

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

DEPT: Planning and Community Development

BOARD AGENDA:5.D.3
AGENDA DATE: March 27, 2018

SUBJECT:

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2017 Covering the Entire Stanislaus County Unincorporated Area

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0145

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION: This Item was removed from the consent calendar for discussion and consideration.

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:5.D.3
AGENDA DATE: March 27, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the Calendar Year 2017 Covering the Entire Stanislaus County Unincorporated Area

STAFF RECOMMENDATION:

1. Accept the Annual Progress Report for the Stanislaus County Housing Element for the calendar year 2017.

DISCUSSION:

The Planning and Community Development Department has completed the Annual Progress Report (APR) for the third year of the 5th cycle (2015-2023) of the Housing Element, reporting on calendar year 2017. 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.

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 Governments 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 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 2017 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 2017 Housing Element Annual Progress Report, including the adopted policies, is provided in Attachment 2 - 2017 Stanislaus County Annual Element Progress Report. Since January 2, 2015, Stanislaus County has issued 371 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 (2015-2017)

	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
2017	131	120	0	5	6
Total	371	315	0	20	36

The Annual Progress Report recognizes the County's membership in the Stanislaus Urban County and City of Turlock/Stanislaus Urban County 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

In 2017, Housing Authority of the County of Stanislaus (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. Four housing rehabilitation loans were approved by the Stanislaus County's Loan Committee with construction to occur in 2018. Within the unincorporated area, there are three vacant lots acquired through NSP currently in inventory, which will be developed, with a total of six dwelling units, to provide affordable housing opportunities to low-income renters. The HACS will manage these units for 55 years.

Through CDBG Public Services Grant (PSG) funds, there were several agencies that addressed the needs of special populations in the Stanislaus Urban County in 2017. Approximately 2,418 individuals with disabilities were assisted with emergency food and or utility assistance. In addition, a total of 93 seniors were assisted through agencies funded with PSG funds for non-homeless special needs. These programs also assisted a total of 2,177 low-income families with children throughout the fiscal year.

In 2017, Emergency Solutions Grants Program (ESG), homeless prevention and rapid re-housing funds placed 57 homeless individuals, made up of 19 households, into rental housing. At the end of 2017, 52 of those individuals (17 households) were stably housed.

Throughout 2017, Stanislaus County staff continued to play a key role in improving the functionality of the countywide Homeless Management Information System (HMIS) that was implemented in October 2004. Stanislaus County and the City of Modesto (HMIS Lead) worked throughout the fiscal year to ensure the operation and maintenance of the HMIS. The County requires all ESG funded programs to enter data into the HMIS system and provides funds to Community Housing and Shelter Services (CHSS) to assist with data entry of clients from non-ESG funded shelters in the County to help improve data collection for the Stanislaus Community System of Care (CSoC). The County meets the HUD mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the HMIS.

Farmworker Housing

In 2017, one new temporary mobile home permit for farmworker housing was issued in the A-2 (General Agricultural) zoning district. The County continues to collaborate with and support the HACS efforts to provide farmworker housing. Throughout the normal course of business staff has been in communication with farmers throughout the County to discuss constraints and opportunities in providing farmworker housing.

Housing Conditions

Stanislaus County received and processed four dangerous and abandoned buildings cases in 2017. There were a total of 130 complaints received through the Planning Department's Building Permits Division. Stanislaus County's Building Division routinely investigates, reports, and enforces cases of building code violations.

Outreach and Collaboration

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 with interested housing developers. Stanislaus County, along with members of the HOME Consortium, have partnered with HACS to provide rehabilitation programs throughout the County.

Stanislaus 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: CSoC, the Airport Neighborhood Collaborative and the Turlock Community Collaborative. By allowing a regular open forum for networking, providers and administrators of HUD and California Department Housing and Community Development (HCD) funds are able to identify homeless service gaps and to discuss solutions to homeless service.

Stanislaus County has been working in collaboration with CSoC, the locally recognized Continuum of Care (CoC), for over 15 years to improve services for the homeless and those at risk of homelessness. This group is comprised of HACS, HUD entitlement jurisdictions such as the City of Turlock, the City of Modesto, County departments, law enforcement, shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers. The Focus on Prevention Initiative reinforced the collaboration efforts and commitment between the CSoC and the community to work towards resolving homelessness. A Coordinated Entry System (CES) in conjunction with the existing HMIS system was designed this last year and began operation in January 2018, with plans to expand its capacity over the next few years. Throughout 2017, Stanislaus County and the CSoC worked together on strengthening efforts to address and collaborate on homeless issues.

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).

A number of inquiries were received at the counter, to which Planning staff provided information about Stanislaus County's density bonus policy. However, no formal density bonus requests were received during 2017.

Planning staff continues to provide information to customers interested in development via phone, in person, and in pre-development meetings (as requested). Stanislaus County currently has two tentative subdivision map applications at various stages of approval in the unincorporated area of Keyes. All of the tentative subdivision maps are proposed on vacant or underutilized lands located within an existing community.

Fair Housing

Stanislaus County, as the lead entity of the Stanislaus Urban County, contracted with Project Sentinel to provide fair housing services in the Stanislaus Urban County area. Project Sentinel assisted a total of 596 calls for fair housing information within the Stanislaus Urban County area in 2017. A total of 15 fair housing cases and 22 tenant/landlord cases were handled by Project Sentinel in 2017.

Infrastructure Improvements

In 2017, Stanislaus County utilized federal CDBG and California State Water Resource Control Board (SWRCB) funds for the construction of sanitary sewer infrastructure improvements in unincorporated residential areas of the airport neighborhood – referred to as the Airport Neighborhood Sewer Project.

This project will be completed by 2018, providing sewer service to 390 parcels and will include the installation of approximately 19,900 linear feet of a gravity sewer system and street reconstruction.

In 2017, the Board of Supervisors approved the prioritization model for the allocation of CDBG funds to provide sanitary sewer infrastructure to the Spencer/Marshall area, the Beverly/Waverly area, and the Rouse/Colorado area, all located in west Modesto. The top three priority areas together have now been identified as the West Modesto Sewer Infrastructure Project, which includes approximately 1,038 residential, commercial, and mixed-use parcels.

The design, engineering, and construction of this project is expected to occur in multiple phases. The design for the first project phase, the Spencer/Marshall area, is anticipated to be completed in 2019 with construction commencing in 2020.

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. Currently, Measure E is not an impediment to residential development. Housing development in Stanislaus County is driven by the housing market and the availability of utilities to serve that development. Opportunity for residential growth in various County unincorporated communities exists throughout the County.

The adopted 2015-2023 Housing Element, may be found online at: <http://www.stancounty.com/planning/pl/general-plan.shtm>. The Stanislaus County 2017 Housing Element APR is attached as Attachment 2 – 2017 Stanislaus County Annual Element Progress Report.

POLICY ISSUE:

Acceptance of the annual progress report is needed in order to maintain compliance with State Housing Element Law 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 Supporting Strong & Safe Neighborhoods, Supporting Community Health, Developing a Healthy Economy, Delivering Efficient Public Services and Community Infrastructure 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. Attachment 1 - HCD FY 2017 Income Limits, Stanislaus County
2. Attachment 2 - 2017 Stanislaus County Annual Element Progress Report

HCD FY 2017 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	\$ 13050	\$ 16240	\$ 20420	\$ 24600	\$ 28780	\$ 32960	\$ 37140	\$ 39550
	VERY LOW INCOME	\$ 21700	\$ 24800	\$ 27900	\$ 31000	\$ 33500	\$ 36000	\$ 38450	\$ 40950
	LOW INCOME	\$ 34750	\$ 39700	\$ 44650	\$ 49600	\$ 53600	\$ 57550	\$ 61550	\$ 65500
	MEDIAN INCOME	\$ 43400	\$ 49600	\$ 55800	\$ 62000	\$ 66950	\$ 71900	\$ 76900	\$ 81850
	MODERATE	\$ 52100	\$ 59500	\$ 66950	\$ 74400	\$ 80350	\$ 86300	\$ 92250	\$ 98200

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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 01/01/2017 - 12/31/2017

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	
(9) Total of Moderate and Above Moderate from Table A3					11	120					
(10) Total by Income Table A/A3			0	0	11	120					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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 01/01/2017 - 12/31/2017

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	5	6	11	0
No. of Units Permitted for Above Moderate	120	0	0	0	0	120	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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	11	0	0	0	0	0	0	44	347
Above Moderate		967	76	121	120	0	0	0	0	0	-	317	650
Total RHNA by COG. Enter allocation number:		2241											
Total Units ▶ ▶ ▶			106	134	131	0	0	0	0	0	0	371	1870
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 01/01/2017 - 12/31/2017

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
2-7 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. 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 improvements are completed residents will be notified of the ability to connect	As building permits are received and reviewed. Update fees every 5 years.	In 2017, building permits were issued for five second units in single-family residential areas. Review of all Stanislaus County ordinances is on-going. Research was completed in 2017 regarding changes to housing law and the allowance for Accessory Dwelling Units (ADUs). An ordinance amendment is planned to be completed in 2018 to address changes to ADU requirements.

	including the construction of second units (see also Program 4-7). Goal: 40 VLI second units.		
4-3 INFILL DEVELOPMENT	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.	Identify projects and report annually.	<p>Stanislaus County has experienced some infill residential development; however, it has been limited to market-rate housing.</p> <p>There are three vacant lots currently in inventory, which will be developed to provide affordable housing opportunities to low-income renters. The HACS will manage these units for 55 years.</p>
4-7 AREAS WITH NEW INFRASTRUCTURE CAPACITY	Continue to encourage the construction of housing, including 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.	Improvements are completed	<p>Stanislaus County obtained funds from the California State Water Resources Control Board (SWRCB) to complete the remaining phase of the Airport Neighborhood Sewer project. The project will be completed by 2018.</p> <p>In 2017, fourteen houses were connected to public sewer provided as part of the Parklawn Neighborhood Sewer Project, which was completed in 2015 with the use of Stanislaus County's CDBG and SWRCB funding.</p> <p>Also in 2017, construction of the final phase of the Airport Neighborhood Sewer project was underway. The project was developed using County CDBG and SWRCB funding and is anticipated to be completed in 2018.</p> <p>In March of 2017, the Board of Supervisors approved the prioritization model for the allocation of CDBG funds to provide sanitary sewer infrastructure to the Spencer/Marshall area, the Beverly/Waverly area, and the Rouse/Colorado area, all located in West Modesto. The top three priority areas together have now been identified as the West Modesto Sewer Infrastructure Project, which includes approximately 1,038 residential, commercial and mixed-use parcels. The design, engineering, and construction of this project is expected to occur in multiple phases. The design for the first project phase, the Spencer/Marshall area, is anticipated to be completed in 2019 with construction commencing in 2020.</p> <p>Completed neighborhood sewer projects will allow for the development of three vacant NSP acquired lots, which will be developed to provide affordable housing opportunities to low-income renters. The project construction is funded by NSP and Stanislaus County Successor Housing Agency funding. The HACS will manage these units for 55 years.</p>
5-3 ONE-STOP PERMITS	Continue the efficiencies of one-stop shop building permit review process.	As building permits are received.	Building permit streamlined review continued to be offered through the one-stop permit program by Building, Planning, Fire, Public Works, and DER staff throughout 2017.

5-4 BUILDING CODE REVIEW	Review and amend ordinances to reflect changes in mandated laws and emergency federal, state, and local trends.	Every three years when California Building Code is updated.	Review of all Stanislaus County ordinances is on-going. Research was completed in 2017 regarding changes to housing law and Accessory Dwelling Units. An ordinance amendment is planned to be completed in 2018.
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 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. 	Participate in homeless count annually, participate in CoC monthly.	<p>In 2017, Stanislaus County staff continued to play a key role in improving the functionality of the countywide Homeless Management Information System (HMIS) that was implemented in October 2004. Stanislaus County along with the City of Modesto (HMIS Lead) worked throughout the fiscal year to ensure the operation and maintenance of the HMIS system. The County requires all ESG funded programs to enter data into the HMIS system and provides funds to Community Housing and Shelter Services (CHSS) to assist with data entry of clients from non-ESG funded shelters in the County to help improve data collection for the CSoC. The County meets the HUD mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the HMIS.</p> <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 Advisory Council, HMIS, Housing and Planning Committee.</p>
1-11 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING -Part 1/2	Continue to implement the actions identified in response to impediments to fair housing identified in the County's Analysis of Impediments to Fair Housing	2015-2023	<p>The Analysis of Impediments to Fair Housing included in the 2015-2023 Housing Element identified eight impediments.</p> <p>1. Insufficient supply of affordable housing:</p>

	<p>completed in 2015.</p>		<p>To address this, Stanislaus County continues to offer regulatory relief and incentives for the development of affordable housing in the form of our 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> <p>2. Shortage of subsidies and strategies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.</p> <p>Stanislaus 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 housing efforts throughout the County.</p> <p>3. Differential origination rates based on race, ethnicity, and location.</p> <p>Stanislaus County works to strengthen partnerships with lenders to discuss lenders' community reinvestment goals, including home mortgages, home improvement loans, and community development investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.</p> <p>4. Limited coordination with real estate industry.</p> <p>Stanislaus County contracts with Project Sentinel who encourages realtors & landlords to seek fair housing training when settling landlord-tenant disputes.</p> <p>5. Limited knowledge of fair housing rights & 6. Discrimination in rental housing.</p> <p>Stanislaus County contracts with Project Sentinel to enforce fair housing rights, to conduct fair housing investigations, and to provide redress to persons who have been discriminated against in rental housing units.</p> <p>Continues to the next section.</p>
<p>4-8 EMERGENCY SHELTER CAPACITY MONITORING</p>	<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</p>	<p>Monitoring is on-going. Re-evaluation will occur annually.</p>	<p>To date, no potential emergency shelter providers have approached the Planning Department with a request. The Zoning Ordinance continues to be reviewed and will be amended as necessary to ensure zoning encourages the development of emergency shelters. In 2017, Stanislaus County actively worked with the City of Modesto on the siting of a low barrier emergency shelter with the goal of being constructed and operational by mid-2018.</p>

	<p>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>		
<p>1-11 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING - Part 2/2</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>7. Local development standards and their implementation, e.g., zoning, building, or design standards, may constrain development of housing opportunities for minority and low-income households.</p> <p>Zoning and related regulations are reviewed on an on-going basis to determine degree of adequate opportunity in the community for affordable housing to exist and to develop new affordable housing options.</p> <p>8. Inadequate access to employment opportunities, transportation, and public and social services, and infrastructure to support increased housing opportunities for lower-income households.</p> <p>Gaps in public infrastructure and services, especially for the needs of persons with disabilities, seniors, and low-income residents are being assessed through the Focus on Prevention effort and through the monthly CSoC meetings. If significant gaps are found, methods to address the gaps and incorporate public improvements and services into local infrastructure and service plans will be explored.</p>
<p>2-4 INFORMATION AND REFERRAL</p>	<p>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</p>	<p>Develop resource list by 2016. Contract with service providers annually.</p>	<p>Throughout 2017, Planning and Community Development Department staff were available at the counter, over the phone, and via e-mail to provide housing information and referral services to the public. The Department's website also identifies resource agencies that provide information and referral services. In addition public service providers, funded through the Stanislaus Urban County, who were awarded CDBG public service funds and ESG program funds, provided customer service to residents of the Stanislaus Urban County.</p> <p>Those agencies included:</p> <ul style="list-style-type: none"> - 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)

	<p>tenant/landlord information, referral, and mediation services. Continue to provide customer service via email, phone, and counter services.</p>		<ul style="list-style-type: none"> - The Salvation Army (homeless shelter, meals, and child development program) - We Care of Turlock (homeless shelter and rapid re-housing program) - Court Appointed Special Advocated (Direct Foster Advocacy Services) - Center for Human Services (low income families) - Salvation Army Red Shield (at-risk youth) - Second Harvest (emergency food) - Children's Crisis Center (Children's Guardian Project)
<p>3-3 MUNICIPAL UTILITIES</p>	<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>In many of the older unincorporated neighborhoods and communities, infrastructure is a high priority need due to public infrastructure, such as sewer, water, curb, gutter, sidewalk, and storm drainage, being minimal or non-existent. In 2017, Stanislaus County utilized federal CDBG and California State Water Resource Control Board (SWRCB) funds for the construction of sanitary sewer infrastructure improvements in unincorporated residential areas of the airport neighborhood referred to as the Airport Neighborhood Sewer Project. This project will be completed by 2018, providing sewer service to 390 parcels and will include the installation of approximately 19,900 linear feet of a gravity sewer system and street reconstruction.</p> <p>In 2017, the Board of Supervisors approved the prioritization model for the allocation of CDBG funds to provide sanitary sewer infrastructure to the Spencer/Marshall area, the Beverly/Waverly area, and the Rouse/Colorado area, all located in West Modesto. The top three priority areas together have now been identified as the West Modesto Sewer Infrastructure Project, which includes approximately 1,038 residential, commercial and mixed-use parcels. The design, engineering, and construction of this project is expected to occur in multiple phases. The design for the first project phase, the Spencer/Marshall area, is anticipated to be completed in 2019 with construction commencing in 2020.</p>

<p>2-3 FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING</p>	<p>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</p>	<p>Identify funding opportunities annually. Report annually</p>	<p>Under the ESG Program, Stanislaus County partnered with CHSS, Family Promise, We Care Program, and the Children's Crisis Center in efforts to help homeless persons and families make a transition to permanent housing and independent living. With the use of ESG grant funds, both the chronically homeless populations and temporarily homeless households were provided the opportunity to be placed into permanent housing.</p> <p>Technical assistance is provided at every opportunity, staff responds to inquiries, educational and support materials are provided upon request, either via access at our local sub-recipients' office, or via the internet. Stanislaus County is constantly looking for ways to encourage public and private partnerships and joint ventures between non-profit and profit housing developers. The Focus on Prevention Initiative has assisted in identifying new potential partnerships in the area of not only addressing homelessness, but also affordable housing development.</p>
<p>2-2 FAIR HOUSING</p>	<p>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 mediation to 256 low and very low income persons.</p>	<p>Identify subrecipient annually, based on available funding. Report annually</p>	<p>Stanislaus County, as the lead entity of the Stanislaus Urban County, contracted with Project Sentinel to provide fair housing services in the Stanislaus Urban County area. Project Sentinel assisted a total of 596 calls for fair housing information within the Stanislaus Urban County area in 2017. A total of 15 fair housing cases and 22 tenant/landlord cases were handled by Project Sentinel in 2017.</p> <p>The Stanislaus Urban County receives federal Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) entitlement funding from the United States Department of Housing and Urban Development (HUD). The Stanislaus Urban County includes the unincorporated County area along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford</p>
<p>3-1 HOUSING PROGRAMS</p>	<p>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,</p>	<p>Identify projects annually, based on available funding. Report</p>	<p>In 2017, four housing rehabilitation loans were approved to four low- income households by the County's Loan Committee. The Housing Rehabilitation Program is implemented by the Housing Authority of the County of Stanislaus (HACS) using CDBG and HOME funding.</p> <p>In addition, throughout 2017, ESG homeless prevention and rapid re-housing funds placed 57 homeless individuals, made up of 19 households, into rental</p>

	and purchase assistance. Goal: 100 ELI, VLI, LI, and MI households.	annually	housing. At the end of 2017, 52 of those individuals (17 households) were stably housed.
1-1 FIRST-TIME HOMEBUYERS	Provide available federal and state funds to 24 VLI, LI, and MI first-time homebuyer households.	Identify projects annually, based on available funding. Report annually	During 2017, no loan applications were received or issued to First-Time Homebuyers.
1-3 HOMEBUYER COUNSELING	Provide first time homebuyer instruction to 70 new VLI, LI, and MI homeowners.	Identify partners annually, report annually	No homebuyer counseling was provided during 2017. With the increase in housing prices, there has been a reduction in interest by very-low, low- and moderate-income households in receiving homebuyer counseling.
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	Stanislaus County's Building Division routinely investigates, reports, and enforces cases of building code violations. The County received and processed 4 dangerous and abandoned buildings cases in 2017. During the reporting period, there were a total of 130 housing 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 Stanislaus County's density bonus policy. However, no formal density bonus requests were received during 2017.
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 encourages conservation of energy resources and utilization of alternative energy resources. Emphasize the incorporation of active and passive	As needed, when Title 24 standards are updated.	The California Energy Code was implemented with review of building permit applications.

	<p>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>		
1-8 HOUSING FOR SPECIAL NEEDS POPULATIONS	<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>Within the unincorporated area, there are three vacant lots acquired through NSP currently in inventory, which will be developed to provide affordable housing opportunities to low-income renters. The HACS will manage these units for 55 years.</p> <p>Through the CDBG Public Services Grant (PSG) funds, there were several agencies that addressed the needs of special populations in the Stanislaus Urban County in 2017. Approximately 2,418 individuals with disabilities were assisted with emergency food and or utility assistance. In addition, a total of 93 seniors were assisted through agencies funded with PSG funds for non-homeless special needs. These programs also assisted a total of 2,177 low-income families with children throughout the fiscal year. Throughout 2017 ESG homeless prevention and rapid re-housing funds placed 57 homeless individuals, made up of 19 households, into rental housing. At the end of the fiscal year, 52 of those individuals (17 households) were stably housed.</p>
1-9 AFFORDABLE HOUSING DEVELOPMENT IN THE SALIDA COMMUNITY PLAN	<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. 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</p>	<p>Time Frame: Upon initiation of required environmental review and annually</p>	<p>There is no development activity to report on this program in 2017. An Environmental Impact Report (EIR) must be completed for the Salida Community Plan area prior to development.</p>

	<p>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>Within the unincorporated area, there are three vacant lots currently in inventory, which were acquired through the Neighborhood Stabilization Program (NSP), which will be developed to provide affordable housing opportunities to low-income renters. The HACCS will manage these units for 55 years.</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. Services were provided to 26 clients that were assisted in obtaining affordable rental housing through the rapid re-housing program through federal ESG funds.</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 requests for reasonable accommodations.</p>	<p>Upon request</p>	<p>No multi-family housing plans or requests for reasonable accommodations were received in 2017.</p>
2-5 FARMWORKER HOUSING IN AGRICULTURAL AND OTHER ZONES	<p>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.</p>	<p>Amend Zoning Ordinance by Dec. 2016</p>	<p>In 2017, one new temporary mobile home permit for a farmworker was issued in the A-2 (General Agricultural) zoning district. The Zoning Ordinance continues to be reviewed and will be amended as necessary to ensure compliance with farm-worker housing requirements.</p>

	<p>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 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</p>	<p>Annually, and as funding opportunities are identified. Report annually</p>	<p>In 2017, no applications were received for housing rehabilitation in the A-2 zoning district. The County continues to collaborate with and support the HACS₂ efforts to provide farmworker housing. Throughout the normal course of business, staff has been in communication with farmers throughout the County to discuss constraints and opportunities in providing farmworker housing.</p>

	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	In 2017, no development request with universal design was received.
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	In 2017, no applications for new construction or rehabilitation through the housing rehabilitation program for room additions to existing single family and multi-family dwelling units were received.
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	The Zoning Ordinance continues to be reviewed and will be amended as necessary to ensure compliance with the State Law.
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 income renter households. Goal: 30 ELI, VLI, and LI households.	Identify projects annually, based on available funding. Report annually	In 2017, four housing rehabilitation loans were approved by the Stanislaus County's Loan Committee with construction to occur in 2018. The Housing Rehabilitation Program is implemented by the HACS using CDBG, HOME, and Cal HOME funding.
3-4 MAINTENANCE OF ASSISTED UNITS	Seek to maintain any federally, state, or locally assisted multifamily rental housing	At the time that deed-	No deed-restricted units existed in the unincorporated Stanislaus County in 2017.

	<p>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>restricted units exist. Report annually.</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>In 2017, there continued to be an adequate supply of land to meet regional housing goals adopted in the General Plan and no additional efforts were needed to increase the supply of residentially zoned land.</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 Planning and Community Development Department. The County will prioritize development of these small lots by informing developers and potential applicants about options</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 via phone, in person, and in pre-development meetings (as requested). Stanislaus County currently has two tentative subdivision map applications at various stages of approval in the unincorporated area of Keyes. All of the tentative subdivision maps are proposed on vacant or underutilized lands located within an existing community.</p>

	<p>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>		
4-4 MINIMUM RESIDENTIAL DENSITIES	<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. 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>	2020	Policies regarding the establishment of minimum residential densities are estimated to be updated by 2020.
4-5 MIXED-USE DEVELOPMENT	There may be opportunities in established central business districts to reorient	As development	No mixed use development projects to report in 2017.

	<p>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. 	<p>projects are received and reviewed</p>	
5-1 REGULATIONS AND FEES	<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 (PFF) is evaluated for consistency with the cost of providing public services every five years. Fees were last updated in 2010. Public facility fee deferrals continued to be offered as an option for low-income housing developments through the planning period. The PFF program will be re-evaluated in 2018.</p> <p>Planning application fees are scheduled to be updated in mid-2018.</p>
5-2 PLANNED DEVELOPMENT	<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>Stanislaus County continues to make available P-D zoning for flexible designs. No housing related Planning Development applications were received or approved in 2017.</p>

<p>5-5 DUPLEXES</p>	<p>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.</p>	<p>As building permits are received.</p>	<p>No duplexes were constructed in 2017.</p>
<p>5-6 MOBILE HOMES</p>	<p>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.</p>	<p>Amend the Zoning Ordinance by 2018.</p>	<p>In 2017, six mobile homes were permitted in lieu of single-family residences.</p>
<p>5-7 MEASURE E REVIEW AND ENCOURAGING DEVELOPMENT ON NON-MEASURE E</p>	<p>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 cost of timing and development, and the ability to meet regional housing needs. Continue to mitigate any impacts</p>	<p>Evaluate annually.</p>	<p>Currently, Measure E is not an impediment to residential development. Housing development in Stanislaus County is driven by the housing market and the availability of utilities to serve that development. Opportunity for residential growth in various County unincorporated communities exists throughout the County.</p>

	that Measure E may have on the housing supply needs of Stanislaus County in the future.		
1-2 INTERAGENCY COORDINATION AND SUPPORT	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.	Report annually, ongoing.	<p>Stanislaus Urban County participating jurisdictions are also members of 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 with interested housing developers. Stanislaus County along with members of the HOME Consortium have partnered with HACS to provide rehabilitation programs throughout the County.</p> <p>Stanislaus County has been working in collaboration with the Stanislaus Community System of Care (SCoC), the locally recognized Continuum of Care (CoC) for over 15 years to improve services for the homeless and those at risk of homelessness. This group is comprised of HACS, HUD entitlement jurisdictions such as the City of Turlock, the City of Modesto, County departments, law enforcement,, shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers. The Focus on Prevention Initiative reinforced the collaboration efforts and commitment between the CSoC and the community to work towards resolving homelessness. A Coordinated Entry System (CES) in conjunction with the existing Homeless Management Information System (HMIS) system was designed this last year and began operation in January 2018, with plans to expand its capacity over the next few years. Throughout 2017, Stanislaus County and the CSoC worked together on strengthening efforts to address and collaborate on homeless issues.</p>
4-6 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, 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	Amend Ordinance for SROs within two years by April 2018.	<p>In 2017, the Children's Crisis Center, Family Promise, The Salvation Army, and We Care Program also utilized ESG funds to provide emergency and transitional shelter to homeless individuals and households. Clients that showed progress and motivation toward self-sufficiency receive extended case management in conjunction with rapid re-rousing assistance funds to assist in the placement of job and permanent housing placement.</p> <p>Throughout 2017, ESG homeless prevention and rapid re-housing funds placed 57 homeless individuals, made up of 19 households, into rental housing. At the end of 2017, 52 of those individuals (17 households) were stably housed.</p> <p>An amendment to the Zoning Ordinance to address SROs is scheduled to be completed by 2018.</p>

	<p>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>		
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2017 - 12/31/2017

General Comments: