

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development AF

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE February 2, 2016

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Acceptance of the Annual Progress Reports for the Stanislaus County Housing Element for Calendar Years 2009-2014

STAFF RECOMMENDATIONS:

Accept the annual progress reports for the Stanislaus County Housing Element for calendar years 2009-2014.

FISCAL IMPACT:

Staff time for the preparation of the annual progress reports for the Stanislaus County Housing Element for calendar years 2009-2014 is covered by available General Plan Maintenance Fee funds. Submission of the reports to the California Department of Housing and Community Development (HCD) makes Stanislaus County eligible to apply for the State's Housing Related Parks Program funding.

BOARD ACTION AS FOLLOWS:

No. 2016-67

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

The Planning and Community Development Department has completed annual progress reports for the fourth cycle of the Housing Element, covering calendar years 2009-2014. These annual reports have been completed in order to comply with California Government Code Section 65400, which establishes the requirement that each city or county jurisdiction prepare an annual report summarizing the previous year's activities in implementing the Housing Element of the General Plan. The annual reports are required to be completed by April 1st every year and to be provided to the legislative body.

Due to staffing constraints and competing priorities, annual reports were not previously completed for the fourth cycle. While the annual reports are required by California Government Code, the Planning department has been unaware of any penalty for failing to submit the report; however, in 2015 the department was, for the first time, made aware of qualification for state funding requiring preparation of annual reports. The reports have been prepared retroactively in order to meet qualification requirements for State Housing Related Parks Program funding. The annual progress reports are being presented to the Board of Supervisors for acceptance and will be submitted to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

A Housing Element annual progress report contains the following information:

- A tabulation of the number of units that have been constructed, maintained, or preserved which count toward meeting the County's Regional Housing Needs Allocation (RHNA) of the 2009-2014 Housing Element cycle.
- Progress on implementing the programs within the current Housing Element, which specifies goals, timelines, objectives, and policies relative to the maintenance, improvement, and development of housing.

The RHNA identifies housing needs for each region in response to projected population and household growth. State law (Government Code 65584) mandates that each Council of Governments (COG) distribute the RHNA (as determined by the State) to each jurisdiction within the COG's region. The Stanislaus Council of Government is the agency charged with overseeing the RHNA process for jurisdictions in Stanislaus County. The RHNA does not require units to be built, but rather requires a jurisdiction to show that they can accommodate the units should the estimated demand materialize. Stanislaus County's RHNA for the fourth cycle included a total of 5,568 units, made up of 1,298 very low-income (VLI), 910 low-income (LI), 1,073 moderate-income (MI), and 2,287 above moderate-income units. (See Exhibit A – *HCD 2015 Income Limits, Stanislaus County*). These numbers were estimated based on growth during the economic boom and do not take into account the recession which significantly halted development within the Central Valley.

The County is currently in the process of updating its Housing Element to comply with the fifth cycle requirements, covering the calendar years 2015-2023. Stanislaus

County's RHNA for the fifth cycle was reduced from the fourth cycle allocation and includes a total of 2,241 units (made up of 269 ELI, 269 VLI, 345 LI, 391 MI, and 967 above moderate units). The first annual report for the fifth cycle Housing Element, covering calendar year 2015, is due by April 1, 2016. The Planning Department will be preparing the 2015 report to meet the April deadline.

HOUSING ELEMENT ANNUAL PROGRESS REPORT

Provided below is an overview of the County's progress made in meeting its fourth cycle RHNA by key program area. A complete summary of the Housing Element Annual Progress Reports, including the adopted policies, is provided in Exhibit B – *Summary Housing Element Annual Progress Reports (2009-2014)*.

The Annual Progress Reports recognize the County's membership in the Stanislaus Urban County and Home Investment Partnerships Program (HOME) Consortium, entities receiving entitlement funding from the United States Department of Housing and Urban Development (HUD). The Stanislaus Urban County is a multi-jurisdictional Community Development Block Grant (CDBG) entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of the County. Stanislaus County is the "lead entity" for the Stanislaus Urban County. The HOME Consortium members are Stanislaus Urban County and the City of Turlock. The City of Turlock is the "lead entity" of the HOME Consortium.

Unless otherwise noted, the figures provided in the overview below reflect activity in the County's unincorporated areas.

Regional Housing Needs Allocation (RHNA) Progress (2009-2014)

	RHNA	Actual Units Produced	Actual Units Produced by Category			
			Single Family Dwellings	Duplexes	Second Units	Mobile Homes
Total	5,568	137	55	4	41	37

Housing and Support Services for Low-Income and Special Populations

The County coordinated with HOME Consortium member jurisdictions, Stanislaus County Housing Authority, and Habitat for Humanity to provide housing programs throughout unincorporated Stanislaus County. From 2009-2014, 54 single family dwellings were purchased through the Neighborhood Stabilization Program (NSP) program and 52 of those homes were rehabilitated and sold to first time homebuyer households, in unincorporated Stanislaus County. All households who received down payment assistance were required, as a condition of assistance, to complete a First Time Homebuyer course offered by a HUD Certified Home Counselor. Nineteen of the first time homebuyer households also received assistance through the Community

Development Block Grant – Recovery (CDBG-R) program for installation of roof mount solar systems. In addition, 36 households received home repair assistance through the rehabilitation program, including 8 extremely low-income, 20 very low-income, and 8 low-income households. Nineteen senior households received rehabilitation assistance, and one senior household received a first time homebuyer loan through the NSP program. Throughout the Urban County area a total of 20,771 seniors received support services, 535 homeless seniors received emergency shelter, 47 were entered into a transitional housing program, and 25 homeless or at-risk extremely low-income seniors received rental assistance through the Community Development Block Grant (CDBG) Public Services, Emergency Solutions Grant (ESG), and Homeless Prevention and Rapid Rehousing Program (HPRP) grants.

Eight very low-income households (including 1 extremely low-income household), which included individuals with a disability, were assisted with rehabilitation of their home through the CalHOME and HOME programs. The Disability Resource Agency for Independent Living's (DRAIL) Assistive Technology Program, funded by a CDBG Public Service Grant, served 49 extremely low and low income individuals with disabilities who were in need of durable medical equipment and other devices, throughout the Urban County area.

Farmworker Housing

In 2012, the HOME Consortium partnered with the Housing Authority to rehabilitate 54 year-round farm worker housing units located on Donna, Freda, Linda, and Glenda Streets in the City of Ceres. Nine temporary mobile homes for farm workers were permitted during the 2009-2014 reporting period in the unincorporated county.

Housing Conditions

A total of 39 dangerous building cases were processed, 35 homes were demolished, two were remodeled, and two are currently in the process of being remodeled or demolished. A total of 478 housing related Code Enforcement cases, including complaints regarding faulty electricity, plumbing, heat, etc., for properties located in the unincorporated portions of the County were processed.

Outreach and Collaboration

From 2009-2014, the County partnered with HOME Consortium member jurisdictions, the Housing Authority of Stanislaus County, and with Habitat for Humanity on the use of NSP and CalHOME/HOME funds to purchase foreclosed units, rehabilitate homes, and to provide down payment assistance to first time homebuyers.

Planning staff participated in the Stanislaus County Continuum of Care (CoC), or Collaborative, meetings monthly, as well as sub-committee meetings for the Homeless Prevention and Rapid Re-Housing (HPRP), Emergency Solutions Grant (ESG), and Homeless Management Information Systems (HMIS) programs.

Throughout the fourth cycle, Planning and Community Development Department staff was available at the counters, over the phone, and via e-mail to provide housing information and referral services to the public. In addition public service providers, who

were awarded CDBG public service funds and ESG funds, provided customer service to Urban County residents via phone and in office.

Local Policy and Processes

A comprehensive update to the General Plan began in 2010. A Notice of Preparation for the draft General Plan Update and Environmental Impact Report was released in April of 2014 and the update will be considered for adoption in early 2016.

Public Facility Fees are evaluated for consistency of the fee to the cost of providing public services every five years. Fees were updated in 2010. Public facility fee deferrals continued to be offered as an option for low-income housing developments throughout the planning period.

A streamlined One-Stop-Shop building permit review process continued to be offered throughout the planning period. Vacant and underutilized site data was made available to the public on-line as parcel level data contained in the County's Geographical Information System (GIS). The County's Building Code was updated in 2010 and 2013.

In 2014, the process to amend Title 21 of the Zoning Ordinance, to fulfill State Housing Element requirements, including a Density Bonus provision, a Reasonable Accommodation policy, and requirements of SB2 in terms of supportive and transitional housing, and emergency shelters, began. The changes to the ordinances were adopted by the Board of Supervisors in 2015.

In 2012 the County adopted an Analysis of Impediments to Affordable Housing, which includes an analysis of affordable housing barriers in terms of local regulations.

The County continued to make available Planned Development (P-D) zoning and during the fourth cycle two residential type projects were approved allowing flexible designs.

Fair Housing

The Stanislaus Urban County contracted with Project Sentinel for Fair Housing services throughout the Urban County area. From 2009-2014, Project Sentinel provided information and referral services to 2,134 individuals. The agency provided consultation and investigation services for 132 fair housing cases, related to the following protected categories: handicap/disability; familial status; race; source of income; gender; intimidation and harassment; age; national origin; and sexual orientation. One-hundred and eighty-five tenant/landlord cases were processed.

Infrastructure Improvements

Throughout the housing planning period, Stanislaus County completed the Parklawn Neighborhood Sewer Project with CDBG funds and a grant from the California State Water Resources Board (CSWRB). The project provided a public sewer system benefiting 830 households. Residents of the Parklawn neighborhood were notified in 2015 that sewer service is available and that loans are available for qualified households through the County's rehabilitation program.

Construction of Phase 1 of the Airport Neighborhood Sewer Project began in summer of 2014 and was completed in spring of 2015. This first phase of the project installed approximately 3,000 linear feet of sewer main along with other project related improvements. The County is currently seeking CSWRB grant funds for construction of the remaining portions of the project. Once completed the Airport Infrastructure project is estimated to benefit 511 households.

Empire Phase 1A Storm Drainage Infrastructure was completed in Fiscal Year 2011. With the dissolution of redevelopment agencies, the ability to complete the project as originally designed, as a positive storm drain system, is now infeasible due to the cost. The County is working with the community of Empire to identify targeted storm water drainage/sidewalk solutions.

Measure E Review

Programs 5-7 and 5-8 of the Housing Element require that Planning staff provide a review and determination on whether Measure E constrains the ability to meet the projected housing supply needs for Stanislaus County when preparing the next planning cycle Housing Element. The analysis of land availability prepared in 2015 for the fifth cycle Housing Element does not show any constraints related to Measure E.

The adopted 2009-2014 Housing Element and the complete annual reports, as submitted to HCD and OPR, may be found on-line at: <http://www.stancounty.com/planning/pl/general-plan>

POLICY ISSUES:

Acceptance of the annual progress report furthers the Board's priorities of A Safe Community, A Healthy Community, A Strong Local Economy, Effective Partnerships, and A Well Planned Infrastructure System, by meeting State Housing Element requirements and requirements for State Housing Related Parks Program funding eligibility.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for preparing all reports and attending meetings associated with the annual progress reports.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

ATTACHMENTS:

- Exhibit A - HCD FY 2015 Income Limits, Stanislaus County
- Exhibit B - Summary Housing Element Annual Progress Reports (2009-2014)

HCD FY 2015 Income Limits, Stanislaus County

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
STANISLAUS COUNTY 4-PERSON AREA MEDIAN INCOME: \$62,000	EXTREMELY LOW	\$ 13,050.00	\$ 15,930.00	\$ 20,090.00	\$ 24,250.00	\$ 28,410.00	\$ 32,570.00	\$ 35,300.00	\$ 37,600.00
	VERY LOW INCOME	\$ 21,700.00	\$ 24,800.00	\$ 27,900.00	\$ 31,000.00	\$ 33,500.00	\$ 36,000.00	\$ 38,450.00	\$ 40,950.00
	LOW INCOME	\$ 34,750.00	\$ 39,700.00	\$ 44,650.00	\$ 49,600.00	\$ 53,600.00	\$ 57,550.00	\$ 61,550.00	\$ 65,500.00
	MEDIAN INCOME	\$ 43,400.00	\$ 49,600.00	\$ 55,800.00	\$ 62,000.00	\$ 66,950.00	\$ 71,900.00	\$ 76,900.00	\$ 81,850.00
	MODERATE	\$ 52,100.00	\$ 59,500.00	\$ 66,950.00	\$ 74,400.00	\$ 80,350.00	\$ 86,300.00	\$ 92,250.00	\$ 98,200.00

HOUSING ELEMENT ANNUAL PROGRESS REPORT SUMMARY

Provided below is a table summary of the County's progress made in meeting its fourth cycle Regional Housing Needs Allocation (RHNA) and a narrative summary detailing the progress in implementing the Housing Element by individual programs.

The Annual Progress Reports recognize the County's membership in the Stanislaus Urban County and Home Investment Partnerships Program (HOME) Consortium, entities receiving entitlement funding from the United States Department of Housing and Urban Development (HUD). The Stanislaus Urban County is a multi-jurisdictional Community Development Block Grant (CDBG) entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of the County. Stanislaus County is the "lead entity" for the Stanislaus Urban County. The HOME Consortium members are Stanislaus Urban County and the City of Turlock. The City of Turlock is the "lead entity" of the HOME Consortium.

Unless otherwise noted, the figures provided in the summaries below reflect activity in the County's unincorporated areas. Each annual report may be found at the following link: <http://www.stancounty.com/planning/pl/general-plan.shtm>

Regional Housing Needs Allocation (RHNA) Progress (2009-2014)

	RHNA	Actual Units Produced	Actual Units Produced by Category			
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GOAL ONE

ENCOURAGE THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING, INCLUDING UNITS FOR RENT AND FOR OWNERSHIP FOR RESIDENTS OF ALL INCOME GROUPS, INCLUDING EXTREMELY-LOW, VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS.

GOAL ONE PROGRAMS

1-1 FIRST TIME HOMEBUYER

Continue to utilize programs through the Stanislaus County Redevelopment Agency, CDBG Consortium, and the HOME Consortium for First Time Homebuyer Programs.

From 2009-2014 a total of 52 first-time homebuyer households received down payment assistance (DPA), made up of 10 very low-, 41 low-, and 1 moderate-income households.

1-2-INTERAGENCY COORDINATION AND SUPPORT

Continue to work in collaboration with Federal, State and local governmental agencies, as well as private, nonprofit organizations and other community groups in coordinating local and regional housing programs in order to maximize funding opportunities and reach common housing goals and needs for targeted income groups throughout unincorporated Stanislaus County.

As a HOME Consortium member, the Planning and Community Development Department coordinated with other HOME Consortium member jurisdictions (Ceres, Hughson, Newman, Oakdale, Patterson, Turlock and Waterford) and coordinated with the Stanislaus County Housing Authority and Habitat for Humanity to complete acquisition/rehabilitation/Down Payment Assistance (DPA) throughout the county.

1-3-HOMEBUYER COUNSELING

Continue to participate with agencies that provide First Time Homebuyer training.

All households who received down payment assistance, which included 52 households from 2009-2014, were required, as a condition of assistance, to complete a First Time Homebuyer course offered by a HUD Certified Home Counselor.

1-4- HOUSING AND SUPPORT SERVICES COLLABORATIVE

The County will continue to participate in a local community housing collaborative that was formed to include low-income housing producers and advocates, social service providers, representatives of public agencies and other interested organizations. This collaborative meets monthly to generate input and promote solutions to housing and service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts.

The Stanislaus County Planning and Community Development Department, Community Services Agency, Behavioral Health and Recovery Services, and Health Services Agency staff attended the collaborative, also known as the Stanislaus County Continuum of Care (CoC), meetings monthly, as well as sub-committee meetings for the Homeless Prevention and Rapid Re-Housing (HPRP), Emergency Solutions Grant (ESG), and Homeless Management Information Systems (HMIS) programs.

1-5- DENSITY BONUS ORDINANCE

Continue to promote the State Density Bonus law, which offers developers the incentive of increased density and flexibility in development standards in exchange for the construction of affordable housing.

No density bonus applications were received; therefore, no units were produced under this program.

1-6- BUILDING CODE ENFORCEMENT

Continue to enforce federal and state laws such as the Housing Code, Chapter 16.16, and the Dangerous Building Code, Chapter 16.24 that provides minimum health and safety standards in housing or other buildings.

From 2009-2014, a total of 39 dangerous building cases were processed, 35 homes were demolished, 2 were remodeled, and 2 are currently in the process of being remodeled or demolished. A total of 478 housing related Code Enforcement cases, including complaints regarding faulty electricity, plumbing, heat, etc., for properties located in the unincorporated portions of the County were processed.

1-7- PUBLIC FACILITIES FEES

The County will continue to annually review the level of fees charged to ensure that they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

Public Facility Fees are evaluated for consistency of the fee to the cost of providing public services every five years. Fees were updated in 2010. Public facility fee deferrals continued to be offered as an option for low-income housing developments throughout the planning period.

1-8- BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION

Continue to promote the reduction of energy usage and costs through building and design practices that exceed Title 24 standards, and encourage conservation of energy resources and utilization of alternative energy resources. Emphasize the incorporation of active and passive energy conservation features such as energy efficient appliances; heating/cooling systems; windows, doors and skylights; building materials; building/window orientation; and use of landscape materials in new and rehabilitated County-assisted affordable housing. Implement energy conservation practices and public education by utilizing program funding to incorporate energy efficient features in assisted dwelling units, and through partnerships with other agencies and energy providers who disburse information and/or offer programs and incentives to increase public awareness and utilization of energy conservation practices.

The California Energy Code was implemented with review of building permit applications. Locally assisted rehabilitations completed throughout the Housing Element period received weatherization improvements. Nineteen (19) units assisted with rehabilitation also received financial assistance for the purchase and installation of roof mount solar systems.

1-9 - SENIOR HOUSING

The Stanislaus County Redevelopment Agency and Planning and Community Development Department receive funding that can be used for a variety of affordable housing projects, including senior housing. The County, especially as a member of the

HOME consortium, will support countywide efforts to increase the inventory of affordable housing for seniors.

From 2009-2014, 20 senior households received rehabilitation assistance with CalHOME, CDBG, and HOME funds, and one of those senior households also received a first time homebuyer loan through the NSP program. A total of 20,771 seniors received support services, 535 homeless seniors received emergency shelter, 47 were entered into a transitional housing program, and 25 homeless or at-risk extremely low-income seniors received rental assistance through the CDBG Public Services, ESG, and HPRP grant programs.

1-10- AFFORDABLE HOUSING DEVELOPMENT WITHIN THE SALIDA COMMUNITY PLAN

Due to the large volume of land designated Medium and Medium High Density Residential within the Salida Community Plan area and its potential to greatly increase the supply of housing affordable to extremely low, very low, and low-income households, the County will initiate contact and continue to partner with affordable housing developers to maximize the potential of the affordability of homes constructed there. The County will encourage and assist developers to utilize any and all available design techniques and funding sources, including, but not limited to the maximization of density, logical and efficient subdivision of the parcels that make up this district, predevelopment review and permit streamlining, and utilization of Federal, State and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, redevelopment, etc.

No progress occurred under this program for two reasons: (1) an Environmental Impact Report (EIR) must still be completed for the Salida Community Plan area prior to development; and (2) the recession, which occurred throughout the Housing Element planning period, severely restricted development throughout the County.

GOAL TWO

MAXIMIZE HOUSING CHOICES AND OPPORTUNITIES THROUGHOUT STANISLAUS COUNTY

GOAL TWO PROGRAMS

2-1- RESIDENTIAL ACCESSIBILITY

Continue to promote accessibility for the disabled and handicapped by reviewing plans for apartment complexes for compliance with state and federal regulations.

This program applies to multi-family housing only. No multi-family housing was constructed during the 2009-2014 reporting period.

2-2- FAIR HOUSING

Continue to maintain services to respond to issues arising out of housing complaints, disseminate the County's fair housing policies, and issue press releases to local media in both Spanish and English when appropriate.

The Stanislaus Urban County contracted with Project Sentinel for Fair Housing services throughout the Urban County area. From 2009-2014, Project Sentinel provided information and referral services to 2,134 individuals. The agency provided consultation and investigation services for 132 fair housing cases, related to the following protected categories: handicap/disability; familial status; race; source of income; gender; intimidation and harassment; age; national origin; and sexual orientation. 185 tenant/landlord cases were processed.

2-3- FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING

Continue to seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups. Sources of funding and housing assistance include, but are not limited to, programs operated by the USDA - Farm Services Agency, Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), the Stanislaus County Housing Authority, Stanislaus County Affordable Housing Corporation (STANCO) and Self-Help Enterprises.

Eight very low-income households (including 1 extremely low-income household), which included individuals with a disability, were assisted with rehabilitation of their home through the CalHOME and HOME programs. The Disability Resource Agency for Independent Living's (DRAIL) Assistive Technology Program, funded by a CDBG Public Service Grant, served 49 extremely low and low income individuals with disabilities who were in need of durable medical equipment and other devices, throughout the Urban County area.

2-4- FEDERAL AND STATE HOUSING LAW

Continue to enforce the federal and state laws that prohibit discrimination in housing. They are: Federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; State Fair Housing Act (Government Code, Section 12955); and, Unruh Act (Civil Code, Section 50).

From 2009-2014, Project Sentinel provided information and referral services to 2,134 individuals throughout the Stanislaus Urban County. The agency provided consultation and investigation services for 132 fair housing cases, related to the following protected categories: handicap/disability; familial status; race; source of income; gender; intimidation and harassment; age; national origin; and sexual orientation. 185 tenant/landlord cases were processed.

2-5- INFORMATION AND REFERRAL

Continue to provide housing information and referral services to very low-, low- and moderate-income persons and special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community based organizations and other service providers of the requested service or assistance.

Throughout the forth cycle, Planning and Community Development Department staff was available at the counters, over the phone, and via e-mail to provide housing information and referral services to the public. In addition public service providers, who were awarded CDBG public service funds and ESG funds, provided customer service to County residents via phone and in office. Those agencies included:

- *American Red Cross* – Provided temporary shelter for low-income households who had experienced an emergency
- *Court Appointed Special Advocates (CASA)* - Advocates for foster youth
- *Center for Human Services* – Provided resources and referrals for low-income families, including utility assistance
- *The Children's Crisis Center* - Provided respite day time and emergency night time shelter for at-risk infants and toddlers
- *Community Housing and Shelter Services* – Provided temporary emergency shelter
- *Disability Resource Agency for Independent Living (DRAIL)* – Provided persons with disabilities grants for assistive technology
- *Family Promise* – Provided emergency shelter and case management for homeless families
- *Habitat for Humanity* – Provided homebuyer counseling and energy efficiency improvements for low-income home owners at a reduced cost, including double-paned windows
- *Healthy Aging* – Provided injury prevention training for seniors
- *Healthy Start* – Provided resource and referrals for low-income families with at-risk youth
- *The Howard Training Center* – Provided food assistance for seniors and job experience for disabled adults
- *Hughson Family Resource Center* – Provided resources and referrals for low-income families
- *National Alliance for the Mentally Ill (NAMI)* – Provided prevention services for persons with mental illness
- *Parent Institute for Quality Education (PIQE)* – Provided parent education
- *Parent Resource Center* - Provided parent education, case management, resources and referral services
- *Salvation Army* – Provided emergency and transitional homeless shelter
- *Salvation Army Red Shield* – Provided after school care for at-risk youth
- *Second Harvest* - Provided emergency food assistance
- *Stanislaus Literacy Center* – Provided ESL education to low-income residents
- *United Samaritans Foundation* – Provided emergency food assistance
- *We Care of Turlock* – Provided emergency winter shelter

- *Westside Food Pantry* - Provided emergency food assistance
- *West Modesto King Kennedy Neighborhood Collaborative* – Provided assistance to low-income households

2-6- FARM WORKER HOUSING IN AGRICULTURAL

Continue to allow farm-employee housing in agricultural zones, as well as in any other zones that permit agricultural uses. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. Per Health and Safety Code Section 17021.6, no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. In addition, in accordance with Health and Safety Code Section 17021.5, any employee housing providing accommodations for six or fewer employees is deemed a single-family structure with a residential land use designation, and cannot be defined as a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

Nine temporary mobile homes for farm workers were permitted during the 2009-2014 reporting period.

2-7- STATE AND FEDERAL HOUSING PROGRAMS

Continue to assist the Stanislaus County Housing Authority in its administration of state and federal housing programs for farm worker housing, and support their funding applications for farmworker housing, such as the Joe Serna Grant.

In 2012, the HOME Consortium partnered with the Housing Authority to rehabilitation 54 year-round farm worker housing units located on Donna, Freda, Linda, and Glenda Streets in the City of Ceres.

2-8 SECOND UNITS

Continue to provide additional affordable housing opportunities by allowing the construction of second units in single-family residential areas, subject to the issuance of a building permit. The County will also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

A total of 35 second homes (22 comprised of mobile homes) were constructed from 2009-2014.

2-9- UNIVERSAL DESIGN

The County will consider an amendment to the local building codes to include universal design elements that address limited lifting or flexibility, limited mobility and limited vision.

No amendments specific to universal design were undertaken; however, no barriers to construction of universal design elements have been identified.

2-10 – OVERCROWDING

The County will promote the construction of and seek financial sources for single and multiple family units with 3-4 bedrooms to alleviate overcrowding, including room additions within the County's housing rehabilitation programs.

From 2009-2014, 49 single family dwellings with 3 or more bedrooms were purchased through the NSP program and 48 of those homes were then rehabilitated and sold to first time homebuyer households.

GOAL THREE

CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK

GOAL THREE PROGRAMS

3-1-HOUSING PROGRAMS

The Stanislaus County Redevelopment Agency, the Community Development Block Grant Program and the HOME Consortium will continue to support funding allocations to be used for a variety of housing programs that include rehabilitation, construction, land acquisition and purchase assistance.

From 2009-2014, 54 single family dwellings were purchased through the NSP program and 52 of those homes were rehabilitated and sold to first time homebuyer households. Nineteen of the first time homebuyer households also received assistance through the CDBG-R program for installation of roof mount solar systems. Of the households served, ten were very low-income, 41 were low-income, and one was moderate-income. In addition, thirty-six households received home repair assistance through the HOME/CalHOME/RDA/CDBG programs, including 8 extremely low-income, 20 very low-income, and 8 low-income households.

3-2- MINOR HOME REPAIR

Continue to issue housing repair grants to income-eligible households administered by the Stanislaus County Housing Authority utilizing CDBG Program Income and redevelopment funds. The program is designed to respond to emergencies such as leaking roofs, fire damage, handicap retrofits and other systems that are health and safety related.

From 2009-2014, 36 housing rehabilitations were completed through the CalHOME, CDBG, and HOME programs. The households served included 8 low-income, 20 very low-income, and 8 extremely low-income households.

3-3- MUNICIPAL UTILITIES

The County will continue to construct or rehabilitate municipal utility services (e.g. water, sewer, storm drain) in lower income unincorporated neighborhoods in cooperation with incorporated cities. Priority projects during the timeframe of this Housing Element include the Empire infrastructure project and the Airport Neighborhood Revitalization Plan.

Throughout the housing planning period (2009-2014), Stanislaus County completed the Parklawn Neighborhood Sewer Project with CDBG funds and a grant from the California State Water Resources Board (CSWRB). The project provided a public sewer system benefiting 830 households.

Construction of Phase 1 of the Airport Neighborhood Sewer Project began in summer of 2014 and was completed in spring of 2015. This first phase of the project installed approximately 3,000 linear feet of sewer main along with other project related improvements. The County is currently seeking CSWRB grant funds for construction of the remaining portions of the project. Once completed the Airport Infrastructure project is estimated to benefit 511 households.

Empire Phase 1A Storm Drainage Infrastructure was completed in Fiscal Year 2011. With the dissolution of redevelopment agencies, the ability to complete the project as originally designed, as a positive storm drain system, is now infeasible due to the cost. The County is working with the community of Empire to identify targeted storm water drainage/sidewalk solutions.

GOAL FOUR

DESIGNATE SUFFICIENT SITES FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT REQUIRED TO MEET PROJECTED HOUSING NEEDS

GOAL FOUR PROGRAMS

4-1- GENERAL PLAN REVIEW

Review the General Plan, community plans, and zoning designations on an annual basis in a continuing effort to ensure that an adequate supply of land is available to meet local and regional housing goals for all types of housing. If the Housing Element requires an amendment, County will ensure the maintenance, continuity and internal consistency with other general plan elements.

A comprehensive update to the General Plan began in 2010. A Notice of Preparation for the draft General Plan Update and Environmental Impact Report was released in April of 2014 and the update will be considered for adoption in early 2016.

4-2- VACANT AND UNDERUTILIZED SITE DEVELOPMENT

In order to encourage the development of vacant and underutilized sites, the County will streamline the approval process. In addition, the County will create and maintain an inventory of potential residential infill sites, both vacant and underutilized. This

information will be available to the public through the Planning and Community Development Department.

A streamlined One-Stop-Shop building permit review process continued to be offered. Vacant and underutilized site data was made available to the public on-line as parcel level data contained in the County's Geographical Information System (GIS).

4-3 LAND USE ELEMENT REVIEW FOR AREAS

Review the Land Use Element of the General Plan on an annual basis for any changes to areas identified by the Federal Management Agency (FEMA) or State Department of Resources (DWR) as subject to flooding to assist in the identification of an adequate number of sites to meet the regional housing need in future Housing Element updates, and to insure consistency with all other elements of the General Plan.

No changes to areas identified by FEMA or DWR as being subject to flooding, with the potential to limit regional housing needs, have been identified.

4-4- IN-FILL DEVELOPMENT

Continue to participate with agencies such as Habitat for Humanity and the Housing Authority to locate new affordable housing in areas with existing public facilities and services.

From 2009-2014, the County partnered with both the Housing Authority of Stanislaus County and with Habitat for Humanity on the use of NSP and CalHOME/HOME funds to purchase foreclosed units, rehabilitate them, and sell them to low-income first time homebuyers. Fifty-four (54) single family dwellings were purchased through the NSP program in the unincorporated areas of Stanislaus County. Fifty-two of those homes were then rehabilitated with HOME/CalHOME/RDA funds, and sold to first time homebuyer households. Of the households served, ten were very low-income, 41 were low-income, and one was moderate-income.

4-5- ESTABLISH MINIMUM RESIDENTIAL DENSITIES

Establish minimum residential densities in all residential zoning districts to encourage the construction of a broad range of densities in order to promote a variety of housing types. The High Density Residential District currently has a density range between 0 and 25 units per acre. A minimum density could be established at 16 units per acre, for example, to insure that land in this district will be developed at its intended higher density range.

No progress to report. No efforts to establish minimum residential densities have been undertaken.

4-6- MIXED USE DEVELOPMENT

There may be opportunities in established Central Business Districts to reorient business-only structures to contain both residential and non-residential uses. This program will identify such potential properties and encourage proprietors to consider mixed-use. Development standards for such development could include:

- *Shared parking requirements between the commercial and residential use*
- *Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use*
- *Deferral of fees*
- *County participation on developing off-site improvements*
- *Height limits could be equal to the limit set forth in the commercial designation*
- *Shared parking with adjacent development*
- *Reduced setbacks*

No mixed use development projects to report.

4-7- EMERGENCY SHELTERS

This program will amend the Zoning Ordinance to define emergency shelters and designate a zone or zones where at least one year-round emergency shelter will be allowed without a conditional use permit (i.e. M-Industrial). The County will subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

The County began the research process for satisfying SB2 in 2014. The Zoning Ordinance was updated to comply with SB2 in 2015.

4-8- TRANSITIONAL AND SUPPORTIVE HOUSING

This program will amend the Zoning Ordinance in accordance with SB2, by defining transitional and supportive housing, and noting that these types of housing shall be treated as residential uses in all residential zones, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

The County began the research process for satisfying SB2 in 2014. The Zoning Ordinance was updated to comply with SB2 in 2015.

4-9- EXTREMELY LOW-INCOME HOUSING

This program will seek to encourage, expand and assist the types of housing that meet the needs of extremely low-income households and individuals, such as supportive housing, multi-family housing, single room occupancy (SRO), as well as supportive programs. Funding assistance and/or financial incentives and concessions will be added and/or revised to include extremely low-income households as appropriate.

Throughout the planning period, a total of eight extremely low-income households received rehabilitation assistance through the CalHOME/HOME programs. No barriers were identified, in terms of zoning limitations, on the production of extremely low-income housing.

4-10- AREAS WITH NEW INFRASTRUCTURE CAPACITY

This program will encourage the construction of affordable housing in lower-income unincorporated areas with newly-completed infrastructure improvements (i.e. water and sewer). Property owners in these areas will be notified of any increased development potential (including, but not limited to second units), and incentives such as fee deferrals and permit streamlining will be offered.

Residents of the Parklawn neighborhood were notified in 2015 that sewer service is available and that loans are available for qualified households through the County's rehabilitation program.

GOAL FIVE

MINIMIZE GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING IN STANISLAUS COUNTY

GOAL FIVE PROGRAMS

5-1 - REVIEW REGULATIONS

Review existing fees, standards, ordinances and procedures on an annual basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs.

No barriers to affordable housing were identified in terms of existing regulations. In 2012 the County adopted an Analysis of Impediments to Affordable Housing, which includes an analysis of affordable housing barriers in terms of local regulations.

5-2- PLANNED DEVELOPMENT

Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.

The County continues to make available P-D zoning and during the fourth cycle two residential type projects were approved allowing flexible designs.

5-3- ONE-STOP PERMITS

Continue the efficiencies of "one-stop permit review."

Streamlined building permit reviews continued to be offered through the County's One-Stop Shop.

5-4- BUILDING CODE REVIEW

Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.

Review of all County ordinances is on-going. The County's Building Code was updated in 2010 and 2013.

5-5 DUPLEXES

Continue to allow the development of duplexes on corner lots in single-family residential zones. Responsible Agencies: Planning and Community Development Department.

Two duplexes were constructed in 2013.

5-6 MOBILE HOMES

Continue to allow mobile homes or manufactured housing on lots zoned for single family residences.

From 2009-2014, 41 permanent mobile homes were permitted as single family dwellings, 22 of which were second homes. Twenty-three temporary mobile homes were permitted for care of family members or for farm worker housing.

5-7 REASONABLE ACCOMMODATION

Develop an ordinance that outlines a reasonable accommodation process to respond to requests for exceptions to zoning and land-use regulations and procedures which are necessary to make housing available to an individual with a disability protected under fair housing laws, including, but not limited to permit applications and access to affordable housing programs.

Research for implementation of this program began in 2014. The Zoning Ordinance was updated to include a Reasonable Accommodation policy in 2015.

5-8- ENCOURAGE DEVELOPMENT ON NON MEASURE E PARCELS

Establish incentives for non-Measure E parcels to encourage and stimulate their development in the event periodic review reveals that Measure E constrains the ability for Stanislaus County to meet its housing supply needs. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth.

The analysis of land availability prepared in 2015 for the fifth cycle Housing Element does not show any constraints related to Measure E.

5-9- MEASURE E REVIEW

Include in future Housing Elements a review and determination whether Measure E constrains the ability to meet the projected housing supply needs for Stanislaus County, and provide mitigation as warranted.

The analysis of land availability prepared in 2015 for the fifth cycle Housing Element does not show any constraints related to Measure E.