

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

DEPT: Planning and Community Development BOARD AGENDA #: *D-4

AGENDA DATE: November 21, 2017

SUBJECT:

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2016 Covering the Entire Stanislaus County Unincorporated Area

BOARD ACTION AS FOLLOWS:

No. 2017-669

On motion of Supervisor Olsen , Seconded by Supervisor DeMartini
and approved by the following vote,

Ayes: Supervisors: Olsen, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: Withrow

Abstaining: Supervisor: None

1) Approved as recommended


2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development BOARD AGENDA #: *D-4
Urgent Routine AF AGENDA DATE: November 21, 2017

CEO CONCURRENCE: 4/5 Vote Required: Yes No

SUBJECT:

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2016 Covering the Entire Stanislaus County Unincorporated Area

STAFF RECOMMENDATIONS:

1. Accept the Annual Progress Report for the Stanislaus County Housing Element for the calendar year 2016.

DISCUSSION:

The Planning and Community Development Department completed the Annual Progress Report (APR) for the second year of the 5th cycle (2015-2023) of the Housing Element, reporting on calendar year 2016. This annual report is completed in compliance 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 report for each jurisdiction is required to be completed by April 1st of each year and to be provided to its legislative body.

The 2016 APR is being presented to the Board of Supervisors for acceptance. As permitted by State regulations, the report has already been submitted to the State Department of Housing and Community Development (HCD), in order to meet State deadlines, which can be used to determine qualification for State funding.

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 2015-2023 Housing Element 5th 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 locally adopted 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

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2016 Covering the Entire Stanislaus County Unincorporated Area

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 5th cycle included a total of 2,241 units, made up of 538 very low-income (VLI), 345 low-income (LI), 391 moderate-income (MI), and 967 above moderate-income units (see Attachment 1 – HCD FY 2016 Income Limits, Stanislaus County).

HOUSING ELEMENT ANNUAL PROGRESS REPORT

Provided below is an overview of the County's progress made in meeting its 5th cycle RHNA by key program areas. Unless otherwise noted, the figures provided in the overview reflect activities in the County's unincorporated areas. A complete 2016 Housing Element Annual Progress Report, including the adopted policies, is provided in Attachment 2 – 2016 Stanislaus County Annual Element Progress Report.

Since January 2, 2015, Stanislaus County has issued 240 building permits for housing units which may be counted towards meeting the County's 2,241 unit 5th cycle RHNA allocation. The unit breakdown, by calendar year and income level, is provided in Table B of the attached Annual Progress Report. The following chart reflects the units produced by type:

5th Cycle Regional Housing Needs Allocation – Unit Production by Type (2015-2016)

	Actual Units Produced	Actual Units Produced by Category			
		Single-Family Dwellings	Duplexes	Second Units	Mobile Homes
2015	106	74	0	10	22
2016	134	121	0	5	8
Total	240	195	0	15	30

The Annual Progress Report recognizes 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 entity, made up of the cities of: Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, and the unincorporated area of Stanislaus 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.

Housing and Support Services for Low-Income and Special Populations

Of the total 134 units produced in 2016, 124 units are being counted as moderate to above moderate income housing and 10 units are being counted as low-income housing. The low-income housing is based on the valuation of the units and their location within a low income census tract. All units produced in 2016 were developed privately and did not include any affordability restrictions.

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2016 Covering the Entire Stanislaus County Unincorporated Area

In 2016, the Stanislaus County Housing Authority (HACS) continued to contract with Stanislaus County to provide a housing rehabilitation program and to implement the Neighborhood Stabilization Program (NSP) for the Stanislaus Urban County. In 2016, owner occupied housing rehabilitation projects were completed using Community Development Block Grant Program Income. Through the NSP, no additional foreclosed homes were acquired and one previously acquired NSP home was sold to a first time homebuyer household. One of the remaining NSP homes (located in Empire) was made available as an affordable rental unit through the HACS.

Throughout 2016, the County's Emergency Solutions Grant (ESG) Program placed 134 homeless individuals, made up of 49 households, into rental housing. At the end of 2016, 127 of those individuals (46 households) were stably housed.

The County and other local jurisdictions coordinate with local service providers in the area to improve homeless services by communicating upcoming events and available services at a number of local collaborative meetings, including: the local Continuum of Care (CoC), known as the Community System of Care (CSoC); the Airport Neighborhood Collaborative; and the Turlock Community Collaborative. By allowing a regular open forum for networking, providers and administrators of ESG funds are able to identify homeless service gaps and to discuss solutions to homeless service.

In 2016, Stanislaus County played a key role in improving the functionality of the countywide Homeless Management Information System (HMIS) that was implemented in October 2004. The Planning Department along with other county departments and HACS worked throughout the fiscal year to ensure the operation of a HMIS for the CSoC in order to meet HUD's mandate that all ESG program participants be part of, and actively enter the pertinent universal data elements into the HMIS.

Farmworker Housing

In 2016, only one new temporary mobile home permit for a farmworker was issued in the General Agricultural (A-2) zoning district, approximately 110 existing permits were renewed during the reporting period.

Housing Conditions

Stanislaus County received and processed six dangerous and abandoned buildings cases in 2016 (four were closed, one abated and one in final abatement process). There were a total of 125 complaints received through the Planning Department's Building Permits Division, 23 of which, had Certificates of Non-Compliance recorded.

Outreach and Collaboration

In 2016, Stanislaus County continued to partner with HOME Consortium member jurisdictions and the HACS, on the use of NSP and HOME funds to develop new housing units, rehabilitate homes, and to provide down payment assistance to first-time homebuyers.

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Planning staff participated in the CSoC monthly meetings as well as sub-committee meetings for the Homeless Prevention and Rapid Re-Housing (HPRP), ESG, and HMIS programs.

Throughout 2016, Planning 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 person at our office.

Local Policy and Processes

The Board of Supervisors adopted the: 2015-2023 Stanislaus County Housing Element on April 5, 2016; a comprehensive update to the Stanislaus County General Plan on August 23, 2016; and an update to the County's Building Code on November 8, 2016.

To assist in facilitating housing development, the County continued to offer public facility fee deferrals as an option for low-income housing developments and a streamlined One-Stop-Shop building permit review process. Vacant and underutilized site data was made available to the public online as parcel level data contained in the County's Geographical Information System (GIS).

Stanislaus County continued to make available Planned-Development (P-D) zoning allowing more flexible development. No residential related P-D applications were received in 2016; however, in 2016, three subdivisions for residential infill in the communities of Keyes and Denair were approved.

Fair Housing

In 2016, Stanislaus County contracted with Project Sentinel to provide fair housing services. Project Sentinel provided information and referral services to 596 individuals, made up of 310 households. The agency's fair housing consultation and investigation services processed 11 fair housing cases and 20 tenant/landlord cases throughout 2016. Services provided for these cases included testing, canvassing, statistical analysis, witness interviews and counseling. Of the 11 cases that were opened, four were handicap/disability related; three were race related; two were related to familial status; and two were related to intimidation and harassment. A total of 17 of the 20 tenant/landlord cases were successfully counseled and educated in fair housing and/or reached conciliatory agreements. The Fair Housing hotline received a total of 407 tenant-landlord and fair housing calls during the year.

Infrastructure Improvements

In 2016, Stanislaus County submitted an application with the State Water Resources Control Board (SWRCB) to obtain the funding necessary to complete construction of the Airport Neighborhood Sewer project. The total project cost is budgeted to be \$9,683,979. The SWRCB has conditionally approved the County's application for up to \$8 million towards the construction. The remainder of the cost will be leveraged with CDBG funds. The project is currently under construction.

Measure E Review

Program 5-7 of the Housing Element requires the County provide a periodic review and determination on whether Measure E constrains the ability to meet the projected housing supply needs. Measure E requires a majority vote of county voters on any proposal to redesignate or rezone unincorporated land from an agricultural or open space use to a residential use. The analysis of land availability prepared in 2015 for the 5th cycle Housing Element does not show any constraints related to Measure E and 2016 conditions do not indicate a change in that analysis.

The adopted 2015-2023 Housing Element, may be found online at: <http://www.stancounty.com/planning/pl/general-plan.shtm>.

POLICY ISSUE:

Acceptance of the annual progress report is needed in order to maintain compliance with State housing elements requirements which may be used to determine eligibility for State funding.

FISCAL IMPACT:

Costs associated with processing of this annual progress report are covered by available General Plan Maintenance Fee funds.

BOARD OF SUPERVISORS' PRIORITY:

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.

STAFFING IMPACT:

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

CONTACT PERSON:

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

ATTACHMENT(S):

1. HCD FY 2016 Income Limits, Stanislaus County
2. 2016 Stanislaus County Annual Element Progress Report

HCD FY 2016 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	\$ 16,020.00	\$ 20,160.00	\$ 24,300.00	\$ 28,440.00	\$ 32,580.00	\$ 36,550.00	\$ 38,900.00
	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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
Reporting Period 01/01/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
004-018-046	MH	Owner	0	1	0	0	1	0			Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
008-008-016	MH	Owner	0	1	0	0	1	0			Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
017-058-047	MH	Owner	0	1	0	0	1	0			Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
022-030-014	MH	Owner	0	1	0	0	1	0			Multiple factors were considered,

												including valuation of the unit and the location which falls under low income area census tract.
016-029-026	SU	Owner	0	1	0	0	1	1				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
002-051-014	MH	Owner	0	1	0	0	1	0				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
016-033-015	MH	Owner	0	1	0	0	1	0				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
017-040-039	MH	Owner	0	1	0	0	1	0				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
041-038-013	SU	Owner	0	1	0	0	1	0				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
008-004-002	MH	Owner	0	1	0	0	1	0				Multiple factors were considered, including valuation of the unit and the location which falls under low income area census tract.
(9) Total of Moderate and Above Moderate from Table A3					3	121						
(10) Total by Income Table A/A3			0	10	3	121						
(11) Total Extremely Low-Income Units*			0									

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
Reporting Period 01/01/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
 Reporting Period 01/01/2016 - 12/31/2016

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	3	0	3	0
No. of Units Permitted for Above Moderate	121	0	0	0	0	121	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
Reporting Period 01/01/2016 - 12/31/2016

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	538	0	0	0	0	0	0	0	0	0	0	538
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	345	0	0	0	0	0	0	0	0	0	10	335
	Non-Restricted		0	10	0	0	0	0	0	0	0		
Moderate		391	30	3	0	0	0	0	0	0	0	33	358
Above Moderate		967	76	121	0	0	0	0	0	0	-	197	770
Total RHNA by COG. Enter allocation number:		2241											
Total Units ▶▶▶			106	134	0	0	0	0	0	0	0	240	2001
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY
Reporting Period 01/01/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2-2 FAIR HOUSING	Continue to maintain fair housing services, contracted through the CDBG program, to respond to issues arising out of housing complaints, disseminate the County's fair housing policies, and to provide fair housing education to renters, housing providers, and public agencies and nonprofits. Continue to enforce the federal and state laws that prohibit discrimination in housing. They are the federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; California Fair Employment and Housing Act (Government Code Section 12955); and Unruh Act (California Civil Code Section 50). Goal: Provide fair housing and tenant landlord services, including outreach, referrals, and	Identify subrecipient annually, based on available funding. Report annually	Stanislaus County contracted with Project Sentinel to provide fair housing services. In 2016, Project Sentinel provided information and referral services to 596 individuals, made up of 310 households. The agency's fair housing consultation and investigation services processed 11 fair housing cases and 20 tenant/landlord cases throughout 2016. Services provided for these cases included testing, canvassing, statistical analysis, witness interviews and counseling. Of the 11 cases that were opened, four were handicap/disability related; three were race related; two were related to familial status; and two were related to intimidation and harassment. A total of 17 of the 20 tenant/landlord cases were successfully counseled and educated in fair housing and/or reached conciliatory agreements. The Fair Housing hotline received a total of 407 tenant-landlord and fair housing calls during the year.

	mediation to 256 low and very low income persons.		
2-4 INFORMATION AND REFERRAL	Continue to provide housing information and referral services to low-income, senior, disabled, homeless, and other special needs populations 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. Goal: Develop a comprehensive resources contact list and make available on Planning and Community Development Department webpage. Continue to contract with a fair housing provider for fair housing and tenant/landlord information, referral, and mediation services. Continue to provide customer service via email, phone, and counter services.	Develop resource list by 2016. Contract with service providers annually.	Throughout 2016, 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: -Children's Crisis Center (housing for families with children, respite shelter for at-risk youth) -The Community Housing and Shelter Services(homeless prevention and rapid re-housing, emergency temporary shelter, HMIS data entry)-Family Promise(transitional housing and rental assistance for homeless families) -The Salvation Army (homeless shelter, meals, and child development program) -We Care of Turlock (homeless shelter and rapid re-housing program) -American Red Cross (emergency response) -Court Appointed Special Advocated (Direct Foster Advocacy Services) -Center for Human Services (low income families) -Howard Training Center (seniors, disabled) -Salvation Army Red Shield (at-risk youth) -Second Harvest(emergency food) -Children's Crisis Center (Children's Guardian Project) -Youth for Christ Central Valley (Family Counseling)
3-1 HOUSING PROGRAMS	Through the Community Development Block Grant Program and the HOME Consortium, the County will continue to support funding allocations to be used for a variety of housing programs that include rehabilitation, construction, land acquisition, infrastructure improvements, and purchase assistance. Goal: 100 ELI, VLI, LI, and MI households.	Identify projects annually, based on available funding. Report annually	Stanislaus County continues to collaborate with non-profit housing developers whenever possible for the provision of affordable housing within unincorporated areas of the County. One of the Stanislaus Urban County's partners in affordable housing development is the Housing Authority of the County of Stanislaus (HACS), the largest affordable housing property manager in Stanislaus County. In 2016, the HACS continued to collaborate with Stanislaus County in the operation of the housing rehabilitation program. In 2016, Stanislaus County funded four owner occupied housing rehabilitation projects. Neighborhood Stabilization Program (NSP) funds have further allowed members of the Stanislaus Urban County to increase the supply of affordable housing. In 2016, one NSP home was sold to a low income household. In addition to emergency or transitional shelter, the Children's Crisis Center, Family Promise, We Care Program, and the Community Housing and Shelter Services provided case management services in conjunction with rental and utility assistance, which assist clients in obtaining and maintaining permanent

			housing. In 2016, agencies providing case management services, funded through CDBG Public Services and ESG grants, prevented 29 clients (made up of seven households) from becoming homeless and provided rapid re-housing services to 134 homeless individuals (made up of 49 households).
3-3 MUNICIPAL UTILITIES	<p>Continue to construct or rehabilitate municipal utility services (e.g., water, sewer, storm drain) in disadvantaged unincorporated communities identified as needing services, in cooperation with incorporated cities. Priority projects during the time frame of this Housing Element include the Empire storm drain and sidewalk project and the Airport Neighborhood sewer project. These projects have been partially completed. Due to the dissolution of Redevelopment, completion of identified projects (including the Empire and Airport projects) is dependent on matching CDBG funds with other funding sources, such as State Water Board grants. CDBG funds have been used for the completed phases of these projects and infrastructure projects are the priority when using CDBG funds. The Stanislaus County Board of Supervisors adopted (August 23, 2011) Residential Neighborhood Infrastructure Project Ranking Criteria to be used in determining the priority of future infrastructure spending projects. If the Empire and Airport projects described above are completed by the end of the Consolidated Planning cycle in 2020, new projects will be identified based on the criteria adopted by the Board of Supervisors. Goal:750 ELI, VLI, LI, and MI households.</p>	<p>Identify projects annually, based on available funding. Report annually</p>	<p>Airport Neighborhood Sewer Infrastructure Project: In 2016, Stanislaus County submitted an application with the State Water Resources Control Board (SWRCB) to obtain the funding necessary to complete the project. The total project cost is budgeted to be \$9,683,979. The SWRCB has conditionally approved the County's application for up to \$8 million towards the construction. The remainder of the cost will be leveraged with CDBG funds. A total of \$946,439 in CDBG funding has already been set-aside for the project. An additional \$1,207,958 in CDBG funding requires authorization from the Board of Supervisors to transfer from the Empire Storm Drain infrastructure Project to be utilized for this Project.</p> <p>Empire Storm Drain Infrastructure Project: A Proposition 218 assessment ballot procedure for the annexation of the project area into the CSA 27-Empire was conducted in April, 2016. Proposition 218 was a statewide initiative approved by the voters in November 1996. It requires that property owners, through a ballot procedure, approve certain assessments and increases in those assessment districts. A majority of the assessment ballots received were in opposition to the proposal. In summary, there were 41.930 votes in support and 47.005 votes east in protest. The remainder of the Empire project was proposed to be funded by CDBG funds contingent upon the results of the CSA ballot procedure. As a result of the majority protest, CDBG funds are available to be used for the Airport Neighborhood Sewer infrastructure Project.</p>
1-1 FIRST-TIME HOMEBUYERS	Provide available federal and state funds to 24 VLI, LI, and MI first-time homebuyer	Identify projects	During 2016, no additional foreclosed homes were acquired and one NSP home was sold to a first time homebuyer household. Two of the remaining

	households.	annually, based on available funding. Report annually	NSP homes (one in Empire; and one in Grayson) were made available as affordable rental units through the Housing Authority County of Stanislaus (HACS).
1-3 HOMEBUYER COUNSELING	Provide first time homebuyer instruction to 70 new VLI, LI, and MI homeowners.	Identify partners annually, report annually	<p>During the reporting period, a first-time homebuyer program was administered by the County. Homebuyer counseling services are provided to those households who apply and qualify for assistance. Due to the increasing home values, 1st time homebuyers were not able to qualify for a down payment assistance loan.</p> <p>In addition, similar homebuyer counseling services was provided to participants in the transitional housing program administered by CDBG public service sub recipients.</p> <p>For example, transitional shelter housing for homeless families during the inclement winter months. In addition to shelter, this program provided counseling and related public services to households in obtaining permanent housing and new employment.</p> <p>In 2016, a total of 27 households, consisting of 73 Individuals participated in this program.</p>
1-5 BUILDING CODE AND HOUSING ENFORCEMENT	Continue to enforce federal, state, and local laws such as the International Property Maintenance Code, California Housing Code (under Division 13 of the CA Health and Safety Code), Title 24 California Building Standards Code, and Title 16, Buildings and Construction of the Stanislaus County Code to ensure minimum health and safety standards in housing or other buildings.	As development requests and code violations are received and reviewed	The County's Building Division routinely investigates, reports, and enforces case of building code violations. The County received and processed 6 dangerous and abandoned buildings cases in 2016 (4 were closed, 1 abated, and 1 is in the final abatement process). During the reporting period, there were a total of 125 complaints received through the Building Division.
1-6 DENSITY BONUS	Encourage the inclusion of affordable housing in proposed developments by offering incentives to developers consisting of density bonuses in compliance with California Government Code Sections 65915 - 65918.	Upon request	A number of inquiries were received at the counter, to which Planning staff provided information about the County's density bonus policy. However, no formal density bonus requests were received during 2016.
1-7 BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY	Continue to promote the reduction of energy usage and costs through building and design practices that meets the minimum standards of Title 24, and	As needed, when Title 24 standards are updated.	The California Energy Code was implemented with review of building permit applications. In 2016, Stanislaus County funded four low-income owner occupied housing rehabilitation projects, one received weatherization improvements with repairs to HVAC system, roof and doors replacement.

	<p>encourages 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.</p>		
<p>1-8 HOUSING FOR SPECIAL NEEDS POPULATIONS</p>	<p>Continue to support countywide efforts to increase the inventory of affordable and accessible housing for special needs populations including seniors, persons with disabilities, families with female heads of household, large families, farmworkers, homeless and other residents with special needs. Goal - Serve 24 ELI, VLI, and LI households.</p>	<p>Identify projects annually, based on available funding. Report annually</p>	<p>Through CDBG Public Services Grant (PSG) funds, there were several agencies that addressed the needs of special needs populations in the Urban County. Approximately 1,590 individuals with disabilities were assisted with emergency food and or utility assistance. In 2016, a total of 844 seniors were assisted through agencies funded with PSG funds for non-homeless special needs.</p> <p>In addition to emergency or transitional shelter, the Children's Crisis Center, Family Promise, We Care Program, and the Community Housing and Shelter Services provided case management services in conjunction with rental and utility assistance, which assist clients in obtaining and maintaining permanent housing. In 2016, agencies providing case management services, funded through CDBG Public Services and ESG grants, prevented 29 clients (made up of seven households) from becoming homeless and provided rapid re-housing services to 134 homeless individuals (made up of 49 households).</p>
<p>1-9 AFFORDABLE HOUSING DEVELOPMENT IN THE SALIDA COMMUNITY PLAN</p>	<p>Maximize affordable housing potential in the Medium Density Residential (1,255 units) and Medium-High Density Residential (643 units) designations in the Salida Community Plan area.</p>	<p>Time Frame: Upon initiation of required environmental review and annually</p>	<p>There is nothing to report on this program in 2016. An EIR must be completed for the Salida Community Plan area prior to development.</p>

	<p>Due to the large volume of land designated Medium and Medium High Density Residential in 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, etc.</p>		
1-10 AFFORDABLE RENTAL HOUSING	<p>Continue to support countywide efforts to increase the access to and the inventory of affordable rental housing for low income households. Collaborate with other local jurisdictions on affordable rental housing development, when feasible. Goal - 24 ELI, VLI, and LI households.</p>	<p>Identify projects annually, based on available funding. Report annually</p>	<p>Funding through the Neighborhood Stabilization Program (NSP) continued to provide affordable housing opportunities to first time homebuyers. During 2016, no additional foreclosed homes were acquired for rental purposes Two of the remaining NSP homes (one in Empire; and one in Grayson) were made available as affordable rental units through the Housing Authority County of Stanislaus (HACS).</p> <p>The Emergency Solutions Grants (ESG) program assisted those at risk of losing their rental housing and allowed others to obtain stable affordable rental housing where otherwise they would have ended up homeless. These programs assisted in the stabilization of neighborhoods that were severely impacted by the recent economic recession.</p> <p>In 2016, ESG homeless prevention and rapid re-housing funds placed 132 homeless individuals, made up of 48 households, into rental housing. At the end of the year, 127 of those individuals (46 households) were stably housed.</p>
2-1 RESIDENTIAL ACCESSIBILITY	<p>Continue to promote accessibility for the disabled by reviewing multi-family housing plans for compliance with state and federal regulations and by considering</p>	<p>Upon request</p>	<p>No multi-family housing plans or requests for reasonable accommodations were received in 2016.</p>

	requests for reasonable accommodations.		
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, including those with physical and developmental disabilities, seniors, families with female heads of household, large families, farmworkers, homeless, and other residents with special needs. Goal: 50 ELI, VLI, and LI units.	Identify funding opportunities annually. Report annually	Through CDBG Public Services Grant (PSG) funds there were several agencies that addressed the needs of special populations in the Urban County. Approximately 1,590 individuals with disabilities were assisted with emergency food and or utility assistance. In 2016, a total of 844 seniors were assisted through agencies funded with PSG funds for non-homeless special needs. In addition to emergency or transitional shelter, the Children's Crisis Center, Family Promise, We Care Program, and the Community Housing and Shelter Services provided case management services in conjunction with rental and utility assistance, which assist clients in obtaining and maintaining permanent housing. In 2016, agencies providing case management services, funded through CDBG Public Services and ESG grants, prevented 29 clients (made up of seven households) from becoming homeless and provided rapid re-housing services to 134 homeless individuals (made up of 49 households).
2-5 FARMWORKER HOUSING IN AGRICULTURAL AND OTHER ZONES	Continue to allow farm-employee housing in agricultural zones as well as in any other zones that permit agricultural uses. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. Per Health and Safety (H&S) Code Section 17021.6, no use permit, zoning variance, or other zoning clearance will be required of this employee housing that is not required of any other agricultural activity in the same zone. In addition, in accordance with H&S 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 boardinghouse, 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. Per H&S Code Section 17021.6, the County will	Amend Zoning Ordinance by Dec. 2016	In 2016, only one new temporary mobile home permit for a farmworker was issued in the General Agricultural zoning district. The Zoning Ordinance is planned to be amended in 2018.

	<p>review its Zoning Ordinance and amend it as needed to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted. Goal: Issue 50 permits for ELI and VLI units.</p>		
<p>2-6 STATE AND FEDERAL HOUSING PROGRAMS FOR FARMWORKERS</p>	<p>Continue to assist the Housing Authority of the County of Stanislaus in its administration of State and Federal housing programs for farmworker housing, and support their funding applications for farmworker housing, such as HCD's Joe Serna Grant. The County will outreach to developers and the agriculture industry to identify any constraints and solutions to the development of farmworker housing and to identify partnership opportunities. Goal: Rehabilitate or construct 30 ELI and VLI units.</p>	<p>Annually, and as funding opportunities are identified. Report annually</p>	<p>No progress to report on this program in 2016.</p>
<p>2-7 SECOND UNITS</p>	<p>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. Also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. The County will also provide information and outreach regarding the option to build second units. Information will be made available at the public counter and on the County's website. As infrastructure is improved landowners will be made aware of second unit options. As infrastructure</p>	<p>As building permits are received and reviewed. Update fees every 5 years.</p>	<p>In 2016, building permits were issued for seven second units. Two out of seven were mobile homes. However, these units were classified as being low-income households and not Very-low income households.</p>

	improvements are completed residents will be notified of the ability to connect including the construction of second units (see also Program 4-7). Goal: 40 VLI second units.		
2-8 UNIVERSAL DESIGN	Encourage development to include universal design elements that address limited lifting or flexibility, limited mobility, and limited vision.	As development requests are received and reviewed	No progress to report on this program in 2016.
2-9 OVERCROWDING	Promote the construction of and seek financial sources for affordable single-family and multiple family units with 3-4 bedrooms to alleviate overcrowding, including room additions, within the County's housing rehabilitation programs. Goal: 15 VLI and LI units.	Identify projects annually, based on available funding. Report annually	No applications for multiple family units were processed in 2016.
2-10 RESIDENTIAL CARE HOMES	Amend the Zoning Ordinance to allow residential care homes (group homes) by right in residential zones for small group homes (six persons or fewer) and with a use permit for large facilities (seven persons or more) consistent with state law. Goal: Board of Supervisors adoption of amended Zoning Ordinance.	Amend Zoning Ordinance by 2017	This project is scheduled to take place by 2017.
3-2 HOME REHABILITATION PROGRAM	Continue to assist income-eligible households, including affordable housing rental units, with housing rehabilitation needs. The program is designed to respond to housing needs such as leaking roofs, fire damage, accessibility retrofits, and other health and safety related housing needs. The County will consider proactive approaches to housing rehabilitation, including developing criteria to identify households and neighborhoods of highest need, such as lower	Identify projects annually, based on available funding. Report annually	In 2016, three households were assisted by Stanislaus Urban County members via their respective Housing Rehabilitation Program (not all Stanislaus Urban County members operate a housing rehabilitation program). These households received assistance to address health and safety related home repairs.

	income renter households. Goal: 30 ELI, VLI, and LI households.		
3-4 MAINTENANCE OF ASSISTED UNITS	<p>Seek to maintain any federally, state, or locally assisted multifamily rental housing through the development of programs in coordination with other public and private nonprofit housing agencies. No deed-restricted affordable units are currently located in the unincorporated areas of the county; therefore, there are no at-risk units at this time. Should the county have any affordable units prior to the end of the planning period; the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for preservation of the at-risk assisted units. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p>	<p>At the time that deed-restricted units exist. Report annually.</p>	<p>No deed-restricted units existed in the unincorporated County in 2016.</p>
4-1 GENERAL PLAN REVIEW	<p>Review the General Plan, community plans, and zoning 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.</p>	<p>Annually and with updates to the General Plan</p>	<p>A legislative update to the General Plan was adopted in August 2016.</p>
4-2 VACANT AND UNDERUTILIZED SITE DEVELOPMENT	<p>Streamline the approval process as needed in order to encourage the development of vacant and underutilized sites. 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</p>	<p>Update vacant and underutilized sites data annually. Report annually</p>	<p>Planning staff continues to provide information to customers interested in developing housing on small lots over the phone, in person, and in pre-development meetings (if requested). The County currently has four tentative subdivision map applications at various stages of approval in the unincorporated areas of Oakdale, Denair, and Keyes, and has a pre-development request for an additional residential development in the community of Denair. All of the tentative subdivision maps are proposed on vacant or underutilized lands located within an existing community.</p>

	<p>Planning and Community Development Department. The County will prioritize development of these small lots by informing developers and potential applicants about options for developing small lots. The County will also review its zoning standards during the planning period to identify any constraints to small lot development and, if identified, develop recommended revisions to development standards to facilitate small lot development.</p> <p>To further ensure there is a sufficient supply of multi-family zoned land to meet the County's (RHNA), the County will help facilitate lot consolidations to combine small high density sites suitable for development of lower income housing.</p>		<p>There was three single family subdivisions approved 1) Issaco Estates created eleven R-A Lots on Aug 4, 2016; 2) Keyes 19 North was approved for 64 lots; and 3) Keyes 19 South was approved for 27 lots. The last two tentative subdivision maps were approved on September 15, 2016.</p>
<p>4-3 INFILL DEVELOPMENT</p>	<p>Continue to participate with affordable housing developers and partner with other jurisdictions on infill projects that develop new affordable housing in areas with existing public facilities and services.</p>	<p>Identify projects and report annually.</p>	<p>The County has experience some infill residential development, however, it has been limited to market-rate housing.</p> <p>In the previous year, the Stanislaus Urban County acquired a 3-acre vacant lot in the City of Oakdale through the Neighborhood Stabilization Program. During 2016, the City of Oakdale partnered with the HACS to develop the empty parcel in a multi-family housing development. The HACS has been pursuing funding to complete planning and begin construction of this parcel with a goal of beginning construction in 2017-2018. In addition to that, there are three vacant lots currently in inventory, which will be used to provide affordable housing opportunities to renters or first time homebuyers. The HACS serves as the owner and property manager of these units.</p>
<p>4-4 MINIMUM RESIDENTIAL DENSITIES</p>	<p>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.</p>	<p>2020</p>	<p>Policies to be updated regarding the establishment of minimum residential densities by 2020.</p>

	<p>A minimum density could be established at 16 units per acre, for example, to ensure that land in this district will be developed at its intended higher-density range. The establishment of the minimum densities shall correspond to Land Use Element density requirements by requiring that development be designed to maximize allowable densities unless it can be shown that site design constraints make development at the highest allowable density infeasible. Goal: Realize the residential development of parcels to their designated densities.</p>		
4-5 MIXED-USE DEVELOPMENT	<p>There may be opportunities in established central business districts to reorient business-only structures to contain both residential and nonresidential uses. This program will identify such potential properties and encourage proprietors to consider mixed use. Development standards for such development could include:</p> <ul style="list-style-type: none"> -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 in 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 Goal: 2 units. 	As development projects are received and reviewed	No mixed use development projects to report in 2016.
4-7 AREAS WITH NEW INFRASTRUCTURE CAPACITY	Continue to encourage the construction of housing, including affordable housing, in lower income unincorporated areas with	Notify property owners as	In 2016, Stanislaus County has been working on an application to the California Water Resources Control Board for funds to finance the remaining phases of the Airport project. The remaining phases of the project will assist

	<p>newly completed infrastructure improvements (i.e., water and sewer). Property owners in these areas will be notified of any increased development potential (including but not limited to second units), and incentives such as fee deferrals and permit streamlining will be offered.</p>	<p>improvements are completed</p>	<p>approximately 390 residential parcels and will include the installation of a sewer system in a primarily residential area that relies on septic systems for treatment of sewage. This will allow for individual sewer connections, the installation of a gravity sewer system and removal of existing septic system. Once completed the Airport Infrastructure project is estimated to benefit 511 households (2,000 residents).</p> <p>Regarding affordable housing development, there are three vacant lots currently in inventory, which will be used to provide affordable housing opportunities to renters or first time homebuyers. The HACS serves as the owner and property manager of these units.</p>
<p>5-1 REGULATIONS AND FEES</p>	<p>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. This will include reviewing the level of public facilities fees charged to ensure they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs. Goal: Defer fees for 30 ELI, VLI, and LI units.</p>	<p>Review annually.</p>	<p>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 through the planning period. Planning fees are scheduled to be updated in early 2017.</p>
<p>5-2 PLANNED DEVELOPMENT</p>	<p>Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.</p>	<p>Work with developers/property owners throughout planning period</p>	<p>The County continues to make available P-D zoning for flexible designs. No housing related Planning Developments application were received or approved in 2016.</p>
<p>5-3 ONE-STOP PERMITS</p>	<p>Continue the efficiencies of one-stop shop building permit review process.</p>	<p>As building permits are received.</p>	<p>Building permit streamlined review continued to be offered through the one-stop permit program by Building, Planning, Fire, Public Works, and DER staff throughout 2016.</p>
<p>5-4 BUILDING CODE REVIEW</p>	<p>Review and amend ordinances to reflect changes in mandated laws and emergency federal, state, and local trends.</p>	<p>Every three years when California Building Code is updated</p>	<p>Review of all County ordinances is on-going. The Zoning Ordinance was updated to comply with SB2 in 2016.</p>

5-5 DUPLEXES	Continue to allow the development of duplexes on corner lots in single-family residential zones. Goal: 10 duplex units for ELI, VLI, and LI tenant households.	As building permits are received.	No duplexes were constructed in 2016.
5-6 MOBILE HOMES	Continue to allow mobile homes or manufactured housing in lieu of single-family residences. In order to fully implement state law, the Zoning Ordinance will be amended to allow mobile homes in the HS zoning district, subject to allowable aesthetic and architectural requirements as those required for conventional dwellings. To encourage the development of mobile homes, information about options for mobile home development will continue to be provided over the phone and at the public counter. Goal: 50 VLI and LI units.	Amend the Zoning Ordinance by 2018	In 2016, 8 permanent mobile homes were permitted as single family dwellings.
5-7 MEASURE E REVIEW AND ENCOURAGING DEVELOPMENT ON NON-MEASURE E	Periodically review Measure E to see if the ability for Stanislaus County to meet its housing supply needs is constrained. If Measure E is found to be constraining the County's ability to meet its housing need, then establish incentives for non-Measure E parcels to develop, including coordinating with other local agencies to identify opportunities for affordable housing within incorporated communities. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth. Goal: If Measure E is found to be a constraint to the County's ability to meet their target housing need, propose and establish appropriate responses within six months to address any resulting effect of Measure E on the	Evaluate annually.	The analysis of land availability prepared in 2015 for the fifth cycle Housing Element did not indicate any constraints related to Measure E. This will be revisited periodically.

	<p>cost of timing and development, and the ability to meet regional housing needs. Continue to mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.</p>		
1-2 INTERAGENCY COORDINATION AND SUPPORT	<p>Continue to work in collaboration with federal, state, and local governmental agencies, as well as with private, nonprofit organizations and other community groups, to coordinate and build the capacity of local and regional housing programs, maximize funding opportunities, identify common housing goals and needs for targeted income groups, and to develop and implement affordable housing projects throughout the county.</p>	<p>Report annually, ongoing</p>	<p>Stanislaus Urban County participating jurisdictions are members in the City of Turlock/Stanislaus County HOME Consortium. Stanislaus Urban County members meet with the City of Turlock as the HOME Consortium every other month to track activity and expenditure progress. The HOME Consortium collaboratively works to ensure development and implementation of affordable housing projects as well as with the Stanislaus County Housing Authority to complete rehabilitation programs throughout the county.</p> <p>The County and other local jurisdictions coordinate with local service providers in the area to improve homeless services by communicating upcoming events and available services at a number of local collaborative meetings; including the Community System of Care (CSoC), the Airport Neighborhood Collaborative and the Turlock Community Collaborative. By allowing a regular open forum for networking, providers and administrators of ESG funds are able to identify homeless service gaps and to discuss solutions to homeless service.</p> <p>Stanislaus County through its CDBG and ESG program continued the implementation of the Focus on Prevention Initiative and will integrate the work that comes out of this effort into future funding decisions. As stakeholder groups from the Focus on Prevention Initiative continued to meet, they evolved; one group in particular emerged as the Homeless Action Council. Similar in purpose, the council consists of active members from the Stanislaus Housing and Supportive Services Continuum of Care Collaborative (CoC). Throughout 2016, the CoC and the Homeless Action Council worked together on strengthening efforts to address and collaborate on homeless issues. As a result of the collaboration, of the local CoC was transformed into the Community System of Care (CSoC).</p>
1-4 STANISLAUS COUNTY CONTINUUM OF CARE	<p>Continue to participate in the Stanislaus CoC to coordinate with low-income housing producers and advocates, social service providers, representatives of public agencies, and other interested organizations. This collaborative meets regularly, as determined by the Stanislaus CoC Executive Committee, to generate</p>	<p>Participate in homeless count annually, participate in CoC monthly.</p>	<p>In 2016, Stanislaus County staff played a key role in improving the functionality of the countywide Homeless Management Information System (HMIS) that was implemented in October 2004. The Planning Department along with other county departments and HACS worked throughout the fiscal year to ensure the operation of a HMIS for the CSoC in order to meet HUD's mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the HMIS.</p>

	<p>input and promote solutions to housing and supportive service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts, including:</p> <ul style="list-style-type: none"> -Collaboration between County, cities, private and public agencies in the development of housing and support services. -Identifying funding sources available for the development of housing and support services. -Emphasizing local decision-making and greater flexibility to local government, private and public agencies in designing delivery systems. - Facilitating the development of an array of housing and support services through public/private partnerships within the community. -Minimizing duplicate administrative systems and services. - Identifying gaps in housing and/or support services to target populations. - Maintaining a Countywide database that identifies individuals served and range of available housing and support services provided by public and private agencies. 		<p>In addition to the County's participation described in program 1-2 Inter-Agency Coordination, above, Stanislaus County staff serves on several subcommittees of the CSoC such as the HMIS, Grant Review, and the ESG Sub-committees.</p>
<p>1-11 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING</p>	<p>Continue to implement the actions identified in response to impediments to fair housing identified in the County's Analysis of Impediments to Fair Housing completed in 2015.</p>	<p>2015-2023</p>	<p>The 2015-2020 Analysis of Impediments to Fair Housing identified the following two impediments:</p> <ol style="list-style-type: none"> 1. Insufficient supply of affordable housing: To address this the County continues to offer regulatory relief and incentives for the development of affordable housing in the form of our recently adopted Density Bonus Ordinance and by offering the Planned Development zoning designation as a way to incorporate more flexible design standards. The County also continues to monitor the availability of adequate sites for the development of affordable housing on an on-going basis. <p>Shortage of subsidies and strategies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.</p> <p>The County continues to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of lower-income households and to coordinate with and support other affordable</p>

			housing efforts throughout the County.
4-6 EXTREMELY LOW-INCOME HOUSING	<p>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, rental assistance programs, multi-family housing, and single-room occupancy (SRO) units, as well as supportive programs. The County will amend the Zoning Ordinance to permit and define SRO units in at least one zone with or without discretionary review. Funding assistance and/or financial incentives and concessions will be added and/or revised to include extremely low-income households as appropriate. Emergency Solutions Grant (ESG) funds will continue to be utilized to provide rental assistance to extremely low-income households at-risk of becoming homeless. Staff will outreach to developers to identify potential affordable housing opportunities for existing or new extremely low-income units on an annual basis.</p>	Amend Ordinance for SROs within two years by April 2018.	<p>In 2016, Community Housing and Shelter Services (CHSS), the Children's Crisis Center, Family Promise and We Care of Turlock all received ESG funding to provide homeless prevention and rapid rehousing services. These funds are targeted to homeless individuals and families or individuals and families at-risk of losing their housing and provide a combination of intensive case management and rental assistance with the ultimate goal of securing clients in permanent housing. Overall, these programs provided rental assistance and case management to 26 households, made up of 66 individuals, throughout the county.</p> <p>In 2016 ESG homeless prevention and rapid re-housing funds placed 132 homeless individuals, made up of 48 households, into rental housing. At the end 2016, 127 of those individuals (46 households) were stably housed.</p> <p>An amendment to the Zoning Ordinance to address SROs is scheduled to be completed by 2018.</p>
4-8 EMERGENCY SHELTER CAPACITY MONITORING	<p>The Zoning Ordinance allows development of emergency shelters without discretionary review in the H-1 and C-2 zones outside of spheres of influence with a limit of 10 beds per zone, for a total of 20 beds between the two zones which may be a constraint on the development of emergency shelters. To address the potential constraint, the Ordinance will be reviewed and amended as appropriate to ensure zoning encourages the development of emergency shelters.</p>	Monitoring is on-going. Re-evaluation will occur annually.	<p>The 2016 Point In Time (PIT) Homeless Count showed a 2% increase in the total number of homeless persons from 2015 to 2016. However, this does not exceed the number of beds permitted by right under the current ordinance provisions for emergency shelters. Amendments to these provisions will be re-evaluated with the 2017 annual progress report.</p>

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2016 - 12/31/2016

General Comments: