emergency shelter</p>	<p>To provide information about how to obtain emergency housing assistance</p>	<p>The City provides information sheets at City Hall</p>	<p>Program objectives have been met minimally, but steps should be taken to disseminate information more effectively through electronic means</p>	<p>This program will be continued but revised to more widely disseminate information electronically on the City's website</p>
<p>H-14: adopt standards for the design, maintenance, and operation of multi-family housing to ensure that a basic level of quality is achieved and sustained for this important type of housing. Such standards shall be drafted to be non-discretionary</p>	<p>To ensure high quality design and operation of multi-family housing</p>	<p>The City has not implemented this program</p>	<p>This program did not meet objectives due to lack of staff resources</p>	<p>This program will be continued with a high priority designation to ensure quick implementation; program will be expanded to ensure that all site and design review for multi-family housing is a ministerial action</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-15: collaborate with fair housing advocates to promote first-time homebuyer education and help protect homebuyers from unwise lending practices</p>	<p>To educate citizens about first-time homebuyer opportunities and risks</p>	<p>The City publishes information for first-time home buyers on the City's website and provides handouts at City Hall</p>	<p>Program objectives minimally met</p>	<p>This program will be continued but revised to provide more specific actions and action dates</p>
<p>H-16: develop a program to use Federal Neighborhood Stabilization Program funds</p>	<p>To assist in housing market stabilization after 2008 housing market collapse</p>	<p>The City successfully developed and administered a Neighborhood Stabilization Program</p>	<p>Program objectives met, and program is no longer needed due to housing market recovery</p>	<p>This program will be discontinued</p>
<p>H-17: amend the Newman Zoning Ordinance to add emergency shelters as an allowed use by right</p>	<p>To remove government constraints on the construction of emergency shelters</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-18: participate in the annual census of homeless persons in collaborate with Stanislaus County Housing Authority</p>	<p>To assist in determining the needs of homeless persons in Newman</p>	<p>The City participates in the annual census as staff resources allow; City last participated in the homeless count in January 2016</p>	<p>Program met objectives</p>	<p>This program will be continued</p>
<p>H-19: revise the Newman Zoning Ordinance to allow transitional and supportive housing in all residential zones</p>	<p>To remove government constraints on the construction of transitional and supportive housing</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>
<p>H-20: require that all Low and Moderate-Income Housing Fund grant recipients target at a minimum 18 percent of project units for extremely low income families</p>	<p>To ensure that housing for extremely low income is supported</p>	<p>This program is implemented on an on-going basis</p>	<p>While the Newman Redevelopment Agency is no longer in existence, funds remain in the affordable housing fund</p>	<p>This program will be continued until all funds are spent</p>

Program	Objective	Result	Evaluation	Continue/Modify/Delete
<p>H-21: amend its density bonus ordinance (Section 5.14 NMC) to be consistent with recent changes in State statute</p>	<p>To maintain consistency with state law governing density bonus</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>
<p>H-22: amend its Zoning Ordinance to allow manufactured housing by right in all districts where a single family home is also allowed by right</p>	<p>To remove government constraints on the construction of manufactured housing</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>
<p>H-23: amend its 2nd Unit ordinance (Section 5.23.040 NMC) to be consistent with recent changes in State statute</p>	<p>To remove government constraints on the construction of second units</p>	<p>This program was not implemented; City is currently in process developing ordinance and expects adoption by end of April 2016</p>	<p>This program did not meet objectives due to lack of staff resources; city is taking corrective action</p>	<p>This program will be deleted if ordinance is successfully adopted by April 2016</p>

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Review of Previous Construction Objectives for Housing¹
2007 to 2014

Item	New Construction Objective	Actual Construction	Difference
Lower Income	219	112 ¹	-108
Moderate	257	20 ²	-237
Above Moderate	0	145	145
Total	476	277	-199

Notes: ¹Rehab and conservation objectives were zero in 2008 Housing Element
²72 units (Newman Family Apartments), 37 Units (Park Villas), 3 units (Site #7 from 2008 list)
³Site #9 from 2008

SUMMARY OF 2008 HOUSING ELEMENT REVIEW

While the City took important steps to implement its 2008 Housing Element, including the re-zoning of three key lower-income sites, its efforts fell short with regard to regulatory changes needed to remove government constraints. The primary reason for this shortcoming was lack of staff resources, which were severely constrained by budget shortfalls and otherwise diverted to maintenance of basic city services during a very serious economic downturn. The City currently has a consultant under contract to implement Housing Programs H-6, H-7, H-17, and H-21 through H-23 and expects to have this effort completed prior to final adoption in April 2016.

The one bright spot during the last Housing Element period was the completion in 2010-2011 of the Newman Family Apartments, a 72-unit tax credit project by the Corporation for Better Housing (Sherman Oaks). Full success in achieving the quantified objectives, however, was hampered by the collapse of the housing market that began in 2008. Even now in 2016, new construction is just beginning again. Only 29 percent of new construction occurred between 2010 and 2015, and most of this (i.e., 75 units) were lower-income units.

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Appendix B: New Legislation Since 2008

In addition to requiring each city and county adopt a housing element, the California Legislature enacts from time to time legislation to address specific housing issues. Since the last update of the Newman Housing Element in 2008, the State of California has adopted three bills that have bearing on housing element updates. Each of these is summarized briefly below.

SB 812 (ASHBURN) 2010

This legislation requires the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

AB 1867 (HARKEY) 2010

This legislation allows multifamily "ownership" housing converted to rental housing affordable to lower income households by acquisition or the purchase of affordability covenants to qualify towards meeting the alternative adequate sites requirement.

AB 1103 (HUFFMAN) 2011

This legislation allows, under specific conditions, foreclosed properties converted to housing affordable to lower income households by acquisition or the purchase of affordability covenants to qualify under the alternative adequate sites requirement.

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Appendix C: Homeless Services In The Region

Behavioral Health and Recovery Services: 800 Scenic Drive / (209) 525-6225 / www.stancounty.com/bhrs

Behavioral Health and Recovery Services (BHRS) administers Stanislaus County's behavioral health and recovery services. BHRS provides integrated mental health services to adults and older adults with a serious mental illness and to children and youth with a serious emotional disturbance. BHRS also provides outpatient and residential alcohol and drug treatment and prevention services and serves as Stanislaus County's Public Guardian.

- If you are in a crisis and need to speak to someone, call Emergency Services at (209) 558-4600.
- To access Stanislaus County program information or mental health and alcohol and drug services, call 1-888- 376-6246
- For client and family support information call the Peer Advocate at (209) 543-2425.
- For Family Advocate call (209) 568-9844.

Catholic Charities Veteran's Support Services: 2351 Tenaya Dr. Suite D, Modesto / (209) 529-3784 / www.ccstockton.org

The program assists low-income Veteran families who are currently homeless or imminently at-risk of becoming homeless. The program helps veterans and their families become re-stabilized by providing individual housing assistance through a variety of community resources and services in a veteran-friendly environment.

Center for Human Services: Pathways: 608 E. Granger Avenue, Unit 25, Modesto / (209) 526-3809 / www.centerforhumanservices.org

Pathways is a transitional living and supportive services program for young adults ages 18-21 years. The program serves homeless youth and many of the participants are former foster care youth who have limited financial and emotional support.

Children's Crisis Center: P.O. Box 1062, Modesto / (209) 577-0138 / www.childrenscrisiscenter.com

The Center provides 24-hour emergency shelter and childcare services to children from birth to 17 years of age. Support services offered to families in crisis through our Respite Childcare Program include the following: 24-hour FamilyLINE (crisis counseling), case management, family advocacy, Homelessness Prevention Rapid Re-housing.

Community Housing and Shelter Services: 708 H Street, Suite B, Modesto / (209) 527-0444

For those that meet eligibility requirements, the program provides housing counseling services, rental assistance, emergency shelter, and permanent supportive housing.

Community Impact Central Valley (CICV): 900 H Street, Suite D, Modesto / (209) 572-2437 / www.communityimpactcv.org

- Transitional Housing is 18-24 months of housing for qualified individuals and families. This program is designed to temporarily assist with low income housing. Transitional Housing gives people who have had a temporary financial setback a chance to improve their finances, rental history, and get back into independent housing.
- Permanent Supportive Housing is designed for those individuals with disabilities that are defined as chronically homeless. Chronic homelessness is defined as a year or more of homelessness or four or more episodes of homelessness over a three year period. Proof of chronic homelessness must be provided on agency letterhead by emergency shelters, doctors, and other agencies that serve the homeless community.
- Neighborhood Stabilization is a CICV program for families at risk of homelessness that meet the criteria.
- Human Immunodeficiency Virus (HIV) housing and support services available for those diagnosed with HIV.

Community Services Agency - CalWORKs Homeless Program: 251 E. Hackett Road, Modesto / (209) 558-2500 / www.stanworks.com

Shelter for CalWORKs eligible families only; this program is provided through the Community Services Agency. CalWORKs serves families with children deprived of parental support because of absence, disability or death, principal earner unemployed, and for needy caretaker of foster children.

Family Promise: 2301 Woodland Ave # 7, Modesto / (209) 549-9454 / www.modestofamilypromise.org

An Interfaith Hospitality Network that provides shelter, meals and hope to local families in need. The program works to address the individual causes of homelessness and connect families to resources that will help them make the journey to a permanent home and a self-sustaining life. Working on the family's future by working with them on education, employment and housing goals. The program continues to help them transition to a self-sufficient lifestyle.

Golden Valley Medical Center Corner of Hope Program: 1130 6th Street, Modesto / (209) 238-4800 / www.gvhc.org

Golden Valley Health Centers Corner of Hope Program exists to increase the health status and health outcomes for individuals and families who are homeless by increasing access to comprehensive primary health care, substance abuse programs, dental services, and mental health services. The program strives to fill gaps in homeless services in the rural County of Stanislaus. The program stresses wellness and health promotion for individuals who are homeless.

Haven Women's Center: 618 13th Street, Modesto / (209) 577-5980 / www.hwcstan.squarespace.com

A 60-day program designed for women and their children who are fleeing domestic or sexual violence. The shelter is in an undisclosed location in Stanislaus County and can house up to 23 women and children. While at the shelter, residents receive one on one case management services, support groups, restraining order assistance, referrals and advocacy to assist them in increasing safety in their lives.

Helping Other Sleep Tonight (H.O.S.T.): 405 S. 4th Street, Patterson / (209) 247-2966 / www.host-patterson.com

H.O.S.T. is a group of residents from local churches and the surrounding community who have banded together to help their fellow citizens who are homeless and/or part of the working poor in our society. The program provides food and basic needs services and temporary housing in the winter.

Housing Authority-County of Stanislaus: 1701 Robertson Road, Modesto / (209) 557-2000 / www.stancoha.org

Provide households with permanent, safe and sanitary affordable housing solutions for those in jeopardy of becoming homeless.

Modesto Gospel Mission: 1400 Yosemite Blvd, Modesto / (209) 529-8259 / www.modestogospelmission.org

Open 24 hours a day, every day of the year, the Modesto Gospel Mission provides emergency and transitional shelter, meals, and supportive services with the aim of breaking the cycles of homelessness.

National Alliance of Mental Illness (NAMI): 500 North 9th Street, Suite D, Modesto / (209) 558-4555 / www.namistanislaus.org

Operating since 2002 as a charitable non-profit organization NAMI Stanislaus promotes the general welfare of persons with mental disorders. NAMI Stanislaus helps people with mental illness, their families and the community by providing emotional support, education and advocacy for those suffering from mental illness; to reduce stigma and to improve services by partnering with mental health agencies and family members.

Oakdale Rescue Mission: P.O. Box 1147, Oakdale / (209) 322-3575

ORM reaches out to transform lives and provide hope in Oakdale through support services to the homeless and others in need. Outreach includes meals, clothing, other humane support, resource and referrals, and hope. Our desire is to enhance the lives of the entire community of Oakdale.

Second Harvest Food Bank: 704 E. Industrial Park Drive, Manteca / (209) 239-2091 / www.localfoodbank.org

Nationwide, Second Harvest Food Bank currently serves over 365,000 people in need each year through our partnership with 108 non-profit agencies. Stanislaus County non-profit agencies visit the Food Bank as often as once per week to select groceries, canned products, grains, dairy, meats, and fresh produce. The agencies then distribute the food to those in need through their food pantries, allowing them a very efficient way of receiving the help they need close to home or work.

Stanislaus County Office of Education Homelessness: Education B: Support Services
1100 H Street, Modesto / (209) 238-1500 / www.stancoe.org

Every school district has a local homeless education liaison. This person can help you decide which school would be best for your child and communicate with the school. Support services may include referrals to community agencies, transportation arrangements (when feasible), school supplies, academic support, and assistance with enrollment in school programs (after school programs, school food programs).

Telecare Stanislaus Homelessness Outreach Program (SHOP): 500 N 9th Street,
Modesto / (209) 341-1824/ www.telecarecorp.com

The Telecare Westside SHOP program operates and exists to provide culturally competent mental health services to adults ages 18 and above with serious mental illness and a history of homelessness. The team provides the support our members need to successfully achieve their own personal recovery goals as well as creating an individualized housing plan. The Westside SHOP program provides continuity of care and a menu of treatment options utilizing the Assertive Community Treatment (ACT) model. This variety of options supports individuals in all levels of their recovery while offering choice and flexibility to members and their families. All of the programs offer case management and psychiatric services at the core as well as 24/7 crisis intervention services.

Salvation Army Berberian Homeless and Transition Shelter: Corner of 9th Street and D Street, Modesto / (209) 522-3209

The Salvation Army in Modesto operates a shelter located at 9th and D Streets. The shelter is available all year round on a limited basis during the summer months and at full capacity (80 men and 20 women) during the winter months. The winter season extends from the 1st Monday of November through the end of April.

Turlock Gospel Mission: 408 South First Street Turlock / (209) 656-1033/
www.turlockgospelmission.org

365 days a year our guests can find a hot meal, an encouraging word and a group of caring individuals who are eager to love and care for them. Turlock Gospel Mission offers an evening meal ministry, shelter for women and children during the cold months and a homeless assistance center, known as the HAM center, to offer support and encouragement during the day and a positive alternative to the parks.

Turning Point: Integrated Services Agency (ISA): 1001 Needham Street, Modesto / (209) 569-0373/ www.tpcp.org/ISA-Modesto-Stanislaus

ISA works closely with individuals on conservatorship and for persons with high hospitalization rates to help them successfully reintegrate into the community. We provide intensive case management to adults with serious psychiatric disabilities. Our primary focus is on the relationship we establish with those we serve and how we can better assist them on their path of wellness and recovery.

Turning Point: Garden Gate (GG): 609 5th Street, Modesto / (209) 341-0718/
www.tpcp.org/garden-gate

GG provides short-term crisis housing for individuals known or suspected to be experiencing symptoms of mental illness and who are at risk for homelessness, incarceration, victimization or psychiatric hospitalization. The center consists of two houses (11 bed total capacity) in a residential area. We are open 24/7, year-round and there is no cost for services. Together with Stanislaus County Behavioral Health and Recovery Services (SCBHRS), its contractors, and other community organizations, we work to empower guests toward recovery through case management and support services focused on addressing basic needs, developing resources, and resiliency.

Turning Point: Integrated Services Agency: 1001 Needham Street, Modesto / (209) 569-0373/ www.tpcp.org/ISA-Modesto-Stanislaus

The Empowerment Center in Modesto provides a diverse cultural environment, peer support and encouragement from peers in recovery, reduced isolation, increased independence, links to services related to treatment of serious mental illness and co-

occurring substance abuse problems, housing and volunteer and employment opportunities, along with pay and benefit options

The United Samaritans Foundation: 220 South Broadway, Turlock / (209) 668-4853/
www.unitedsamaritans.org

The United Samaritans Foundation currently operates four mobile food service trucks from our facilities in Turlock, Hughson, and Modesto, delivering nutritious lunches to nine Stanislaus communities five days per week. Volunteers help staff the food pantry, clothes closet and various other services. In Turlock, the Foundation facility offers homeless services including a drop-in breakfast center, laundry and shower facilities, and the use of a phone number and address to aid in connectivity and job searches. In Hughson, the Community Center complex includes a county library, county medical office, pharmacy and a cafe. Nonprofit groups maintain offices at the Turlock and Hughson locations, and community organizations regularly use the Foundation's facilities for meetings and special events.

Valley Recovery Resources Redwood Family Center: 1030 California Ave, Modesto / (209) 521-1805 or (209) 550-7352/ www.valleyrecoveryresources.org

The Redwood Family Center houses an average of 50 to 60 women and their 60 to 80 children, providing the opportunities and services necessary for a drug-free and productive future.

We Care Turlock: 221 S Broadway, Turlock / (209) 664-2003/ www.wecareturlock.org

We Care provides emergency cold weather shelter and housing assistance to the Turlock homeless community. Services include rapid re-housing, supportive housing, emergency cold weather shelter, and affordable housing.

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Appendix D: Reasonable Accommodation Analysis (completed in 2009)

In 2009, the City of Newman completed an analysis of reasonable accommodations based on a June 17, 2002 technical memorandum from HCD. HCD listed questions in three categories of analysis to guide the analysis of constraints on the development, maintenance and improvement of housing for persons with disabilities. These questions and Newman's response to these questions are shown in Table D-1 below.

**Table D-1
Reasonable Accommodation Analysis
2009**

Category of Analysis	Response
Over-Arching and General	
Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws? If so, describe the process for requesting a reasonable accommodation.	The City has no formal procedure for persons requesting reasonable accommodation.
Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?	No.
Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?	No.

Category of Analysis	Response
Zoning and Land Use	
Has the locality reviewed all of its zoning laws, policies and practices for compliance with fair housing law?	No.
Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?	No, not directly. This City does however, require less parking (only 1 covered space per every three dwelling units) for senior and elderly housing. See Chapter 5.17, Off-Street Parking Regulations.
Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?	No, family care homes, foster homes, or group homes serving six or fewer mentally disabled, or otherwise handicapped persons, or dependent or neglected children are allowed by right, without restriction in the R-1 Single Family Residential District. See Section 5.03.020 NMC)
What zones allow groups homes other than those residential zones covered by state law? Are group homes over six persons also allowed?	Group homes of any size are allowed in the R-2 and R-3 Zoning District with a conditional use permit (See Sections 5.04.040 and 5.05.040 NMC)
Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?	Newman's occupancy standards comply with state law. The NMC defines "Family" as a "reasonable number of persons occupying a dwelling . . . living as a single housekeeping unit."
Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?	No.

Category of Analysis	Response
Permits and Processing	
How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?	Such requests are processed through the Community Development Department through the building permit process.
Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?	Yes. Building permits are required.
Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?	There are no special restrictions.
What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?	Group homes are required to obtain a conditional use permit.
Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?	There are no special conditions.
Building Codes	
Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?	Yes, in 2007. No amendments have been made to the UBC.
Has the locality adopted any universal design elements in the building code?	No.
Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The City does not explicitly provide for reasonable accommodations in the enforcement of building codes and the issuance of building permits.

Source: City of Newman

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APPENDIX E: CONTACT LIST

LOCAL AGENCIES

1. City of Newman
 - Stephanie Ocasio, City Planner
socasio@cityofnewman.com

 - Michael Holland, City Manager
mholland@cityofnewman.com

 - Randy Richardson, Police Chief
richardson@cityofnewman.com

 - Brett Short, Lieutenant
bshort@cityofnewman.com

2. Newman Family Resource Center (c/o CHS)
 - Beatriz Ramirez, Program Coordinator
1300 Patchett Drive
Newman, CA 95360
(209) 862-0295
FAX: (209) 862-3754
bramirez@centerforhumanservices.org

 - Laura Elkinton, Program Manager
11 Plaza, Suite B
Patterson, CA 95363
(209) 895-4632
FAX: (209) 895-4741
lelkinton@centerforhumanservices.org

3. Newman Partnership⁸
 - Chanelle Raboteau, Director of After School Programs
Newman Crows Landing Unified School District
890 Main Street
Newman, CA 95360
(209) 556-7461
NewmanPartnership@gmail.com

⁸ Has representatives from Salvation Army, Stable Living, Soroptimist, Senator Cannella's office, SEAPA, Food for Families, Toys for Tots, Newman - Crows Landing Unified School District and Newman Family Resource Center

4. Self-Help Enterprises

Denise Fletcher, Program Director
Susan Atkins, Assistant Program Director

AREA CHURCHES

5. First Baptist Church of Newman
910 R Street
862-2393
6. Kingdom Hall of Jehovah's Witnesses
1236 Q Street
862-0949
7. Orestimba Presbyterian Church
1107 Kern Street
862-2661
8. St. James Lutheran Church
1102 P Street
862-0649
9. St. Joaquim's Catholic Church
1121 Main Street
862-3528
10. The Church of Jesus Christ of Latter-Day Saints
Crows Landing Meetinghouse
18601 Crows Landing Road
Crows Landing, California 95313

REAL ESTATE CONTACTS

11. Greg Nunes Realty
(209) 892-2000
www.gregnunes.com
12. Lafler Real Estate
(209) 854-2491
www.joannalafler.com
13. PMZ Real Estate
Wendy Montgomery

(209) 675-2521
Candice Terry
(209) 678-1724

14. Stephens & Borrelli
(209) 862-2881
<http://www.jborrelli.com/>
15. Valley Real Estate Sales, Inc.
(209) 854-1000
www.vresrenatls.com

COUNTY GOVERNMENT

16. Stanislaus Council of Governments
Rosa De León Park, Executive Director
(209) 525-4642
rpark@stancog.org
www.stancog.org
17. Stanislaus County Housing Authority
Barbara Kauss, Executive Director
1701 Robertson Road
P.O. Box 581918
Modesto, CA 95358
(209) 557-2000
www.stancoha.org
18. Stanislaus County Behavioral Health & Recovery Services (BHRS) Housing & Employment Services
1917 Memorial Drive
Ceres, CA 95307
209-541-2163
<http://www.stancounty.com/bhrs/services-housing-employment.shtm>

OTHER PRIVATE RESOURCES

19. Center for Human Services (CHS)
Main Office
2000 W. Briggsmore Ave., Suite I
Modesto, CA 95350
(209) 526-1476
FAX: (209) 526-0908

<http://www.centerforhumanservices.org/index.html>

Hutton House
Valrie Thompson, Program Manager
201 Jennie Street
Modesto, CA 95354
(209) 526-1623
FAX: (209) 526-4578

20. Community Housing and Shelter Services of Stanislaus County

708 H Street, Suite B
Modesto, CA 95354
Esther Rosas, Executive Director
(209) 527-0444
chssinfomail@gmail.com

21. Habitat for Humanity

Anita Hellam, Executive Director
630 Kearney Avenue
Modesto, CA 95350
(209) 575-4585 ext. x105
ahellam@stanislaushabitat.org
<http://www.stanislaushabitat.org>

22. Modesto Gospel Mission

Kevin Carroll, Executive Director/CEO
kcarroll@homelessmission.org
Dale Hartman, Director of Programs
dale@homelessmission.org
1400 Yosemite Blvd
Modesto, CA 95354
(209) 529-8259
<https://modestogospelmission.org/>

23. Salvation Army

Modesto Citadel
Majors Kyle & Martha Trimmer
Modesto Corps Community Center
625 "I" Street
Modesto, CA
(209) 522-3209
<http://salvationarmymodesto.org/>
Kyle.Trimmer@usw.salvationarmy.org

24. Salvation Army Berbian Homeless Shelter & Transitional Living Center

Karem Valenzuela
320 9th Street
Modesto, CA 95351
(209) 525-8954

25. Stanislaus County Affordable Housing Corporation (STANCO)

1207 13th Street, Suite 2
Modesto, CA 95354
(209) 574-1155
Fax: (209) 574-0586
info@stancoahc.com
<http://www.stancoahc.com/>

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