

Appendix B

Review of Past Accomplishments

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Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, Stanislaus County reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table B-1 summarizes the County's construction goals and accomplishments during the 5th cycle planning period and Table B-2 provides a detailed program-level assessment of housing accomplishments over the 5th cycle planning period.

Overview of Accomplishments

During the 5th cycle Housing Element, the County implemented numerous programs to support market rate and affordable housing production, homeownership, preservation of existing housing stock, and tenant protection. A full list of programs is included in Table B-2. Most notably, as of December 31, 2022, the County implemented the following:

- **Homeownership:** Three new homes were sold to First-Time Homebuyers. One homebuyer received counseling.
- **Interagency support and coordination:** The County continued to participate in the City of Turlock/Stanislaus Urban County Home Investment Partnerships Program (HOME) Consortium and to serve as the lead entity for the Stanislaus Urban County. The County was awarded SB 2 planning grant program funds, Local Early Action Planning (LEAP) grant funds, Regional Early Action Planning (REAP), and Permanent Local Housing Allocation (PLHA) program funds. The County continues to participate in the Continuum of Care (CoC) by serving as the administrative entity for California Emergency Solutions Grant (ESG) funding programs for people experiencing homelessness and coordinating the programming of Stanislaus Urban County ESG funding with the CoC. A regional housing strategy effort, Housing Stanislaus, was undertaken in an effort to begin to formulate a countywide vision and strategy framework for accelerating affordable market-rate housing in Stanislaus County. A housing plan has been drafted and a housing summit releasing the Housing Stanislaus plan will be held in November 2023. The Department is also working with the County's Behavioral Health and Recover Services to issue a Request for Proposals/Request for Qualifications for on-call housing services and potential housing development projects.
- **Affordable Housing:** The County partnered with the Stanislaus County Housing Authority (HACS) to construct six affordably restricted units on three vacant properties the County acquired through the Neighborhood Stabilization Program funds. Additionally, two Neighborhood Stabilization Program (NSP) homes (one in Empire; and one in Grayson) were made available as affordable rental units through the HACS. The County contributed approximately \$3 million in NSP funding for the construction of the Oak Leaf Meadows project in the City of Oakdale, which consisted of 56 multi-family affordable housing units; construction was completed in December of 2020. The County provided \$1,097,233 in PLHA funds, in the form of a grant, to the Stanislaus Regional Housing Authority (SRHA) for the Central Valley Homes Development Project located at 413 Vine Street, in the City of Modesto, for the development of 15 permanent supportive housing units for households with incomes at 30 percent of the area median income (AMI).

- **Homelessness:** As the Urban County lead the County provided ESG funds to homeless services providers who served an average of 32 individuals per year with rapid re-housing services, 50 individuals with homeless prevention services, and 503 individuals with emergency shelter services throughout the Urban County member jurisdictions. One housing-related rezoning application was approved, allowing 22 units of an existing 90-unit migrant center to be used as temporary housing for homeless families during the winter months.
- **Enforcement:** The County continues to investigate building and zoning code violations and implement Title 24 of the California Building Code. The Building Division processed 38 dangerous and abandoned building cases and investigated approximately 440 housing related building complaints throughout the planning period. The Code Enforcement Division of the Environmental Resources Department also conducted inspections on housing complaints throughout the planning period.
- **Farmworker Housing:** Three temporary mobile home permits for farmworker housing were permitted and three staff level permits were issued to allow for the conversion of three existing single-family units to farmworker housing and for the construction of a 5,055 square-foot commissary with five attached living units for farmworker housing all within the general agricultural (A-2) zoning district. A farmworker housing ordinance was drafted; however, State laws regarding the permitting of farmworker housing continue to be allowed in the interim period before the farmworker housing ordinance is adopted.
- **Fair Housing:** As the Urban County lead, the County contracted with Project Sentinel for fair housing services who assisted with an average of 399 fair housing and tenant/landlord referrals, 12 housing cases, and 32 tenant/landlord cases per year for all Urban County member jurisdictions which includes unincorporated Stanislaus County and the cities of Ceres, Hughson, Oakdale, Newman, Patterson, Riverbank, and Waterford.
- **Accessory Dwelling Units (ADU):** The County approved 98 building permits for ADUs (70 of which were finalized) throughout the planning period.
- **Housing Rehabilitation:** The Housing Rehabilitation Program is implemented by the HACS using Community Development Block Grant (CDBG) and HOME funding; 15 households were assisted with rehab throughout the planning period of which 7 were low- and very low-income households.
- **Infrastructure:** The Parklawn Neighborhood Sewer Project and Airport Neighborhood Sewer projects were completed during the planning period. The first phase of the West Modesto Sewer Infrastructure Project was also completed. 160 sewer connections were issued building permits, including: 123 in the Airport Neighborhood, 27 in the Parklawn Neighborhood, 9 in the Robertson Road Neighborhood, and one in the Spencer/Marshall Neighborhood.
- **Housing Related Land Use Actions:** A comprehensive update to the General Plan was adopted in August of 2016. Zoning Ordinance updates addressing compliance with State laws regarding density bonus regulations, reasonable accommodations, and by-right approval of emergency shelters were adopted in 2016 and an ADU ordinance was adopted in 2021. The County approved 9 subdivisions (tentative maps) creating a total of 299 parcels of which four tentative maps included a rezone to Planned Development to allow for flexible design standards, one tentative map permitted the construction of five duplexes. Two of the approved maps were recorded and have begun construction of residential units and three other tentative maps are in the late stages of recording their final maps.

- **Streamlined Project Review:** 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. Building permits were made available online, customer appointments were implemented as a method for streamlining project submittal, pre-plan checked accessory dwelling unit plans were made available free of charge to residents of unincorporated Stanislaus County, and an online permit guide was launched on the County’s website.
- **Fees:** In 2019 and 2020, the Board of Supervisors adopted updates to the Public Facility Fees to incorporate a lower fee for ADUs, a one-year Public Facilities Fees (PFF) waiver for ADUs constructed on properties that are owner occupied, a fee waiver for ADUs 750 square feet and less in size, and an alternative method for calculating ADU PFF which is based on the square footage of the main dwelling. Public facility fee deferrals continued to be offered as an option for low-income housing developments through the planning period. The County’s PFF Committee approved two PFF waivers for affordable housing developments, one in the City of Modesto which includes 12 senior housing units available to low and very low-income households, and the other was in the City of Turlock which will be providing 22 units for low- and very low-income households.

Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Stanislaus County’s 5th cycle housing element addressed special needs populations through actions under *Program 1-4 – Stanislaus COC*, *Program 1-8 – Housing for Special Needs Populations*, *Program 2-1 – Residential Accessibility*, *Program 2-3 Funding and Technical Assistance for Special Needs Housing*, *Program 2-5 – Farmworker Housing in Agricultural and Other Zones*, *Program 2-6 – State and Federal Housing Programs for Farmworkers* *Program 2-8 – Universal Design*, *Program 4-6 – Extremely Low-Income Housing*, and *Program 4-8 – Emergency Shelter Capacity Monitoring*. These programs proactively address the identified special housing needs of the community, which include seniors, low-income families, and unhoused residents. During the 5th cycle, the County took the following actions to address special needs housing as of December 31, 2022:

Stanislaus County continued to participate in the CoC by serving as the Administrative Entity for the State’s ESG funding programs for people experiencing homelessness and coordinating the programing of Stanislaus Urban County ESG funding with the CoC.

- The County utilized NSP funds to fund affordable housing developments for very low-income households and for disabled veterans. CDBG Public Service Grants, and Emergency Shelter Grants were also used to assist with emergency food, shelter and utility assistance.
- Staff provided technical assistance, responding to inquiries, and provided educational and support materials in person and electronically for clients with special needs. On average the ESG program served 29 Veterans, 46 Victims of Domestic Violence, 34 Seniors, one person with HIV/AIDS, 143 Chronically Homeless, and 380 persons with disabilities annually throughout the Urban County member jurisdictions.

- Three temporary mobile home permits for farmworker housing were permitted and three staff level permits were issued to allow for the conversion of three existing single family units to farmworker housing and for the construction of a 5,055 square-foot commissary with five attached living units for farmworker housing all within the general agricultural (A-2) zoning district. Within Stanislaus Urban County, individuals experiencing homelessness were placed into rental housing and connected with services such as Temporary Assistance for Needy Families (TANF), Food Stamps, Veteran’s Benefits, and employment opportunities. Households at-risk of becoming homeless were also assisted with rental assistance, utility arrears, and financial and employment counseling services. ESG funds and programs were used to provide emergency and transitional shelter to hundreds of housing insecure individuals.

Quantified Objectives

Table B-1 summarizes the County’s progress toward meeting the previous 5th Cycle Housing Element RHNA as of July 2023. Stanislaus County did not reach its 5th cycle RHNA goals in the Very Low-, Low-, Moderate-, and Above Moderate-Income categories.

Table B-1 Quantified Housing Objective and Achieved Accomplishments

	New Construction		Rehabilitation	
	RHNA (2015-2023)	Actual	Objectives	Actual
Very Low-Income	538	0	-	-
Low-Income	345	32	-	-
Moderate-Income	391	109	-	-
Above Moderate-Income	967	617	-	-
Total	2,241	758	30	15

Review of Past Accomplishments

This section provides a program level assessment of housing accomplishments during the 5th cycle Housing Element planning period, which spans 2015 to 2023. Government Code Section 65400 requires that each city or county prepare an annual progress report (APR) on the status of its current housing element and progress of its implementation. Table B-2 provides an overview of the current status and progress of each program using available online resources and data provided by the County as well as the appropriateness to further continue each program into the next housing element cycle. This assessment is not intended to be a full analysis, but instead, an initial pass at the programs that need to be kept or modified based on our knowledge of current housing law and best practice. Expansion of programs or the addition of new programs beyond what has been identified in this memo may be required as further analysis and input is provided during the process.

Table B-2 Housing Program Progress Analysis

Housing Program	Program Progress	Continued Appropriateness
<p>Program 1-1 First-Time Homebuyers: Continue to utilize available federal and state funds for first-time homebuyer programs.</p>	<p>During the 5th Cycle Housing Element, three homes were sold to eligible first-time home buyers.</p>	<p>Program 1-1 has been carried over into Program 2-4 – Support Homeownership Opportunities in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>Stanislaus County has continued its coordination and support with the City of Turlock for the Home Investment Partnerships Program (HOME) Consortium to ensure the development and implementation of affordable housing. Stanislaus County was awarded SB 2 program funds, Local Early Action Planning (LEAP) grant funds, Regional Early Action Planning (REAP), and Permanent Local Housing Allocation (PLHA) program funds, which include funding for the development of housing related planning efforts and housing production activities.</p>	<p>Program 1-2 has been carried over into Program 2-6 – Regional Collaboration to Facilitate Housing Throughout Stanislaus County in the 6th Cycle Housing Element.</p>
<p>Program 1-3 Homebuyer Counseling: Continue to participate with agencies that provide first-time homebuyer training.</p>	<p>During 2015 one homebuyer received counseling. Between 2016-2020, no homebuyer counseling was provided. With the increase in housing prices there has been a reduction in interest by very low-, low- and moderate-income households in receiving homebuyer assistance programs.</p>	<p>Program 1-3 has been carried over into Program 2-4 – Support Homeownership Opportunities in the 6th Cycle Housing Element</p>
<p>Program 1-4 Stanislaus County Continuum of Care: 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.</p>	<p>Stanislaus County has continued their effort in the Urban County (UC) and CoC in funding programs for people experiencing homelessness. The UC is participative in Homeless Point in Time count and works with the Community System of Care (CSOC) to implement the Coordinated Entry System. Since 2017, Stanislaus County has been awarded funding for their work as an Administrative Entity for the State’s Emergency Solutions Grant program.</p>	<p>Program 1-4 has been carried over into Program 4-3 – Homelessness in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 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.</p>	<p>The County’s Department of Environmental Services continues to receive and investigate complaints of building code violations and enforce the International Property Maintenance Code. The Department of Planning and Community Development’s Building Division processed 38 dangerous and abandoned building cases and investigated approximately 440 housing related building complaints throughout the planning period.</p>	<p>Program 1-5 has been carried over into Program 1-2 – Residential Compliance Program in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>A density bonus ordinance was adopted in 2016. The County received inquiries, but no formal density bonus requests.</p>	<p>Program 1-6 has been carried over into Program 2-1 – Density Bonus in the 6th Cycle Housing Element.</p>
<p>Program 1-7 Building and Design Standards for residential Energy Conservation: Continue to promote the reduction of energy usage and costs through building and design practices that meets the minimum standards of Title 24, encourage conservation of energy resources and utilization of alternative energy resources, and 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>The County has continued the implementation of Title 24 of the California Building Code, which includes the Green Building Code, and updated the code in 2019.</p>	<p>Program 1-7 has been carried over into Program 1-3 – Building and Design Standards for Energy Efficiency in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 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.</p>	<p>NSP funds were used to fund affordable housing developments for very low-income households and housing units for disabled veterans. CDBG, Public Service Grant, and Emergency Shelter Grants were also used to assist with emergency food, shelter and utility assistance.</p>	<p>Program 1-8 has been carried over into Program 4-1 – Housing for Special Needs Populations in the 6th Cycle Housing Element.</p>
<p>Program 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. 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>	<p>The Environmental Impact Report was not completed. No development activity occurred due to infrastructure constraints.</p>	<p>Due to the infrastructure constraints associated with the Salida Community Plan, the County should eliminate this program with consideration for new HCD site selection criteria. Findings from the future sites inventory analysis will inform new prospective sites to make up for the shortfall from the Salida Community Plan.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 1-10 Affordable Rental Housing: 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.</p>	<p>The County partnered with the HACS to construct six affordably restricted units on three vacant properties the County acquired through the NSP funds. Two NSP homes (one in Empire; and one in Grayson) were made available as affordable rental units through the HACS. The County contributed NSP funding for the construction of 56 multi-family affordable housing units in the City of Oakdale and PLHA funds to the SRHA for the development of 15 permanent supportive housing units for households with very-low incomes in the City of Modesto. The County approved three Staff Approval Permits for the development of farmworker housing, consisting of three single family homes and construction of a 5,055 square foot commissary with five living units for farmworker housing. In addition, an average of 32 individuals per year were served with rapid re-housing services and 50 individuals per year with homeless prevention services throughout the Urban County member jurisdictions. .</p>	<p>Program 1-10 has been carried over into Program 2-1 – Affordable Housing Development Assistance and Program 2-3 – Housing Choice Vouchers in the 6th Cycle Housing Element.</p>
<p>Program 1-11 Analysis of Impediments to Fair Housing: 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>An updated 2020-2025 Regional Analysis of Impediments to Fair Housing Choice was adopted on May 12, 2020 by the Board of Supervisors. It identified four findings of fair housing challenge: (1) Affordability and Costs, including high cost of housing, lack of affordable housing, application fee, deposits and up-front costs; (2) Income, including Low wages, people on fixed-incomes, and Section 8 Vouchers; (3) Price-setting, profit-driven sensibility of landlords; and (4) Supply and Demand, short supply of affordable housing and limits on new housing developments. The Stanislaus Urban County was awarded CDBG and ESG funds, which provided subsidies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.</p>	<p>Program 1-11 Has been carried over into Program 5-1 – Affirmatively Furthering Fair Housing & Environmental Justice in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 2-1 Residential Accessibility: 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>The Zoning Ordinance was updated in 2016 to incorporate a reasonable accommodations ordinance. No multi-family housing plans or requests for reasonable accommodation were received.</p>	<p>Program 2-1 has been carried over into Program 4-1 – Housing for Special Needs Populations in the 6th Cycle Housing Element.</p>
<p>Program 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).</p>	<p>As the Urban County lead, the County contracted with Project Sentinel for fair housing services who assisted with an average of 399 fair housing and tenant/landlord referrals, 12 housing cases, and 32 tenant/landlord cases per year for all Urban County member jurisdictions which includes unincorporated Stanislaus County and the cities of Ceres, Hughson, Oakdale, Newman, Patterson, Riverbank, and Waterford.</p>	<p>Program 2-2 has been carried over into Program 5-2 – Fair Housing Services in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>Staff provided technical assistance by responding to inquiries and by providing educational and support materials in person and electronically. Through the ESG assistance program they assisted clients with special needs.</p>	<p>Program 2-3 has been carried over into Program 5-2 – Fair Housing Services in the 6th Cycle Housing Element. .</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 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.</p>	<p>The County provided housing information and referral services to the public. The County’s website also identifies housing resource agencies.</p>	<p>Program 2-4 has been carried over into Program 5-2 – Fair Housing Services and Program 5-3 – Displacement Services in the 6th Cycle Housing Element.</p>
<p>Program 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 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.</p>	<p>Three temporary mobile home permits for farmworker housing were permitted and three staff level permits were issued to allow for the conversion of three existing single-family units to farmworker housing and for the construction of a 5,055 square-foot commissary with five attached living units for farmworker housing all within the general agricultural (A-2) zoning district. A farmworker housing ordinance was drafted; however, state laws regarding the permitting of farmworker housing continue to be allowed in the interim period before the farmworker housing ordinance is adopted.</p>	<p>Program 2-5 has been carried over into Program 4-2 – Farmworker Housing in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 2-6 State and Federal Housing Programs for Farmworkers: 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.</p>	<p>Three temporary mobile home permits for farmworker housing were permitted and three staff level permits were issued to allow for the conversion of three existing single-family units to farmworker housing and for the construction of a 5,055 square-foot commissary with five attached living units for farmworker housing all within the general agricultural (A-2) zoning district. A farmworker housing ordinance was drafted; however, State laws regarding the permitting of farmworker housing continue to be allowed in the interim period before the farmworker housing ordinance is adopted.</p>	<p>Program 2-6 has been carried over into Program 4-2 – Farmworker Housing in the 6th Cycle Housing Element.</p>
<p>Program 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 the ability to connect including the construction of second units (see also Program 4-7).</p>	<p>The County permitted a total of 58 second units throughout the 5th cycle. The County permitted 98 ADUs between 2018 and 2022 in accordance with state law. In 2021 the County adopted their ADU ordinance to comply with current state regulations.</p>	<p>Program 2-7 has been carried over into Program 3-8 – Accessory Dwelling Units in the 6th Cycle Housing Element.</p>
<p>Program 2-8 Universal Design: Encourage development to include universal design elements that address limited lifting or flexibility, limited mobility, and limited vision.</p>	<p>No development request with universal design was received.</p>	<p>Program 2-8 has been carried over into Program 4-1 – Housing for Special Needs Populations in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 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.</p>	<p>In December 2020, a 56-unit multi-family development was completed in the City of Oakdale which was partially funded by the County NSP program. 98 ADUs were permitted throughout the 5th cycle.</p>	<p>Program 2-9 has been carried over into Program 2-1 – Affordable Housing Development Assistance in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>The County determined that the Zoning Ordinance is in compliance with the State law.</p>	<p>Program 2-10 has not carried over to the 6th Cycle Housing Element, as the objective of this program has been accomplished.</p>
<p>Program 3-1 Housing Programs: Through the CDBG 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.</p>	<p>The Housing Rehabilitation program provided funds for the repair of 14 single family units, The ESG homeless prevention program also provided funds to place individuals experiencing homelessness into housing. In 2020, the SRHA completed the construction of three single family homes and converted two NSP properties into affordable rental housing units.</p>	<p>Program 3-1 has been carried over into Program 1-1 – Home Rehabilitation Program and Program 2-1 – Affordable Housing Development Assistance in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>The Housing Rehabilitation Program is implemented by the HACS using CDBG and HOME funding; 15 households were assisted with rehab throughout the planning period of which 7 were low- and very low-income households.</p>	<p>Program 3-2 has been carried over into Program 1-1 – Home Rehabilitation Program in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 3-3 Municipal Utilities: 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, which have been partially completed. The Stanislaus County Board of Supervisors (BOS) adopted (8/8/2011) Residential Neighborhood Infrastructure Project Ranking Criteria to be used in determining the priority of future infrastructure spending projects.</p>	<p>The Parklawn Neighborhood Sewer Project and Airport Neighborhood Sewer projects were completed during the planning period. The first phase of the West Modesto Sewer Infrastructure Project was also completed. 160 sewer connections were issued building permits, including: 123 in the Airport Neighborhood, 27 in the Parklawn Neighborhood, 9 in the Robertson Road Neighborhood, and one in the Spencer/Marshall Neighborhood.</p>	<p>Program 3-3 has been carried over into Program 3-9 – Infrastructure in the 6th Cycle Housing Element.</p>
<p>Program 3-4 Maintenance of Assisted Units: 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>NSP funded projects completed construction of eight affordable housing units in unincorporated Stanislaus County throughout the 5th cycle.</p>	<p>Program 3-4 has been carried over into Program 1-4 – Preservation of At-Risk Affordable Housing in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 4-1 General Plan Review: 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>The General Plan was updated and adopted in 2016. From 2017-2020 there was an adequate supply of land to meet regional housing goals.</p>	<p>Program 4-1 has been carried over into Program 3-1- Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth in the 6th Cycle Housing Element.</p>
<p>Program 4-2 Vacant and Underutilized Site Development: 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 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>Vacant site data is provided online as parcel level data. Planning staff have also provided interested property owners and developers with information. The County partnered with the HACS to construct six affordably restricted units on three vacant properties the County acquired through the NSP funds. Two NSP homes (one in Empire; and one in Grayson) were made available as affordable rental units through the HACS. Additionally, ADU permits in infill development were issued, and certificate of occupancies were issued for other infill developments.</p>	<p>Program 4-2 has been carried over into Program 3-1- Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>During the 5th cycle, the County partnered with the HACS to construct six affordably restricted units on three vacant properties the County acquired through the NSP funds. Two NSP homes (one in Empire; and one in Grayson) were made available as affordable rental units through the HACS. The County contributed NSP funding for the construction of 56 multi-family affordable housing units in the City of Oakdale and PLHA funds to the SRHA for the development of 15 permanent supportive housing units for households with very-low incomes in the City of Modesto all of which were affordable infill development. ADUs located on infill developments were also permitted.</p>	<p>Program 4-3 has been carried over into Program 3-1- Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 4-4 Minimum Residential Densities: Establish minimum residential densities in all residential zoning districts to encourage the construction of a broad range of densities in order to promote a variety of housing types. The High Density Residential district currently has a density range between 0 and 25 units per acre. VI-107A 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.</p>	<p>Minimum residential densities were not established during the 5th Cycle Housing Element.</p>	<p>Program 4-4 has been carried over into Program 3-6 – Zoning for a Variety of Housing Types in the 6th Cycle Housing Element.</p>
<p>Program 4-5 Mixed-Use Development: 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.</p>	<p>No mixed-use development projects were proposed in 2015-2020. The County will evaluate opportunities for rezoning and mixed-use development as a potential method for increasing affordable housing.</p>	<p>Program 4-5 has been carried over into Program 3-6 – Zoning for a Variety of Housing Types in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 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 extremely low-income households as appropriate. 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>	<p>During the 5th Cycle Housing Element, 70 homeless individuals were placed into rental housing and connected with services such as Temporary Assistance for Needy Families (TANF), Food Stamps, Veteran’s Benefits, and employment opportunities. ESG funds were used to provide emergency and transitional shelters. ESG funds and programs assisted hundreds of housing insecure individuals with emergency shelter services.</p>	<p>Program 4-6 has been carried over into Program 2-1 – Affordable Housing Development Assistance and Program 4-3 – Homelessness in the 6th Cycle Housing Element.</p>
<p>Program 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.</p>	<p>The Parklawn Neighborhood Sewer Project and Airport Neighborhood Sewer projects were completed during the planning period. The first phase of the West Modesto Sewer Infrastructure Project was also completed. 160 sewer connections were issued building permits, including: 123 in the Airport Neighborhood, 27 in the Parklawn Neighborhood, 9 in the Robertson Road Neighborhood, and one in the Spencer/Marshall Neighborhood.</p>	<p>Program 4-7 has been carried over into Program 3-9 – Infrastructure in the 6th Cycle Housing Element.</p>

Housing Program	Program Progress	Continued Appropriateness
<p>Program 4-8 Emergency Shelter Capacity Monitoring: 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>	<p>A Zoning Ordinance update addressing compliance with SB 2 and the by-right approval of emergency shelters was adopted in 2016. No emergency shelter providers have approached the planning department to request added capacity or the construction of a new emergency shelter.</p>	<p>Program 4-8 has been carried over into Program 4-3 – Homelessness in the 6th Cycle Housing Element.</p>
<p>Program 5-1 Regulations and Fees: 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.</p>	<p>Planning fees were updated in 2022. In 2019 and 2020, the Board of Supervisors adopted updates to the Public Facility Fees to amend fees based on current County projects and to incorporate reduced or waived fees for Accessory Dwelling Units. Public facility fee deferrals continued to be offered as an option for low-income housing developments through the planning period. The County’s PFF Committee approved two PFF waivers for affordable housing developments, one in the City of Modesto which includes 12 senior housing units available to low and very low-income households, and the other was in the City of Turlock which will be providing 22 units for low- and very low-income households.</p>	<p>Program 5-1 has been carried over into Program 2-1 – Affordable Housing Development Assistance in the 6th Cycle Housing Element.</p>
<p>Program 5-2 Planned Development: Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.</p>	<p>In 2018 one P-D rezoning application was approved for 22 units to be used as emergency shelter housing and four tentative maps were approved which included rezoning to Planned Development to allow for flexible design standards.</p>	<p>Program 5-2 has not been carried over into the 6th Cycle Housing Element, as it is an existing function of the Planning Department.</p>
<p>Program 5-3 One-stop Permits: Continue the efficiencies of one-stop shop building permit review process.</p>	<p>Streamlined review of building permits was ongoing during the 5th Cycle Housing Element</p>	<p>Program 5-3 has been carried over into Program 3-7 – Expedited Project Review in the 6th Cycle Housing Element.</p>

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Housing Program	Program Progress	Continued Appropriateness
<p>Program 5-4 Building Code Review: Review and amend ordinances to reflect changes in mandated laws and emergency federal, state, and local trends.</p>	<p>Updated Title 24 and included adoption of HCD’s Appendix Q for tiny homes. An ADU ordinance was adopted in 2020.</p>	<p>Program 5-4 has been carried over into Program 1-2 – Residential Compliance Program in the 6th Cycle Housing Element.</p>
<p>Program 5-5 Duplexes: Continue to allow the development of duplexes on corner lots in single-family residential zones.</p>	<p>During the 5th Cycle Housing Element, one duplex was constructed and one tentative map and rezone was approved for development of five duplexes on three parcels.</p>	<p>Program 5-5 has been carried over into Program 3-6 – Zoning for a Variety of Housing Types in the 6th Cycle Housing Element.</p>
<p>Program 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 Historical Site (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.</p>	<p>Throughout the 5th cycle, as with prior cycles, mobile homes were permitted in lieu of single-family residences. A total of 108 mobile homes were permitted as single-family homes, farmworker housing, or as ADUs throughout the 5th cycle.</p>	<p>Program 5-6 has been carried over into Program 3-6 – Zoning for a Variety of Housing Types in the 6th Cycle Housing Element.</p>
<p>Program 5-7 Measure E Review and Encouraging Development on Non-measure E Parcels: 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.</p>	<p>The County continues to evaluate Measure E to consider its impacts on housing development.</p>	<p>Program 5-7 has been carried over into Program 3-1 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth in the 6th Cycle Housing Element.</p>